



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Monday, September 16, 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

CALL TO ORDER

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

COMMUNICATIONS FROM MAYOR AND COUNCILORS

Mayor Neil Bradshaw advised he has heard a lot of public comment and thanked everybody for their participation and talked about the importance of public input. All comments can be seen online at ketchumidaho.org.

- 1. Proclamation Recognizing September as Suicide Prevention and Recovery Month**
Mayor Neil Bradshaw proclaimed September as Suicide Prevention and Recovery Month.

Mayor Neil Bradshaw read the proclamation aloud, proclaiming September as Suicide Prevention and Recovery Month.

COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda

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

CONSENT AGENDA: Note: (ALL ACTION ITEMS)

Council President Michael David pulled item #6
Councilor Courtney Hamilton pulled item #5

2. Approval of Minutes: Regular Meeting September 3, 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 \$301,377.98 as presented by the Treasurer

Motion to approve consent items 2, 3, & 4.

Motion made by Councilor Hamilton, Seconded by Councilor Breen.

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

5. Monthly Financial State of the City—Director of Finance and Internal Services Grant Gager

Councilor Courtney Hamilton asked for a financial statement for Wagon Days. Director of Finance & Internal Services Grant Gager explained that the financials for Wagon Days can be found on the website, however, he will be prepared to present the financials at the special meeting on the 30th.

Motion to approve consent item #5

Motion made by Councilor Hamilton, Seconded by Council President David

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

6. Recommendation to approve street closures for special events – Events Coordinator Julian Tyo

Council President Michael David asked about the road closure. Special Events Director Julian Tyo explained that it is on 4th street. Councilor Courtney Hamilton asked if fees are waived. Julian Tyo confirmed that they are.

Motion to close 4th Street between Main Street and Washington Ave.

Motion made by Council President David, Seconded by Councilor Slanetz

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

PUBLIC HEARINGS AND DISCUSSIONS (Public comment and input taken on the following items)

7. **Clarification announcement by the Mayor: 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 will not be commenced until October 7th at 4: 00 p.m. at City Hall. Any person appearing on this day who received the mistaken mailed notice and who cannot and will not appear at the October 7th hearing and wish to make their statement at this meeting. [which will be preserved and included in the record of the October 7th hearing] will be recognized by the Mayor as follows: Mayor recognizes any person wishing to make a statement one at time. Have them identify themselves, the real property they own, verify they received by mail the errant notice and have them state on the record that they relied upon the errant notice, will be unable to appear on October 7th and they acknowledge that they will not be given an opportunity to make a statement at the October 7th hearing.**

Mayor Neil Bradshaw explained the noticing error and reason for allowing public comment today. You can either comment today or on October 7th. He explained the process of the hearing and advised that all the time necessary will be taken to make a good decision and that public comments are important to the process.

Mayor Neil Bradshaw opened the meeting for public comment.

John Sahlberg, 321 Leadville, thanked council for the opportunity to speak saying that the P & Z Commission has relied on a study from 2002 to assist in making their recommendation and the

study is old and not useful. He went on to talk about the interpretation of the study. Mr. Sahlberg said that the P & Z commission is only giving waivers because it's been done before. He referenced the Barriteau project and the precedence. He hopes council understands the public's frustration and stated that it will take a 2/3 vote for the bond election to pass.

Gary Hoffman, 235 Spur Lane in Ketchum, finds it refreshing that a large company is coming to town. He prefers they buy out the Barriteau Hotel property and referenced the proposed ITD construction and pointed out the positives and negatives of the proposed Marriot. He talked about housing in Ketchum and tourism in the valley and about zoning, rentals and zoning laws that need to be changed. He would like Ketchum to take a stand against oversized construction.

Dr. Alexander, 110 Sweetbrier in the county, invited all of Council and P & Z to go to the root of why they would recommend this project.

Vicky Graves, resident of Ketchum, advised that in the past she lived next to the proposed site. She talked about the safety concerns of that corner and is opposed to the hotel.

Kevin Livingston, 115 S. Leadville advised that this is no longer a neighborhood issue. He told Council that he is the one who started the digital petition and talked about nobody understanding what is being proposed. Mr. Livingston said that the City needs to uphold what the public wants and talked about the number of signatures on the petition being 1100 and growing. Mr. Livingston referenced the Barriteau project and the granted waivers, stating the importance of informing the whole city. He ended his comments by stating that we will see what happens at the election in November, this is not the developer's city, the city belongs to all of us.

Penelope Street, born and raised here and currently works with homeowners, stated that she knows that property owners are unable to get projects done because nobody can afford to live and work here. She talked about housing unskilled workers and having no idea how or where we will house all the people that this project would be bringing to town.

John Heaney, 110 Williams St., advised that he is opposing the height of this project and talked about the construction of Aspen. He does not want to see that in Ketchum.

Lisa Leach, Blaine County resident, does not want to see variances granted. She would like an industrial psychologist hired to do a study on the proposed housing and voiced concern of the 5 proposed parking spots for employees saying the numbers do not work out. We need to maintain the integrity of our town. She voiced objection of the trailer park as you come into town and stated that we are all one family here and this project needs to be looked at.

Pamela Sabel, business owner at 180 Leadville Ave. N., does not want to ruin our town. She's watched a lot of things happen over the last 27 years and talked about why people move to Ketchum and voiced concern over the hole in the ground. She would like to finish one hotel before we start another and requested more information.

Emily Nardel, resident here since 1983 and resides on the corner of River Street and 1st Ave. S. This building will impact her ability to get out of her home and onto the street. Voiced her opinion against zoning changes and hopes council will listen to those who are affected by these changes.

Susan Scovell talked about all people who volunteer and all that she has volunteered for over the years. Susan Scovell was a volunteer on P & Z for 5 ½ years and she talked about all they accomplished and advised that they make very difficult decisions. It's a very difficult job and a lot of pressure. She talked about Council not supporting P & Z and urged council not to go down that road.

Mayor Neil Bradshaw talked about creating a safe environment for those who speak and talked about the process and Council's quasi-judicial role. He advised that it is very difficult for Mayor and Council to get involved in conversations out in the public. They care but cannot communicate without it being in a public domain. City Attorney Matt Johnson clarified and reminded the public to send in written comments as well so they can be part of the public comment.

Frank Dressman, Blaine County Resident, advised that he is most frustrated with the P & Z waivers that have been given. He suggested possibly building a Marriott that blends in with the community.

Susan Sahlberg, 321 Leadville, advised that what they are trying to build does not fit into this space. A smaller hotel could fit that space nicely.

Mayor Neil Bradshaw closed public comment.

Mayor Neil Bradshaw asked Director of Planning & building John Gaeddert if there is an open house planned. John Gaeddert advised there is not at this time, however he advised that amendments will be made to the current plan, but they have not been submitted yet.

Mayor Neil Bradshaw advised that this hearing will kick off on October 7, 2019.

8. Presentation on Recycling in Blaine County—Colleen Clark, Blaine County Outreach and Education Specialist

Mayor Neil Bradshaw introduced Colleen Clark with the Blaine County Recycle Center. Colleen Clark advised that we are recycling and gave statistics of how much has been recycled. She advised where all recyclables are being sent and what is becoming of the them. Colleen talked about the revenue that has come from recycling and advised that they cannot be single stream due to the size of the facility and the number of employees. She advised that the center offers tours and invited everybody to attend. Materials have been updated to English and Spanish. She talked about programs being introduced and thanked the community for their involvement. Mayor Neil Bradshaw asked for clarification on glass. Colleen Clark educated the public as to where they transfer materials to as well as to how the glass is recycled. Councilor Courtney Hamilton asked for cost on trucking the glass. Colleen Clark did not have that info. Councilor Amanda Breen asked about the issues with China not taking our plastics. Colleen Clark advised that we send it to Utah and we now pay to have it recycled. Courtney Hamilton asked what we can do as a community to assist in recycling? Colleen Clark advised that that we make most of our revenue on Aluminum, Tin and Cardboard. Courtney Hamilton asked about collapsing cardboard. It was clarified that it helps at the site but does not affect the recycling effort. Single sort was discussed further.

Mayor Neil Bradshaw opened the meeting for public comment.

Gene Abrams, County resident near Ohio Gulch, talked about the fault he finds with recycling. He questioned what we do with phone books, magazines and mail and advised that recycling bins are not marked properly. He does not think bins are being managed properly and suggested legislating no more beer bottles and only use aluminum cans.

Penelope Street advised that glass does not leave the site advising it is crushed at the Ohio Gulch Site and turned into sand.

Public comment closed.

Councilor Jim Slanetz questioned the magazines and shredded paper. Collen Clark clarified that where they currently send our paper products cannot process the glossy paper. She gave statistics as to how much was contaminated.

Mayor Neil Bradshaw asked Mike Goitiandia what we can do as a City to do a better job on recycling. Mike Goitiandia advised that we are very good with clean material but will continue to clean up stream to assure we will always have an end user. Mayor Neil Bradshaw asked about future costs and trends. Mike Goitiandia thinks the cost will continue to go up and we will pay more and more. Mike Goitiandia praised Blaine County for using the products locally advising that by doing that we have controlled the cost. He talked about single stream, advising that the product would need to be packaged and shipped to Boise. We may end up with more product, but it would be more costly.

9. ACTION ITEM: Recommendation to hold a public hearing, deliberate, and approve the Second Reading of Ordinance #1198 amendments to the City of Ketchum Subdivision regulations – Director of Planning & Building John Gaeddert

Mayor Neil Bradshaw clarified that this is about cleaning up our process. We are making things consistent with Idaho Code. The process has not changed, we are aligning the code so that it all works. He talked about the inconsistency's in the current code. Director of Planning & Building John Gaeddert talked about cleanup of in-house ordinances and referenced the dead-end alleys and a number of them being vacated since the 50's. A number of them have been created thru vacancies. He talked about a power point that outlines all the alleys.

Mayor Neil Bradshaw opened the meeting for public comment.

Shelley Bruss runs a homeowner's association that is on a dead-end alley. She talked about what is at the end of the alley's and about what happens in the winter months. Parking in that alley way makes it impossible for 49 homeowners to pull out. She does think that the dead-end alley is necessary.

Mark Neuman, Evergreen Lane, talked about an abandoned alley way. He advised the Council that people at the North end built into the alley and questioned who owns it.

Penelope Street, citizen of Hailey, talked about accessing that alley. She voiced concerns about snow removal and who should be taking care of what if it is gifted.

Mayor Neil Bradshaw advised that this change does not gift the land to anyone. This is city land and city right of way. The city will enforce this. It is up to the City Council if there will be a vacation.

Councilor Jim Slanetz advised that he understands the public to be concerned about who is responsible for what if the alley is vacated. Council deliberated about how to handle and brainstormed the alley vacation. Mayor Neil Bradshaw suggested adding language that we get consent from every homeowner on the block. Councilor Amanda Breen questioned, if we do nothing with the language, how does that change the process. Director of Planning & Building John Gaeddert said past councils have approved. With this change this would align us with State Code. Adding Jim Slanetz's language would give us a higher standard of approval. There was a discussion on the strength of the language and who's responsibility it would be.

Dave Houseman, owner of Lefty's advised that he believes council is now headed in the right direction. He gave an example of the owners having too much say. He agrees that we run the risk of having somebody hold a project hostage if we require 100% approval from all homeowners.

Linda Dressman questioned, Director of Planning & Building John Gaeddert, who the homeowners would go to for a clean-up of the property line.

Mark Neuman talked about being on the P & Z in Victor, Idaho saying they required notification to the homeowners and had to have 100% approval because it affected everyone. Councilor Amanda Breen asked if one homeowner was opposed would the project be stopped. Mr. Neuman clarified that the project would then go nowhere. There was then a discussion regarding parking off 2nd Ave S. by the Lupine Building and Wildwood Condos. Councilor Amanda Breen said there has been an impression that there needed to be a vacation. This is now memorializing what the practice has been. Mayor Neil Bradshaw clarified that we are aligning the code with the practice. This practice has been going on, this is not any more lenient. Council President Michael David talked about requiring a higher level of approval. Mayor Neil Bradshaw would like to continue to move on this. He asked council if they would like to add language to approve 100% approval from adjacent property owners. Councilor Courtney Hamilton would like to leave it. Michael David agreed. Amanda Breen thinks the language is strong enough. Courtney Hamilton asked about alley maintenance. Mayor Neil Bradshaw clarified the maintenance of the alleys.

Council President Michael David asked about the comments received and questioned how we educate people who have made accusations about the process. Mayor Neil Bradshaw agrees there has been a misunderstanding in the community.

Motion to approve the Second Reading of Ordinance #1198 as set forth in Attachment A and to read by title only.

Motion made by Councilor Hamilton, Seconded by Councilor Breen.

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

Council President Michael David read the Title aloud

10. **ACTION ITEM- Recommendation to approve the Exceedance Agreement #20393 for the 2nd and 2nd Condo Project. - Director of Planning and Building John Gaeddert**

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

Mayor Neil Bradshaw asked Council for a motion or questions. Councilor Courtney Hamilton talked about paying into the housing fund and when the requirement changed. Suzanne Frick

talked about the reason for the changes. There was a discussion regarding the development of workforce housing and the suggestion of no longer offering in-lieu. Councilor Amanda Breen asked about the parking stall discount. Associate Planner Abby Rivin explained the parking stalls and what is allowed per code. The intent was to encourage developers to include parking on those lots.

Motion to approve and authorize the Mayor to sign the 2nd and 2nd Project Exceedance Agreement Contract #20393 with KKL, LLC for the new multi-family residential development located at 180 W 2nd Street.

Motion made by Councilor Breen; seconded by Councilor Slanetz

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

11. ACTION ITEM: Recommendation to Approve Memorandum of Understanding between the KURA Contract #50027 and the City of Ketchum Contract #20394 – City Administrator Suzanne Frick

Councilors Amanda Breen and Jim Slanetz questioned if they should recuse themselves since they voted as Commissioners of the KURA? Attorney Matt Johnson advised they do not need to be recused.

Mayor Neil Bradshaw explained the MOU before them and asked for public comment. There was none.

Motion to approve MOU 20394 with the Ketchum Urban Renewal Agency.

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

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

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

12. ACTION ITEM: Recommendation to approve Contract #20397 with Workman & Company for Auditing Services – Director of Finance & Internal Services Grant Gager
Mayor Neil Bradshaw clarified they went to bid, and the same people came back with the lowest bid.

Motion to approve the engagement letter with Workman & Company for audit services for fiscal year 2020 and authorize the Mayor to sign the letter.

Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.

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

EXECUTIVE SESSION

13. Discussion pursuant to 74-206 (1) (a)

Motion to go into Executive Session Pursuant to 74-206 (1) (a) at 5:52

Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.

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

Motion to come out of Executive Session at 6:09 pm.

Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.

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

ADJOURNMENT

Motion to adjourn at 6:10 p.m.

Motion made by Councilor Breen, Seconded by Councilor Slanetz.

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

Neil Bradshaw, Mayor

Robin Crotty, City Clerk