



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Monday, July 2, 2018

5:30 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 and Internal Services Grant Gager
Director of Planning & Building John Gaeddert

1. CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Neil Bradshaw called the meeting to order at 5:31 pm

2. ROLL CALL

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS

Mayor Neil Bradshaw gave a shout out to all the donors who made the wrap of the gondola possible. He praised the team for the Summer Solstice event. Mayor Neil Bradshaw also introduced Jake Losinski, Management Analyst and welcomed him to the team.

Council President Michael David talked about the success of the of dedication ceremony for the naming of the Terry Tracy Recreation Center. Mayor Neil Bradshaw thanked Recreation Director John Kearney for making that happen.

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

Gary Hoffman distributed a handout to Mayor and Council regarding Noise Induced Hearing Loss. He talked about ordinances that are in place and requested the City do more than is currently being done regarding hearing loss. He referenced the noise level from the amplification at Summer Solstice. He would like a Noise Induced Hearing Loss Ordinance be put into effect in the City of Ketchum.

5. 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.

- a. **Approval of Minutes: Regular Meeting June 18, 2018**
- b. **Authorization and approval of the payroll register**
- c. **Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$569,019.32 as presented by the Treasurer.**

Councilor Courtney Hamilton pulled 5 c and questioned the charge for the cleaning of the art on the bridge. Director of Finance and Internal Services Grant Gager explained that Ketchum, Sun Valley and the County have a verbal agreement to split the cost of the cleaning of the Art on the Bridge. Mayor Neil Bradshaw would like the MOU finalized.

Motion to approve item 5c.

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

- d. **Recommend approval of Beer, Wine & Alcohol Licenses**
- e. **Warfield Exceedance Agreement #20193– Director of Planning & Building John Gaeddert**

Motion to approve consent items 5 a,b,d, and e.

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

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

- a. **ACTION: First Reading of Ordinance 1186 – To Amend definition of “Setback”**

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

Councilor Courtney Hamilton questioned if this Ordinance also applies to the street side of the property. Director of Planning & Building John Gaeddert confirmed that it does. John Gaeddert advised that it is reviewed on an individual basis and talked about approving what is done in the right of way. Councilor Jim Slanetz and John Gaeddert talked about scenarios of future projects. Councilor Amanda Breen talked about the balance that is in place with this Ordinance.

Motion to approve the first reading of Ordinance No. 1186 finding the text amendments are in accordance with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance and to read by Title.

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

Attorney Matt Johnson read the title.

b. ACTION: Second Reading of Off-Site Vendor Ketchum Municipal Code Amendment – Ordinance 1183

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

Mayor Neil Bradshaw advised he had a great meeting with the restaurant owners and advised that off-site vending adds a level of vibrancy while not affecting the bricks and mortars. This Ordinance has great potential for future restaurant owners. The Mayor advised that it is on private land and we are trying to manage in a respectful manner. Currently we are looking at 1 food truck per 800 sq. ft. If there is more than 1 food truck on the land than, toilets, water and electricity will need to be provided.

Councilor Amanda Breen asked what the cutoff is for 1 truck as opposed to 2 trucks and talked about the map of the community core and questioned if there should be snow removal requirements. Director of Planning & Building John Gaeddert said that a snow storage standard could be added. The site plan and what would be required was discussed. Councilor Amanda Breen talked about businesses and what they have to do to endure during slack time. Mayor Neil Bradshaw talked about what he is envisioning. Councilor Courtney Hamilton questioned business licenses and the requirements for businesses and food trucks are the same? John Gaeddert advised that the vendor license fees are already in the resolution and will probably need to be amended. Council President Michael David said he sees this as a bit of a release valve regarding the crowded restaurants. He believes it is worth a shot and would like to see this go forward.

Motion to approve the second reading of Ordinance #1183 and to read by title only and to add the snow storage amendment for the 3rd reading.

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

Councilor Courtney Hamilton read the title aloud.

c. ACTION: First Reading of the Sub-District Amendment – Ordinance 1187

Mayor Neil Bradshaw asked for public comment.

Bob Crosby had questions regarding the proposed changes in the Ordinance.

Mayor Neil Bradshaw closed public Comment.

Director of Planning & Building John Gaeddert explained the changes and the matrix was discussed.

Councilor Courtney Hamilton questioned if property owners have been notified and Director of Planning & Building John Gaeddert explained that they have been met. Courtney Hamilton requested a broader range of noticing be done than what is required. Public input was discussed, and John Gaeddert advised there could be a larger mailing prior to the next meeting.

Recusing Jim Slanetz was discussed; however, it was decided there was not a conflict.

Motion to approve the first reading of Ordinance #1187 finding the text amendments are in accordance with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance.

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

Attorney Matt Johnson read the title aloud.

d. ACTION: Recommendation to approve community housing deed restriction for Sun Valley Dental Arts Project

Mayor Neil Bradshaw talked about the approval of the community housing deed restriction for Sun Valley Dental Arts Project adding diversity to the economy and about the facility that Ben Franz could be bringing to our community.

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

Councilor Courtney Hamilton questioned the procedure. Mayor Neil Bradshaw explained clarified the changes that were distributed at the beginning of the meeting. Courtney Hamilton talked about the positives of more affordable housing. Councilor Jim Slanetz questioned BCHAs qualifications in the approval process. He struggles with the developer getting to choose the person who lives there, and employees not being paid decent wages in lieu of housing. Jim Slanetz would like the units available to the general public. Council President Michael David explained the deciding factors for the BCHAs. Councilor Courtney Hamilton talked about the inability to hire due to no place to live. Jim Slanetz would like the definition of affordable housing and employee housing. There was a discussion among council as to the filtering of applicants. Councilor Amanda Breen said she sees where Jim Slanetz is coming from, however, the city is not contributing so she is ok with this. Council President Michael David talked about how Mountain Rides handles these situations. He said we need the units and it doesn't matter who is living with them, other than the fact that they are living and working in Ketchum. He still has concerns about the intent of the FAR. He thinks there are better ways to do this.

Motion to authorize Mayor Neil Bradshaw to sign the Franz Community Housing Covenant as set forth in the attached Exhibit A, including minor modifications from the Blaine County Housing Authority as applicable.

RESULT:	ADOPTED [4 TO 1]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Michael David, Council President
AYES:	Neil Bradshaw, Michael David, Amanda Breen, Courtney Hamilton
NAYS:	Jim Slanetz

e. Weed abatement program discussion

Mayor Neil Bradshaw advised that he is pleased with the public participation on this topic. He opened the meeting for public comment. He is looking for direction and not action.

Heidi Shertaner talked about knap weed and the uses of it. There is more than just knap weed that is noxious. It's only not good for cows, sheep and horses.

Hadley Debree, Executive Director with the ERC talked about all that they have to offer. She talked about the pest management policies that were passed in 2011 and about Ketchum being the only city in the area who does not spray the parks. She asked the Council to uphold there not spraying policy.

Brian Ross read some excerpts from a paper in New York regarding pesticide free environments. He came to this meeting to support the ordinance that currently stands in place in Ketchum. He talked about the work that went into crafting Ketchum's Ordinance and has concerns about what is being talked about being sprayed.

Amy Christiansen voiced her support of the current ordinance and talked about other pesticides and herbicides that may be coming to market that may not be tested. She encouraged the use of alternatives at other levels.

Julie Johnson owner of Nourishe' Me is proud of Ketchum and hopes they can keep it pesticide free.

Mayor Neil Bradshaw talked about how this topic came to council this evening and about the comments he received regarding the soccer fields. Councilor Courtney Hamilton asked if we have used these chemicals in the past.

Facilities Maintenance Supervisor Juerg Stauffacher clarified that right of ways have been sprayed since he has been employed at the City of Ketchum. He talked about the chemicals they have been using and about what it works on and what it doesn't. Juerg Stauffacher advised that the city has only spot sprayed and used dye's so people know what has been sprayed. We have not sprayed the field and we now have more weeds than grass. He asked council for direction on what they would like used and advised that the city has 65 miles of right of way to control. He talked about the alternatives they have tried and advised that we are currently not in a position to go out and pull the weeds. Juerg Stauffacher said that dandelions are the most prominent that people notice but talked about the other weeds that are out there that are over taking.

Council President Michael David questioned who we are hearing from. Mayor Neil Bradshaw clarified saying it's sports parents. Facilities Maintenance Supervisor Juerg Stauffacher clarified that the Hemingway field is not being sprayed. Councilor Courtney Hamilton questioned what the state mandate says. Juerg Stauffacher explained it is different depending on the weed. He talked about the time frame in which the weeds are prominent and about what they currently do and where they do it and all they have tried. He talked about how fast the knapweed spreads.

Councilor Amanda Breen talked about the policy question and what the city really wants. Councilor Courtney Hamilton brought up the use of goats. Mayor Neil Bradshaw asked Hadley DeBree if she is talking about not spraying at all and she clarified that spray is a last resort.

Council President Michael David asked Director of Recreation John Kearney about playability of the field. John Kearney said the play ability is just fine and voiced that he is not in support of spray.

Gretchen Basen, a volunteer with the ERC questioned if a soil sample has been done to see what can be done. Facilities Maintenance Supervisor Juerg Stauffacher said soil samples have been done in the past, however, the City has not put chemicals on those fields in 7 years. He talked about all they do to make the quality of the soil better and the restrictions they have. Council President Michael David asked Juerg Stauffacher if we don't do anything will the fields become not playable. Juerg Stauffacher said the fields are always playable. Councilor Amanda Breen talked about digging up the entire field and starting all over. Juerg Stauffacher talked about the cost of that option. Amanda Breen is in support of continuing to care for the fields in the way we have for the past 7 years. Councilor Jim Slanetz said he has walked the

field and they are totally playable and is not in support of spraying the field. He would like to continue to look for alternatives. Council President Michael David agrees with Jim Slanetz. Councilor Courtney Hamilton suggested better signage, so people understand why there are dandelions. She also suggested a weed pulling day in the community. That may not get us to where we are weed free, but it will help minimize the work. Mayor Neil Bradshaw thanked the council and the public for their input.

f. Presentation of the Mayor’s Proposed Budget – Mayor Neil Bradshaw

Mayor Neil Bradshaw said this is a balanced budget. He read aloud the Mayor’s message and advised that the budget will be discussed at the next meeting.

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

Mayor Neil Bradshaw asked for comments from the Council. There was none.

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

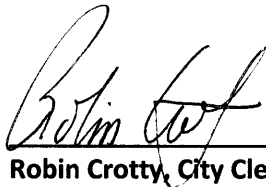
8. ADJOURNMENT

Motion to adjourn at 7:20 p.m.

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



Neil Bradshaw, Mayor


Robin Crotty, City Clerk