



**CITY OF KETCHUM**  
**REGULAR MEETING MINUTES OF THE CITY COUNCIL**  
Tuesday, July 6, 2021

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**CALL TO ORDER:** *(00:02:43 in video)*

Mayor Bradshaw called the special 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

**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 of Planning & Building  
Morgan Landers – Senior Planner

**COMMUNICATIONS FROM MAYOR AND COUNCILORS:**

- Jim Slanetz – encouraged the community to slow down on roadways.
- Michael David – encouraged the community to practice water conservation.
- Courtney Hamilton – recognized Valley farming has been negatively impacted by the drought. Encouraged the community to practice water conservation.
- Neil Bradshaw – thanked the community for respecting the fireworks ordinance and welcomed the public to enjoy the new art unveiling at the recreation center.

**CONSENT AGENDA:** *(00:06:05 in video)*

Councilor, Amanda Breen requested items #10 and #12 be pulled for further discussion.

**Motion to approve consent agenda items 1, 2, 3, 4, 5, 6, 7, 8, 9, 11.**

**Motion made by Councilor, Courtney Hamilton; seconded by Councilor, Michael David.  
All in Favor.**

Councilor, Amanda Breen asked for legal counsel on #10. Matt Johnson, City Counsel confirmed that the Council can approve the negotiated three-year contract, to be paid annually.

**Move to approve Contract 20671, the Collective Bargaining Agreement with IAFF Local #4758. Motion made by Councilor, Amanda Breen; seconded by Councilor, Courtney Hamilton. All in Favor.**

Councilor, Amanda Breen asked for Administration to confirm no local contractors were able to fulfill the requirements of providing New City Hall with the technology needed for the Council Room. Jade Riley, City Administrator confirmed for Council that Procurement guidance excludes specific requirements on information systems / technical infrastructure. It was further added that Neurilink provides services to other prominent businesses in the Valley; St. Lukes Hospital, The Animal Shelter and Power Engineers.

Additional discussion was had around room layout, application of TV monitors for display and room arrangement flexibility.

**Move to approve Purchase Order 20669 with Neurilink, minus one TV display monitor. Motion made by Councilor, Jim Slantez; seconded by Councilor, Amada Breen. 3 in favor, 1 opposed. Motion passed.**

**PUBLIC HEARING: (00:20:39 in video)**

**Agenda item #13 - Community Housing Initiative.**

Three community members provided the following perspective to Council:

- Encouragement was given to further consider space at the industrial park for alternative housing solutions and investigate running busses from mid-Valley into town to allow the workforce transportation support.
- A property owner expressed concern over a potential LOT / TAX increase on short-term rentals and recommended the City start purchasing various sized units that go on the market to use for long-term rentals for locals.
- Support was given the Council to enact an Ordinance to support community Health and Safety which has been negatively impacted by short-term rentals (*public nuisance / noise, trash / dumping, parking infractions, disrespect for community / city rules*).

Mayor, Neil Bradshaw, thanked the public for providing comment and closed the Public Hearing.

**Agenda item #13a – Ordinance 1222.**

Council discussion on Emergency Ordinance 1222 to allow short-term use of Recreation Vehicles on private property, ensued.

Councilor, Amanda Breen asked for clarification on the 182-day limit, expressing concern that

the winter months may demand increased private property use as summer recreation spaces will not be accessible in the snow months.

Councilor, Jim Slantez recommended additional work be done to review the City of Stanley provisions, which allow one RV per private property, at all times.

Councilors, Michael David and Courtney Hamilton, agreed that additional work needs to be done to allow for the Ordinance to cover winter months and asked for clarification on whether there were year-round dumping stations available.

Mayor, Neil Bradshaw asked for clarification and confirmed that the Ordinance, as written, does not provide direction on private property use of generators to power RV's.

It was confirmed that local HOA Communities CC&R's would supersede the City Council approval of Ordinance 1222.

Suzanne Frisk, Planning and Building Director, confirmed that the Emergency Ordinance focused on providing quick allowances, with proactive enforcement achievable by City permit postings.

Jade Riley, City Administrator, reminded the Council that they can approve the Emergency Ordinance as submitted, and review the need to extend the timeframe on the Emergency Ordinance as winter months approach.

**Move portions of Idaho Code 50-902 requiring an ordinance to be read on three different days, be dispensed with; that the record show it has been read the third time.**

The City Clerk, Tara Fenwick, read Ordinance 1222.

**Motion to move to approve emergency ordinance 1222.**

**Motion made by Councilor, Courtney Hamilton; seconded by Councilor, Michael David.  
All in favor.**

**Agenda item #13b – Discussion to Draft Ordinance to regulate short-term rental properties.**

Matt Johnson, City Counsel, reviewed draft language on an Ordinance aimed to regulate residential short-term rentals.

The Council reviewed public comments submitted prior to the meeting and received information about precedent set in both McCall, Idaho and Sandpoint, Idaho. The regulations instituted aim to restrict use to improve Health and Safety in the Community.

Residential short-term rental regulations could include:

- Number of approved short-term rental units in a geographical location
- Required permits / regular inspections
- Property management response on Community complaints

Council discussed issues related to Business Licenses / administrative staffing, enforcement / inspections, and the values of active HOA management, as well as local vs. out of State property management firms.

The City Deputy Treasurer, Genoa Beiser confirmed for the Council that TAX and Business Licenses could be improved by this Ordinance.

Mayor, Neil Bradshaw asked for clarification on McCall and Sandpoint's regulation results.

Matt Johnson, Legal Counsel reminded the City that the objective of both McCall and Sandpoint was related to improving Community Health and Safety, not specifically to increase the availability of long-term rental housing.

Councilors agreed that the permitting proposal in furtherance of health and safety should go ahead, but that imposing actual restrictions on numbers should not be pursued at this time.

Councilor, Courtney Hamilton requested staff to gather more data on how other cities are handling implementing restrictions on short-term rentals.

Mayor, Neil Bradshaw called for Community conversation on the subject, specifically inviting property owners, property management firms, and Community members to comment.

The Council asked the City team, with Legal representation, to continue the work on drafting an Ordinance.

**NEW BUSINESS:**

No items.

**EXECUTIVE SESSION:** (01:37:57 in video)

- a. Pending / Potential Litigation.

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

**Motion made by Councilor, Courtney Hamilton; seconded by Councilor, Jim Slantez.**

**All in Favor.**

**ADJOURNMENT:**

**Motion to adjourn at 5:50 p.m.**

**Motion made by Councilor, Jim Slanetz; seconded by Councilor, Courtney Hamilton.**

**All in Favor.**

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Mayor, Neil Bradshaw

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City Clerk, Tara Fenwick