



City Council

Regular Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Robin Crotty
208-726-3841

Monday, June 3, 2019

4:00 PM

Ketchum City Hall

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

Also Present:
Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Matt Johnson
Director of Finance & Internal Services Grant Gager
Director of Planning & Building John Gaeddert
Assistant City Administrator Lisa Enourato
Associate Planner Abby Rivin
Police Chief, Dave Kassner

CALL TO ORDER

Mayor Neil Bradshaw called the meeting to order at 4:03 pm.

COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Courtney Hamilton recognized Piper Reed for her commitment to our community. She also recognized the firefighters who responded to the emergency call.

Council President Michael David echoed Councilor Hamilton's remarks and sent his condolences to the Jarvis Family. He also commented that since the highway was widened 4 years ago, he has been working to get the speed limit reduced to 35 miles per hour. He urges ITD to act on this to prevent another horrific tragedy and will continue his efforts.

Councilor Amanda Breen echoes all thoughts stated above and thoughts go out to the family and firefighter family.

Councilor Jim Slanetz talked about the community comments he has received and echoes the condolences to the families.

Mayor Neil Bradshaw gave remembrance and thanked the community for their support of the families. He thanked the community for their participation at Fair on the Square and talked about the concept that was presented for the fire station and the needs of the YMCA. He advised that the information boards will be posted for the public to view. All the meetings for the Bond will be open for participation and the first one will be scheduled for the end of June.

COMMUNICATION FROM THE PUBLIC

Lee Chubb, Ketchum resident talked about 5G technology and the misinformation that is out there. He advised there is 3 parts, Technology, who you trust and Regulation. Mr. Chubb advised that if 5G is implemented correctly, it should be very low powered. He advised that he does not trust people with profit motives and touched on regulation and the ability to regulate the towers by signal strength.

1. Proclamation designating June as Alzheimer's and Brain Awareness Month

Mayor Neil Bradshaw proclaimed the month of June as Alzheimer Awareness Month. Ginny Ballou thanked the Mayor for the city's recognition of Alzheimer's.

CONSENT AGENDA

- 2. Approval of Minutes: Regular Meeting May 20, 2019.**
- 3. Authorization and approval of the payroll register**
- 4. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$429,253.79 as presented by the Treasurer.**
- 5. Approval of Alcohol License for Raspberry's - Director of Finance & Internal Services Grant Gager**
- 6. Authorization and approval of Contract #20338, #20339 and #20340 for Art on Fourth Artist Loan Agreements – Assistant City Administrator Lisa Enourato**
- 7. Authorize Mayor Bradshaw to enter into Contract #20354 with AECOM traffic impact study review contract on proposed new Autograph Hotel at the Gateway Site in Ketchum – Director of Planning & Building John Gaeddert**
- 8. Authorization and approval of Contract #20335 for Wagon Days artist Brandon Lay – Assistant City Administrator Lisa Enourato**
- 9. Authorization and approval of street closure requests for special events – Assistant City Administrator Lisa Enourato**
- 10. Recommendation to approve Agreement 20355 to extend the Air Service Board JPA—Mayor Neil Bradshaw**
- 11. Recommendation to approve Encroachment Agreement #20356 with the Wood River Community YMCA.**

Motion to approve the consent agenda.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Councilor
SECONDER:	Courtney Hamilton, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

12. ACTION: Recommendation to approve the Second Reading of Ordinance #1192 modifying the development standards for Light Industrial Zones I, II, and III – Director of Planning & Building John Gaeddert

Mayor Neil Bradshaw opened the meeting for public Comment.

Jack Kueneman, resident of Ketchum, spoke in the interest of transparency stating LI3 is a conversion of LI3 to a General Residential High-Density District. He talked about the process P & Z and the Council have gone thru and about a Limelight size building in the LI, and the council approving and the P & Z denying. Mr. Kueneman also talked about the changes in the LI parking requirements.

Gwen Rainey, Ketchum resident, voiced her disappointment of the council's approach to the changes in the LI District. She talked about the P & Z recommendations being swept aside and the process. She advised there has been no economic evaluation of the changes being made to the LI and suggested Councilor Courtney Hamilton recuse herself from the voting.

Lee Chubb advised he has no vested interest in the LI but this is about economics and policy. He talked about regulations and gave the analogy of pushing on a string and said that by doing this the city is taking a risk. This decision needs to hold up for the life of the town. Lee Chubb spoke in detail about unintended consequences and asked council to dial things back. He also talked about a previous study done under the last administration.

Bob Crosby, Sun Valley Board of Realtors, talked about the extreme need for workforce housing. He said the ordinance, as it is now written, is like an unfinished book. He urged council to make the needed changes to make this ordinance a working ordinance to get housing built.

Shannon Flavin, resident in Ketchum, advised that he is with Bob Crosby on the need for workforce housing. He talked about the ability to have this be an effective ordinance. He has concerns about the maximum size of the residential unit and suggested providing more flexibility on the guidelines to those units.

Mayor Neil Bradshaw talked about parking and it being more restrictive than the development community would like. He talked about height limits, deed restrictions, square footage and residential use in LI 3 on the ground floor and the work the council and P & Z have put into this.

Attorney Matt Johnson clarified that Councilor Courtney Hamilton does not have a conflict of interest.

Councilor Jim Slanetz thanked the public for commenting and talked about figuring out the fine line. Mayor Neil Bradshaw advised that there have been public meetings where the City has received input from the property owners as well as developers. He went into detail regarding the changes put forth in the ordinance before them for the second reading. Councilor Amanda Breen talked about her concern about 1000 sq. feet and about the success of the Scott Building and Frenchman's Place. Parking restrictions were discussed. Amanda Breen advised that she is unsure if anything will be built if the ordinance stays as is. She suggested more flexibility on the size. Council President Michael David agrees and would like to go with 1 parking space per 1 unit. He talked about using the 1000 sq. ft. average as Shannon Flavin suggested. Michael David advised we are in crisis mode and said we don't change the height and the parking; we might as well not change the ordinance. Mayor Neil Bradshaw confirmed that council is good with the 58' height. All of council is also in favor of deed restricted. Director of Planning & Building John Gaeddert explained deed restriction and what will be coming forth in the next reading of the ordinance. There was a discussion regarding average size as opposed to minimum and maximum size. Mayor Neil Bradshaw talked about the opportunity for owners to build a little higher and produce their own workforce housing. Councilor Courtney Hamilton would like to keep the parking as it is and is in agreement with the average.

Mayor Neil Bradshaw asked if this direction will work. Bob Crosby, Sun Valley Board of Realtors agreed that if deed restrictions are used it will work. Mayor Bradshaw addressed the height comments explaining that the LI area is lower than the rest of the City and the height will not affect the view. He asked Shannon Flavin about an average and a 1400 max. Shannon Flavin talked about the benefits of the larger sized units and allowing creativity financially. Mayor Bradshaw suggested using 2000 sq. ft. as a place holder.

Councilor Jim Slanetz questioned living and working and how the parking spaces get shared. Director of Planning & Building John Gaeddert explained that we recently worked with Benchmark and talked about the study they've done. Jim Slanetz questioned Northwood and Lewis St. off the alley and what is public and private land for parking. Director of Planning & Building John Gaeddert explained what street easements are. Jim Slanetz questioned if we need to address parking since it is all private land. Mayor Bradshaw explained the current parking restrictions.

Motion to approve the 2nd reading of Ordinance 1192 with the following changes s such: Dwelling units in the LI industrial shall be a minimum of 400 sq. ft. in the LI and add a maximum of 2000 sq. ft in the LI 1 & 2 and dwelling units shall not exceed an average of 1000 sq. ft total and shall contain no more than 2 bedrooms.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

Council President Michael David read the title aloud.

13. ACTION: Recommendation to approve the final plat for W. Ketchum Fadeaway Townhomes– Director of Planning & Building John Gaeddert

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

Associate Planner Abby Rivin explained that this does not change the density

Motion to approve the Final Plat for the subdivision of an existing 8,239 sq ft lot located at 660 N. 4th Ave in the General Residential Low Density (GR-L) Zoning District into two townhouse sublots.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

14. Discussion on FY 19/20 budget requests and priorities

Mayor Neil Bradshaw talked about the budget challenges. He asked that each entity present.

a. BLAINE COUNTY HOUSING AUTHORITY

Mayor Neil Bradshaw asked for public comment. There was none.

Nathan Harvil, Executive Director, thanked council for their level of support over the past few years and explained that 60 community housing units are in the City of Ketchum. He outlined in detail the average savings on the cost of homes and talked about all BCHA does for the community.

Mayor Neil Bradshaw asked about the possible 10% cut and how that effects BCHA. Executive Director, Nathan Harvil said he understands these are lean times and BCHA would have to become more creative while keeping a high level of service. Councilor Courtney Hamilton asked if there have been any changes in the housing authority in the last year. Nathan Harvil explained that somebody is retiring and the new appointee is Liz Keegan.

b. KETCHUM ARTS COMMISSION

Mayor Neil Bradshaw asked for public comment. There was none.

Courtney Gilbert, Chair of the Ketchum Arts Commission presented a power point showing the 4 projects they hope to present this year and the cost of each. Mayor Bradshaw thanked her for the menu of projects. It will help the council with decisions when and if they have to make cuts. Councilor Courtney Hamilton asked if they will participate with the Great Heritage Sundial on 4th street. Courtney Gilbert explained It was discussed but they decided not to participate. The percentage for art and how it is calculated and which fund of the budget it comes out of was discussed. The performance art for this year is Idaho Ballet Theater.

c. KCDC

Mayor Neil Bradshaw advised that KCDC has 3 arms. KIC, the housing development side and the Ketchum Sustainability Advisory Committee. Mayor Bradshaw asked for public comment. There was none.

Kristy Anna Gerber with KIC gave an update on the funding request as well as talked about the momentum meetings and events that they have presented in the past year. She talked about the differences they are making in their community and the changes they've made to KIC over the past year. Councilor Amanda Breen asked about the tenancy in the KIC for residents. Kristy Anna Gerber explained that is steady but would like to see it bigger. Amanda Breen asked if a smaller space would work for KIC. Kristy Anna Gerber advised they are not done growing and are not done with being where they want to be. Councilor Jim Slanetz talked about public funds and questioned their budget. Kristy Anna Gerber talked about people's inability to pay and assured council their money is being very well spent. Mayor Neil Bradshaw described KIC as a hub under her leadership. He asked about the possible 10% cut and other income sources. Kristy Anna Gerber advised they are planning to do some fund raising and have reached out to the Blaine County Commissioners and will be writing additional grants. Elizabeth Hendricks is a member of KIC and has benefited from the organization. She talked about the success of her business and attributed her success to KIC. Councilor Courtney Hamilton asked about private fundraising. Kristy Anna Gerber advised that private fund raising will begin in August.

Ketchum Sustainability Committee.

Mayor Neil Bradshaw asked for public comments. There were none.

Mayor Neil Bradshaw asked Betsy Mizell if there was one thing they want, what it would be? Betsy Mizell stated that they would like to rehire Sharon Patterson Grant as the contract worker and talked about the successes under her. Council President Michael David talked about the certification process of the fire dept. Courtney Hamilton voiced her support of efficiency in the fire station.

d. MOUNTAIN RIDES

Anne Corrock, resident talked about the importance of Mountain Rides and the reason LOT was created. She voiced her support for all Council can give to the bus and public transportation system.

Jason Shearer from the YMCA advised that he understands what it means to cut expenses. He suggested to think about what your cutting and if it costs to cut. He talked about the safety of the community in transportation.

Wally Morgus Executive Director talked about a shared mission and presented a power point showing ridership on each of the different routes. He talked about helping the environment and about the grants

Mountain Rides has received and the funding from the other's that are part of the joint power's agreement. He talked about all they do to benefit the community and their success of staying within their budget. Wally Morgus talked about the Safe Routes to School program and about services they would like to offer this year. \$704,500 is being requested. He addressed the question of a possible 10% cut by showing a list of cuts that would have to be made in the service routes. Councilor Jim Slanetz questioned the summer months schedule versus winter months and scheduling was discussed.

e. SUN VALLEY ECONOMIC DEVELOPMENT

Mayor Neil Bradshaw asked for public comment. There was none.

Harry Griffith, Executive Director talked about direct benefits to Ketchum in the next year. He outlined the projects and events before them as well as workforce housing and the culinary project.

f. SUN VALLEY INSTITUTE

Mayor Neil Bradshaw asked for public comment. There was none.

Amy Christiansen, Executive Director, explained that the institute was founded in 2015 in the wake of the Beaver Creek Fire and the reason they were created was to focus on resilience because of the climate risk we face in our community. Amy Christiansen outlined the needs for next year projects and talked about the direct benefits to Ketchum and Ketchum's critical needs. She talked about the sewage plant being at risk and what would happen if the grid goes down and where the funding will go to create the plan. Regarding Food, Amy Christiansen explained that the floods and tariffs have hit our valley and she talked about addressing the concerns about how to grow our local food economy. She is asking for funding for a needs and asset assessment for our community and about what has already been accomplished. She talked about how the Sun Valley Institute obtains funding and how funds are spent. If they don't get full funding, they will not spend the time on creating Ketchum's critical loads needs. If not funded on food, they would pursue funding elsewhere. Regarding the regional collaborative endeavor, this would assist all communities to work together rather than individually.

g. VISIT SUN VALLEY

Mayor Neil Bradshaw opened the meeting for public comment.

Jen Smith resident of Ketchum, Executive Director of Sawtooth Botanical Garden talked about all the organizations that she supports and all that she is involved in. She is present on behalf of Visit Sun Valley. She is the Conservation and Sustainability Sector Representative for the Visit Sun Valley Advisory Committee. Visit Sun Valley is a very Professional organization that they rely heavily on for funding and she talked about all they do. She stressed the importance of Visit Sun Valley making sure the tourists know where they are, and she supports the full funding of the organization.

Bob Crosby believes there is a direct correlation in the success of the valley. Tourist business is the valley's main business and he supports their full request saying it is extremely important to the economy.

Scott Fortner, Executive Director of Visit Sun Valley talked about what would need to be cut if full funding is not met. He talked about cutting or limiting the Visitor Guest Research Program which is also part of their contract for services with Ketchum and decreasing non-air messaging. Scott Fortner talked about going into the winter under funded and how that affects them. He talked about LOT funding and how that works and about building up reserves.

Mayor Neil Bradshaw talked about funding from other cities. Collaboration continues to improve and increase, and he is talking to Sun Valley to help fund the gap. He gave a shout out to the City of Sun Valley for their help in the budget shortfalls and thanked Scott Fortner for his work this year and talked about the successes throughout the past year. Councilor Courtney Hamilton questioned the Guest Research Program. Scott Fortner explained the programs and the information they get out of it. Mayor Neil Bradshaw asked about other revenue sources. Scott Fortner advised that there are a group of people working on this and will report back with the results.

Mayor Neil Bradshaw called for a 5-minute break.

Mayor Neil Bradshaw called the meeting back to order at 6:32 p.m.

15. ACTION: Recommendation to approve first reading of Ordinance #1197 to modify regulations for bicycles and to allow ebikes and alternative electric motored vehicles on city paths and roadways—City Administrator Suzanne Frick

Jim Keating Executive Director of BCRD supports the language in the packet. He talked about taking this to the City of Hailey and Blaine County and advised council that they will produce an education campaign.

Jen Smith talked about her recent purchase of an e-bike and her support of the ordinance.

Mike Burchmore, BCRD Board President talked about his support of the ordinance.

Nappy Neiman asked Council to be progressive and talked about the public being able to come here and bring their ebikes. He advised that ebikes make people happy.

Steve Smith, 35-year resident, said that ebikes are here to stay and here to extend the fun for the elderly saying he likes the ordinance.

Mayor Neil Bradshaw asked Police Chief Dave Kassner about enforcement and speed checks on ebikes. Police Chief Dave Kassner believes it will come to that; however, he does not think there will be an issue. It's about user education. There will be spot issues that crop up and will be addressed at that time. Mayor and Council brainstormed with Dave Kassner on bike path monitoring devices. Councilor Jim Slanetz advised that ebikes have speedometers on them. The education level was discussed. Nappy Neiman advised that ebikes are pedal assist.

Councilor Courtney Hamilton talked about public information and the ability to bike for those who currently cannot. Mayor Neil Bradshaw asked Council how we want to proceed with the readings. Councilor Amanda Breen made a typo correction to Page 181.

Council President Michael David talked about all the education and discussion that has been had over the past years and would like to get this in place as soon as possible. Mayor Neil Bradshaw asked Director of Finance & Internal Services Grant Gager about signage. Grant Gager advised that he does not know about any existing signs that would jeopardize the new ordinance and enforcement is about education. BCRD Executive Director Jim Keating spoke as to how BCRD would help get the information out. Police Chief Dave Kassner advised that Police patrol the bike paths in the summer, and they have ebikes. Enforcement will be needed.

Motion to waive 3 readings and ready by title only

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Courtney Hamilton, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

Motion to approve ordinance 1192 and read by title only.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Courtney Hamilton, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

Councilor Amanda Breen ready the title aloud.**16. ACTION: Discussion and direction to staff on proposal for a Saturday Farmers Market---Mayor Neil Bradshaw**

Colleen Teevin, Hailey resident, said she does not think people are against providing local food and she believes they are in support of local vendors production of food. She is against the City having its own market. Colleen Teevin talked about the political and local market relationship.

Katie Zubia, President of the Wood River Farmers Market Board, said this market has been started out of anger. She is greatly angered, and the recent press is not correct. She does not see this separate market as a benefit. She talked about all working together and advised that she does not support the new market and does not see the benefit.

Bree Vanden Heuvel local resident voiced her support of the market.

Christina Giordani, resident and local business owner, talked about Saturday being a great day and a lot of the vendors wanting to participate in both. She suggested a 6-week test market saying she would like to discuss the outcome at the end of the year with the current farmers market to discuss the successes and failures.

Ed Mattias agrees with most comments tonight and talked about the positives of a farmer's market on Saturday. It can be done in a very collaborative way. He promotes the farmers market and will continue to do so.

Mayor Neil Bradshaw asked Council for direction. He would like to support local businesses in a clear and transparent way and talked about the support he has heard. Councilor Courtney Hamilton is in support of the market however; she has not made up her mind on a city run market. Mayor Neil Bradshaw talked about the City being involved in setting up the criteria. Council President Michael David talked about providing a level playing field and advised that he has concerns about the city supporting it. Mayor Bradshaw talked about the criteria and treating everyone the same. He does not see a conflict of any sort. Michael David questioned the type of city involvement they are looking for. Assistant City Administrator Lisa Enourato advised Council that the City of Moscow shared their criteria today and that the City could manage events. Events Coordinator Julian Tyo's role is to manage only events and since all current events are dialed in, the city has the manpower to run the market. Mayor Neil Bradshaw advised to keep in mind that this is a test event.

Councilor Jim Slanetz said all the public he talked to is divided on it as well. He likes the opportunity to buy at another local farmers market and talked about benefits and the vibrancy of town saying he's a huge supporter.

Mayor Neil Bradshaw advised that this has not gone down as well as it could have. He wants to see the Wood River Farmers Market be successful. He would like to see some healing between the City and the vendors and sees this as a chance to collaborate and would like this to be tested. Mayor Neil Bradshaw understands the pain some individuals have felt and hopes we can all find a way to get behind this market. Councilor Amanda Breen agrees with Mayor Bradshaw and is going to miss the market in the middle of town. She also agrees that we should facilitate the market, but not run the market. Council President Michael David and Councilor Courtney Hamilton both agreed with Amanda Breen. Mayor Neil Bradshaw asked if cost and precedent could come back to the next meeting. Assistant City Administrator Lisa Enourato advised that the vendors who are interested in the market need to move forward and need a decision tonight. Mayor Neil Bradshaw explained that as a city event there would not be a park fee or a special event application fee.

Christina Giordani explained that a Farmers Market has to make money and talked about what is involved in a city run market. If the city can run and execute the event, then the farmers can focus on producing the crops and it will be far more successful.

Barbara Amick questioned if everybody knows that Forest Service Park is rented for weddings over the summer. Assistant Administrator Lisa Enourato advised that currently there is only 1 Saturday booked for a wedding. Council President Michael David said they have heard over and over that we cannot support local enterprise. He is concerned about setting a precedent.

Colleen Teevin suggested sitting down with the Wood River Farmers Market Board and try to collaborate. She questioned if Council could hold off on deciding. Colleen Teevin went over the fact that the farmers market was not given a public hearing. The new market is going to present on their own and for the City to take this over it is showing favoritism. She would like to work on the collaboration of the markets. Assistant City Administrator Lisa Enourato talked about public comment received and farmers wanting to participate in both.

Council is not pleased with the position they are in. Mayor Neil Bradshaw suggested using this year to establish criteria and table the topic until next year. Council deliberated how to move forward. Mayor Bradshaw does not think the council is in favor of moving forward at this time. Council President Michael David questioned the Wood River Market criteria. Mayor Bradshaw talked about the proposed market focusing on produce and not on crafts.

Mayor Neil Bradshaw said that he heard from Council and we are not ready for this. Christina Giordahl is hopeful and would like to sit down with the City and work toward a solution and common ground.

17. Direction to staff on proposed Request for Qualifications for selecting tax credit housing developer—Mayor Neil Bradshaw

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

Mayor Neil Bradshaw asked for council blessing and permission to move ahead. Councilor Amanda Breen talked about her concern with the bond and using this property. Mayor and Council deliberated and agreed the timing could be problematic, but they should try.

18. Discussion pursuant to 74-206 (1) (b)

Motion to go into Executive Session at 7:55 p.m. pursuant to Idaho Code Discussion pursuant to 74-206 (1) (b)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Courtney Hamilton, Amanda Breen

Motion to come out of executive session at 9:43 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Jim Slanetz, Courtney Hamilton, Amanda Breen

ADJOURNMENT

Motion to adjourn at 9:44 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Jim Slanetz, Courtney Hamilton, Amanda Breen

Neil Bradshaw, Mayor

Robin Crotty, City Clerk