



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Monday, April 2, 2018

5:30 PM

Ketchum City Hall

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

Also Present:
Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Matt Johnson
Director of Finance and Internal Services Grant Gager
Planning & Building Director John Gaeddert

1. CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Neil Bradshaw called the meeting to order at 5:30 p.m.

2. ROLL CALL

All present

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Amanda Breen thanked staff for handling all the events over the last couple of weeks.

a. Swearing in of City Clerk Robin Crotty

Mayor Neil Bradshaw swore in City Clerk Robin Crotty.

b. Recognition of Planning and Zoning Commissioner Betsy Mizell

Mayor Neil Bradshaw thanked Betsy Mizell for her time on the Planning & Zoning Commission.

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

Gary Lipton talked about the council giving Jack Bariteau an extension. He advised Mayor and Council to talk about this publicly.

Jim Hunglemann talked about the Essential Services Facility and the city's plans to sell property to the KURA to buy the 5th street property for the new City Hall. He submitted his written comments

William Glenn, a resident talked about his move to Hillside Dr. many years ago. He talked about the code in the avalanche zone that is currently in place as well as what is being proposed. He advised that he met with former Director of Planning & Building, Micah Austin, who suggested building an avalanche wall. He is hoping this will be addressed later in the meeting.

5. CONSENT AGENDA: Note: 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.

Mayor Neil Bradshaw talked about the attachments to the contracts in the packet that were placed in front of each councilor for review. He asked Council for questions, there was none.

Councilor Amanda Breen pulled Item 5d.

Councilor Courtney Hamilton pulled items 5a and 5c.

a. Approval of Minutes: Regular Meeting March 19, 2018

Councilor Courtney Hamilton requested additional clarification to the minutes regarding her vote on the SVED discussion at the last meeting. She requested the wording as follows: Councilor Courtney Hamilton voiced that she is opposed to the letter in the packet because of the subjectivity of assessing economic value, the potential downside of adding a business development aspect as opposed to focusing solely on housing and the high rent cost that is 140% of the average.

Motion to approve item 5a with expressed changes.

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

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 \$413,516.09 as presented by the Treasurer.

Councilor Courtney Hamilton asked for clarification on the charges being paid to Galena Engineering for the Trail Creek sidewalk. City Administrator Suzanne Frick explained that a preliminary analysis was done for a grant. We did not get the grant but will try again She advised that we scored very high and they gave suggestions to include pedestrian numbers when we apply again.

Motion to approve agenda item 5c.

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

d. Recommendation to approve the renewal of Contract #20170 with Northwest ADA

Councilor Amanda Breen questioned the Northwest ADA Contract. City Administrator Suzanne Frick advised that the study is almost complete, and we are now working on the implementation piece and will be using Northwest ADA to do that. Councilor Courtney Hamilton asked if anything has been done yet? Suzanne Frick advised that preliminary work will be done within the next 3 months.

Motion to approve 5d

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

- e. **Recommendation to Approve License Agreement Number 20172 between the City of Ketchum and Richard S. Fuld, Jr.**

Motion to approve 5b & 5e

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

6. PUBLIC HEARINGS AND DISCUSSIONS

- a. **Mountain Rides presentation on Ketchum Summer Bus Service**

Ben Varner, Interim Director of Mountain Rides, presented rider ship. He talked about the service plan and presented the summer circulator proposal to cover West Ketchum. The first option was to add Ketchum Alive to the Friday and Saturday schedule for an additional \$3,600. The second option was running the route 7 days a week for the summer months which would cost an additional \$23,200.

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

Councilor Courtney Hamilton questioned why Mountain Rides would pull the Elkhorn Route. Interim Director, Ben Varner, explained what will be available in Elkhorn. The specific times of the schedule was discussed. Councilor Amanda Breen talked about the tourists and how this would benefit them. Courtney Hamilton talked about the benefits of having a circulator bus on Ketchum Alive nights.

Mayor Neil Bradshaw asked if council was in support of the \$23,000 commitment. Councilor Amanda Breen voiced her support for the consistency of the 7 day a week schedule. The data collected on rider ship is very accurate. Friday and Saturday night is already budgeted. Ben Varner would like to commit the 70 days, so we have something to use for the long-term planning.

Mayor Neil Bradshaw would like to make the commitment for 7 days for this year. Councilor Jim Slanetz would like to save the money and do this test in the winter. He would like this to start December 15th and see if that works and then possibly extend to the summer. Mayor Bradshaw expressed that he thinks we would get better data in the summer. Council President, Michael David expressed that circulating the bus on just Friday, Saturday and Tuesday would be confusing. He is more in favor of the 7 nights if we can find the money. Mayor Neil Bradshaw suggested using the LOT fund since we are over \$60,000 in that line item. Councilor Courtney Hamilton talked about using those funds to improve walking in West Ketchum. Michael David talked about changing the culture. He thinks this is a great opportunity especially if it runs every 15 minutes. Mayor Bradshaw asked if people could leave their cars in the River Run parking lot and take the bus into Ketchum. Ben Varner did not want to speak for

Sun Valley but said he would be happy to talk with them to see if that would work. Michael David thinks it is worth it to spend the money and get as many people riding it as possible.

Councilor Amanda Breen asked for clarification on the funding. Mayor Neil Bradshaw advised that we are pulling from unallocated LOT funds and outlined what other areas these funds could be spent.

Mayor Neil Bradshaw talked about the budgeting process and results of the collected data. Councilor Amanda Breen voiced her support of consistency of 7 nights a week all summer. Councilor Jim Slanetz would like to start in the winter and go all 7 nights. Council President Michael David is in support of winter but is ready to start collecting data in the summer. Councilor Courtney Hamilton agrees with Jim Slanetz. Michael David advised that these are ADA Vehicles and it gives opportunity for people with disabilities as well.

Mayor Neil Bradshaw advised staff to come back with a budget request at a future meeting and council will then make a decision.

b. SVED 4th Quarter updated

Executive Director, Harry Griffith, presented the 1st quarter of 2018 and the results they had. He talked about business retention and about businesses downtown and suggested having the retailers stay open later. There is a forum coming up on April 26th - Ecommerce in Blaine County - 5pm at the Limelight.

Harry Griffith talked about what SVED is doing in regards to Community Development and talked about the multi sports center - multi sport athletic facility they are working on. He advised that the land is owned by the City of Ketchum and leased to the YMCA. He outlined the plans they are proposing. It would act as a hub. The location of the structure on the lot was discussed.

SVED's budget is in the packet

Mayor Neil Bradshaw asked council for questions. Councilor Courtney Hamilton asked how SVED is working with KIC. Harry Griffith talked about the 3 programs they will be offering after KIC's move is complete and advised that they will continue to consult with companies that were part of the KIC.

c. Direction on naming Atkinson Park Recreation Center after Terry Tracy—Mayor Neil Bradshaw

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

Mayor Bradshaw explained to the council that he is looking at renaming Atkinsons Park Recreation Center after Terry Tracy who is a deceased employee who was fundamentally involved in the development of the center. He talked about all the positive activities occurring at the park. He would like to honor and remember Terry Tracy. He is asking council if they are in support of him giving direction to make this change. All of council is in support. Mayor Bradshaw advised that after he schedules a time for a vote on this, her family will be invited.

d. Discussion on the approach to vending on private and public properties—Mayor Neil Bradshaw

Mayor Neil Bradshaw talked about vending and food trucks on private land as opposed to vending and food trucks on public property. He would like these topics talked about separately.

Mayor opened to public comment

Gary Lipton talked about the art gallery he used to have and about the food truck and the smells that floated into his gallery that forced him to close the galleries at certain times because of the smells. He made a comparison to the cars idling and the fees the city charges for that.

William Glenn talked about the conditional use permit for Grumpy's that was just approved. He talked about exhaust from cooking hamburgers as opposed to pollution from trucks. He encouraged the council look at the pollutants.

Councilor Courtney Hamilton clarified that public comment will be heard on both sides. There will also be an open house in May for the public. Mayor Neil Bradshaw talked about what will be addressed in the Open House.

- e. **Second reading of the city-initiated text amendment amending development standards for properties located in the Avalanche District and creating standards for Neighborhood and Commercial Snow Storage Facilities. Amendments apply to Title 17, Ketchum Municipal Code, Chapter 17.08, Chapter 17.12, Chapter 17.92, Chapter 17.124, and Section 17.92.010 and Title 16, Ketchum Municipal Code, Section 16.04.040—Senior Planner Brittney Skelton**

Mayor Neil Bradshaw opened the meeting for public comment.

William Glenn does agree that there is an avalanche concern. Whatever avalanche exists on his property he has accepted that. He agreed with the way in which the city enforced this zone for the past 40 years. He does not understand why the city is now regulating those property's going forward. He talked about his concerns with the changes that are coming forth and voiced concerns about the rental portion of the text amendment and how that effects the rental property. He suggested putting efforts towards noticing.

Mayor Neil Bradshaw asked council for questions on the second reading. Council President Michael David asked if this is outside of the scope and voiced his concerns with the comments made. Rentals are a great concern especially with the housing issues in the long term.

City Administrator Suzanne Frick explained the main purpose of the change is for subdivisions in the avalanche zone. This amendment is to correct the inconsistency that is out there. The other provisions have been in the ordinance since the enactment of the ordinance. She talked about how to move forward and explained those requirements have always been there. Suzanne Frick talked about the enforcement and advised that it is enforced when it is brought to the cities attention. Council President Michael David questioned the sign off procedure. Suzanne Frick explained when engineering would be required.

Director of Planning & Building John Gaeddert explained that the language has always been the requirement. Additions to structures would trigger this to be looked at and enforced. Mayor Neil Bradshaw asked if we could change the code to allow people to make additions. Attorney Matt Johnson explained that the city could decide they don't want to enforce anything in the avalanche zone. It's a life and safety issue that the city does not have to control.

William Glenn talked about the last rewrite and how it affects single family homes.

Motion to approve the second reading of Ordinance No. 1181 finding the text amendment are in accordance with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance and to read by title only.

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

7. STAFF AND COUNCIL COMMUNICATIONS

- f. Public hearing and adoption of Resolution 18-011 authorizing sale of the parking lot at 1st Street and Washington Ave to the KURA, Lots 5 and 6, Block 19, Ketchum Townsite—Mayor Neil Bradshaw Continued to April 16, 2018

Public Hearing is on the 18th of April at noon in city hall.

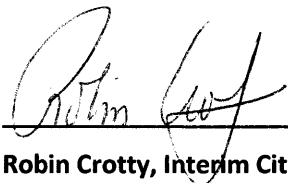
8. ADJOURNMENT

Motion to adjourn at 7:04 p.m.

ADOPTED [UNANIMOUS]	
MOVER:	Neil Bradshaw, Mayor
SECONDER:	Michael David, Council President
AYES:	David, Slanetz, Breen, Hamilton



Neil Bradshaw, Mayor



Robin Crotty, Interim City Clerk