



# City Council

## Regular Meeting

~ Minutes ~

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

Monday, March 20, 2017

5:00 p.m.

Ketchum City Hall

**Present:**  
Mayor Nina Jonas  
Council President Jim Slanetz  
Councilor Anne Corrock  
Councilor Michael David  
Councilor Baird Gourlay

**Also Present:**  
Ketchum City Administrator Suzanne Frick  
Ketchum City Attorney Matthew Johnson  
Finance Director/Internal Controls Grant Gager  
Director of Planning & Building Micah Austin  
Director of Parks & Recreation Jen Smith  
Assistant City Administrator Lisa Enourato

1. **CALL TO ORDER:** Mayor Nina Jonas called the meeting to order at 5:00 p.m.
2. **ROLL CALL OF COUNCIL & MAYOR**
3. **APPROVE COUNCIL MEETING AGENDA POSTING: RECEIVE AND APPROVE THE REPORT OF THE CITY CLERK OF THE POSTING OF THIS MEETING'S AGENDA NOTICE.**  
  
Interim City Clerk Robin Crotty advised council that the agenda was posted on Tuesday March 14, 2017. The agenda was amended and re posted on Friday 3/17/2017 and has met all posting requirements.
4. **COMMUNICATIONS FROM MAYOR AND COUNCILORS**  
  
Mayor Nina Jonas read a proclamation for "Immigration Day of Action" Tuesday March 21, 2017.  
  
Councilor Michael David and Council President Jim Slanetz acknowledged the Film Festival.
5. **COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda**  
  
Mayor Nina Jonas asked for comments from the public. There was none.
6. **CONSENT AGENDA: Note: The Council will be asked to approve all the following listed items by a single vote, except for any items that a member of the Council asks be removed from the Consent Agenda and considered and discussed separately under new business.**
  - a. Approval of Minutes: Special Meeting March 2, 2017
  - b. Approval of Minutes: Regular Meeting March 6, 2017
  - c. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$252,367.19 as presented by the Treasurer.
  - d. Authorization and approval of the payroll register
  - e. Preliminary Plat approval for Kneebone Condominiums
  - f. Recommendation to Approve Plant Health Care and Integrated Pest Management Contract with ArborCare Resources - Director Parks & Recreation Jen Smith

Mayor Nina Jonas asked for approval of the consent agenda.

Councilor Anne Corrock advised that the special meeting minutes were titled as regular meeting.

Council President Jim Slanetz questioned Fire Chief Mike Elle on the Sun Valley Heli Ski bill. Fire Chief Mike Elle explained that the City pay's the bill and gets reimbursed.

Councilor Anne Corrock questioned the Kneebone project and the sidewalk issue and when that will be cleared up. Director of Planning & Building Micah Austin explained the process for a Final Plat and advised this is a Preliminary Plat. City Administrator Suzanne Frick advised that a draft easement agreement is being reviewed and will be ready for the next meeting.

**Motion to approve the consent agenda in full with the correction to the title on the March 2, 2017 minutes.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael David, Councilor
<b>SECONDER:</b>	Jim Slanetz, Council President
<b>AYES:</b>	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

**7. COMMUNICATIONS FROM STAFF AND OTHER ORGANIZATIONS**

**a. Recommendation to accept donation of Barrett Admire memorial sculpture "Barrett's Rules"- Director Parks & Recreation Jen Smith**

Director of Parks & Recreation Jen Smith talked about the bronze, steel mesh statue that was erected years ago and the damage that has been done throughout the winter. She talked about the family donating the statue to the City of Ketchum and explained the Memo of Understanding in the packet and what the city will be taking on. Jen Smith asked the City to accept this donation as public art.

**Motion to approve to approve the Memorandum of Understanding with Lisa Admire to accept the donation of the sculpture 'Barrett's Rules' for the public's benefit.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael David, Councilor
<b>SECONDER:</b>	Jim Slanetz, Council President
<b>AYES:</b>	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

**b. Recommendation to approve contract with Rachel Teannalach/gondola Cover Art project - Director Parks & Recreation Jen Smith**

Director of Parks & Recreation Jen Smith presented the gondola project and outlined the contract in the packet. The contract has been reviewed by the City Attorney and Jen Smith is asking for approval by the City Council. Specifics of the art work was discussed. The timeline for completion will be the beginning of summer operations.

**Motion to approve the artist agreement with Rachel Teannalach for completion of artwork for a Cover Art project.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jim Slanetz, Council President
<b>SECONDER:</b>	Baird Gourlay, Councilor
<b>AYES:</b>	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

- c. **Recommendation to apply for a grant through the Idaho Fish & Wildlife Foundation for a conservation education project for youth in the Wood River Valley, Director of Parks & Recreation Jen Smith.**

Director of Parks & Recreation Jen Smith advised Council that the grant is for youth in the Wood River Valley. A single grant is for \$20,000 and 2 grants would be for \$10,000 each. She explained that concepts are not nailed down at this time. Deadline for submission is April 6, 2017.

**Motion to direct staff to move forward with the grant application.**

Jerry Seifert talked about the positive outcome that should come out of this grant application.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Anne Corrock, Councilor
<b>SECONDER:</b>	Michael David, Councilor
<b>AYES:</b>	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

- d. **Request for additional funding for special events and contract approval for Wagon Days artists – Assistant Administrator Lisa Enourato**

Assistant City Administrator Lisa Enourato presented the requests outlined in the packet and advised that all contracts have been reviewed by City Attorney Matt Johnson.

Councilor Michael David questioned where 'Lukas' will be playing during the Wagon Day's event. Assistant City Administrator Lisa Enourato advised that the concert will be in the same place as last year. Councilor Baird Gourlay asked if there has been any communication with the Sun Valley company in regard to the Lunar eclipse event. Lisa Enourato advised that she is in the talking phase of this event with the Company as well as the City of Sun Valley.

**Motion to approve additional funding from the LOT account in the amount of \$4,912 for the August 21, 2017 Total Solar Eclipse events.**

**Motion to approve additional funding from the LOT account in the amount of \$8,300 for the 2017 60<sup>th</sup> Celebration of Wagon Days Weekend.**

**Motion to approve the contract for services with Lukas Nelson & Promise of the Real.**

**Motion to approve the contract for services with Live Audio Production, LLC.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Baird Gourlay, Councilor
<b>SECONDER:</b>	Michael David, Councilor
<b>AYES:</b>	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

- e. **Recommendation to approve purchase of a New Hybrid Sport Utility Vehicle – Director of Finance/Internal Services Grant Gager**

Director of Finance/Internal Services Grant Gager outlined the reason for the purchase of the new hybrid vehicle and talked about the vehicles that have been sold in auction.

**Motion to approve the purchase of a new hybrid sport utility vehicle in the amount of \$27,849.63.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael David, Councilor
<b>SECONDER:</b>	Baird Gourlay, Councilor
<b>AYES:</b>	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

- f. **PUBLIC HEARING: Second Reading of Ordinance 1169, An Emergency Ordinance of the City of Ketchum, Finding an Imminent Peril to the Public Health, Safety or Welfare Due to Pending Litigation and Therefore Amending Ketchum City Code 17.124.040 To Provide for A Floor Area Exceedance Agreement and Clarify the Administrative Procedures of Such Chapter; Providing a Savings and Severability Clause; and Providing an Effective Date - City Administrator Suzanne Frick**

City Administrator Suzanne Frick advised that the City initiated this action to respond to a lawsuit that was filed. Since then the lawsuit has been withdrawn because of the exceedance agreement that the City was putting in place.

City Attorney Matt Johnson explained his reason for the shift from an ordinance to a resolution and advised that the exceedance agreement would be adopted as an internal policy. The resolution before the Council tonight is a slight change over the ordinance that was presented at the past meeting.

Councilor Michael David questioned if there is a third alternative which would be to do nothing? City Attorney Matt Johnson advised that the claimant indicated a voluntary dismissal because they understood that the Ordinance was already passed. Councilor Anne Corrock supports the recommendation by the attorney and would like to move forward with this resolution. Councilor Baird Gourlay questioned how this will affect projects in the loop right now. City Administrator Suzanne Frick explained it would have the same force and effect as the ordinance and the projects should continue moving forward. If council agrees that we approve the resolution instead of the ordinance, tonight's agenda will be amended and then the resolution would need to be approved.

City Attorney Matt Johnson explained the proposed resolution in more depth.

**Motion to add item f for Resolution 17-006 – A Resolution of the City of Ketchum, Idaho, finding a need for updating the process for handling requests for exceedance of maximum floor area ratio standards; authorizing City staff to administer and document such exceedances pursuant to a “Far Exceedance Agreement”, approving a template far Exceedance Agreement as a form of the City; providing a savings and severability clause; and setting an effective date.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Nina Jonas, Mayor
<b>SECONDER:</b>	Anne Corrock, Councilor
<b>AYES:</b>	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

Mayor Nina Jonas opened the meeting for public comment.

Bob Crosby Director of the Sun Valley Board of Realtors questioned why we need the resolution if the lawsuit has been withdrawn and what are the benefits. City Attorney Matt Johnson explained that despite that fact that the lawsuit has been withdrawn it was only done because the claimant thought the ordinance passed. It could come back up if the resolution is not passed so there is a possible threat of possible litigation. City Administrator Suzanne Frick explained that since the emergency no longer exists we can no longer enact an emergency ordinance, therefore, we are shifting to a resolution. Matt

Johnson explained the difference of an ordinance and resolution in detail and outlined the benefits to the constituents as well as the City. Suzanne Frick explained the future process should a lawsuit be filed.

Brian Barsotti asked for further explanation on the two projects he has in the works. He questioned what the exceedance agreement does that satisfied the claimant to drop the suit. City Attorney Matt Johnson said he cannot speak for the claimant but went on to explain the exceedance agreement and what that means.

Paul Conrad advised that the thing that bothers him the most is that the City knew this was coming forward for a long time. He advised that he is looking for a dialogue with the community and talked about how affordable housing is what is hurting development. He suggested taking the politics out of this and talk about what is best for the City of Ketchum.

Neil Bradshaw concurred with Paul Conrad. He would like a broader dialogue to do with Community Housing and encouraged more dialogue.

Dick Fenton advised Mayor & Council that he agrees with Paul Conrad and Neil Bradshaw. He questioned if the new resolution and exceedance agreement has the same mechanics as the ordinance. City Attorney Matt Johnson explained the standards are not being changed and reiterated that the functionally is the same.

Jed Gray would like to start with a fresh pallet to try to encourage affordable housing to happen.

Doug Brown is in support of the idea of dialogue as Paul Conrad and Neil Bradshaw voiced.

Seeing no further public comment, Mayor Nina Jonas closed public comment.

Councilor Baird Gourlay would like to take action now so projects could continue to move forward. He would like to see a work session to help promote housing and advised that he is in agreement with the public comments.

Council President Jim Slanetz is in agreement to move forward and agrees with the public comments as well.

Councilor Michael David would like the resolution be placed on the next agenda so he can look at it in a different light.

Councilor Anne Corrock clarified that this is not just in-lieu fees but encompasses all fees. She thinks going forward tonight would be in the cities best interest.

**Motion to approve Resolution 17-006 – A Resolution of the City of Ketchum, Idaho, finding a need for updating the process for handling requests for exceedance of maximum floor area ratio standards; authorizing City staff to administer and document such exceedances pursuant to a “Far Exceedance Agreement”, approving a template far Exceedance Agreement as a form of the City; providing a savings and severability clause; and setting an effective date.**

Mayor invited the public to stay for the last topic of the meeting.

<b>RESULT:</b>	<b>ADOPTED [3 TO 1]</b>
<b>MOVER:</b>	Baird Gourlay, Councilor
<b>SECONDER:</b>	Jim Slanetz, Council President
<b>AYES:</b>	Anne Corrock, Baird Gourlay, Jim Slanetz
<b>NAYS:</b>	Michael David

- g. **PUBLIC HEARING: Third Reading of Ordinance 1166 Amending Ordinance 1108 to approve Ballot Language for the May 16, 2017 Special Election to extend the collection of the additional 1% LOT for Commercial Air Service until 2023 - City Administrator Suzanne Frick**

City Attorney Matt Johnson presented a power point explaining the Local Option Tax (LOT) and what it could be used for. He talked about Idaho Code and what the ballot language should consist of and explained the ballot language being proposed before them this evening.

City Administrator Suzanne Frick presented the revised language and explained those modifications. Council has the opportunity tonight to approve the modifications, go with the first one or give direction for other changes, however, a decision will need to be made tonight.

Councilor Michael David thought we were just going to look at possible proposed changes. Mayor Nina Jonas gave the background of the development of the SVMA and talked about the proposed changes that were outlined this evening and asked for council comment. Councilor Baird Gourlay commented that the 1% is a great financial tool for the City and outlined the benefits to FSVA as well as to the residents of Ketchum. He does not want to see the language changed and wants it to go thru just as it is written. Councilor Anne Corrock clarified that she does not want to lose this funding for service into the area. She would like to have the conversation and take the time to expand the marketing to be able to provide options. Council President Jim Slanetz thought he was in support of broadening the language but after talking to the public and receiving some emails he is ok with the current language.

Mayor Nina Jonas opened the meeting for public comment.

Andrew Wall, General Manager of Knob Hill Inn is in support of keeping the current language. He said it is a risk to broaden the language.

Neil Bradshaw agrees that it is very important that this passes. He talked about the City Attorney's presentation of broadening the use of LOT tax, however, he would like to see it continue the same use as before.

Jed Gray, Board of Realtors and Citizens Committee for the 1% for Air talked about what they are doing to be sure that the 1% for LOT passes. He talked about the successes of the 1% and said that it is a dangerous thing to change the language. He said to go with what you know and what has been successful.

Doug Brown is in support of renewing the LOT. He talked about the importance of the LOT and about how hard it is to get a 60% approval rate. He is glad to hear that the council has listened to the public and is now in support. He voiced his support of FSVA and Sun Valley Marketing Alliance.

David Denikas talked about all the businesses providing their own transportation and about the importance of public transportation, however, he feels that the language should not be changed.

Janine Bear Realtor encouraged the language to stay the same.

John Sofro encouraged Council to leave the language exactly as it. He advised that he would like the ability to expand the LOT but those issues should be separate. Don't fix what not broke.

Walt Denikas said that what affects Ketchum, affects in Hailey. He requested leaving the LOT language as it is for the economic benefit of Ketchum as well as Hailey.

Bob Crosby agrees with all the public comment and advised that he has been in touch with over 900 people and they would like the Council to leave the language as is. Council President Jim Slanetz asked for an update on Realtors to Air. Bob Crosby explained what the organization is and that they try to lead by example and he has been participating for 4 or 5 years. Jed Gray came back to the podium to explain what Realtors for Air is.

Rebecca for the Community School voiced her support of the LOT and the 2013 language.

Jerry Seifert strongly supports the position taken by fellow citizens and Councilor Baird Gourlay. He gave the background of the LOT when it first came to be. The LOT belongs to the voters. Stay the course it's working beautifully.

Jack Barriteau serves as a local public advisor to the FSVA Board. He talked about what the tax has brought to the area and said to keep the tax the same and we will win again.

Dick Fenton talked about the success of the program and the fact that it does not need change. If it is amended in anyway the chances of it passing would go down significantly.

Eric Seder Ketchum resident and President of FSVA agrees with all the comments. The success of the program not only benefits marketing it also raises the other LOT proceeds. Please keep this in mind that this passed the last time in a general election but only by a slim margin. He encouraged council to keep the language as it is.

Seeing no further public comment, Mayor Nina Jonas closed public comment.

Mayor Nina Jonas brought this back to Council and gave the projections. She talked about the comments made and about the goals and diversity and talked about the percentages of the public who would vote for and against.

Councilor Michael David advised that he heard from the public that they would like the LOT to go forward as is and that changing it now is not what the public wants.

Councilor Anne Corrock talked about bussing in Vale and how it worked. She questions if this is the best language. There was a discussion regarding the passing of this initiative by other cities and if this should be included in the language.

Council President Jim Slanetz is ok with this going forward with the original language.

Councilor Baird Gourlay asked if all of Council is in agreement that the bus transportation needs to be dropped off. Councilor Anne Corrock gave her opinion of the bus transportation. Baird Gourlay voiced his support of Uber and talked about the fact that there was no public comment for a change. He agrees with leaving the language as is and is in support of FSVA.

Mayor Nina Jonas wanted to discuss Section 5.(the vote passing in other cities) Councilor Baird Gourlay voiced his opposition to this section.

**Motion to waive the second and third reading of Ordinance 1166.**

<b>RESULT:</b>	<b>ADOPTED [3 TO 1]</b>
<b>MOVER:</b>	Baird Gourlay, Councilor
<b>SECONDER:</b>	Michael David, Councilor
<b>AYES:</b>	Michael David, Baird Gourlay, Jim Slanetz
<b>NAYS:</b>	Anne Corrock

**Motion to read Ordinance 1166 by Title Only (Council President Jim Slanetz read the title)**

<b>RESULT:</b>	<b>ADOPTED [3 TO 1]</b>
<b>MOVER:</b>	Baird Gourlay, Councilor
<b>SECONDER:</b>	Michael David, Councilor
<b>AYES:</b>	Michael David, Baird Gourlay, Jim Slanetz
<b>NAYS:</b>	Anne Corrock

**Motion to adopt Ordinance 1166 ordinance of the City of Ketchum, Idaho, amending ordinance 1108, which provides for the imposition of local option taxes; providing a severability clause; providing for publication; providing a repealer clause; and providing for an effective date.**

<b>RESULT:</b>	<b>ADOPTED [3 TO 1]</b>
<b>MOVER:</b>	Baird Gourlay, Councilor
<b>SECONDER:</b>	Michael David, Councilor
<b>AYES:</b>	Michael David, Baird Gourlay, Jim Slanetz
<b>NAYS:</b>	Anne Corrock

- h. **PUBLIC HEARING: Second Reading of Ordinance 1168 amending Ketchum municipal code, title 4, "commissions and boards", chapter 4.16, "arts commission" to update and clarify the purpose and policy of the city and arts commission in encouraging public art; to add new sections 4.16.020 providing definitions and 4.16.050 identifying sources of funds – Director of Parks & Recreation Jen Smith**

Director of Parks & Recreation Jen Smith outlined the additions to Ordinance 1168 to amend the bylaws.

Councilor Anne Corrock question the necessity of the language on 4.301 and 060b on page 3. Jen smith gave the background of the Ketchum Arts Commission.

Mayor Nina Jonas asked for public comment on amending the bylaws. There was none.

**Motion to waive the second and third readings of Ordinance 1168 and read by title only pursuant to Code 50-902.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Baird Gourlay, Councilor
<b>SECONDER:</b>	Michael David, Jim Slanetz
<b>AYES:</b>	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

**Motion to adopt Ordinance 1168 amending the Text of Title 4 Chapter 4.16, Arts Commission, of the Ketchum City Code and providing an effective date.**

Mayor Nina Jonas read the title in full.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Baird Gourlay, Councilor
<b>SECONDER:</b>	Jim Slanetz, Council President
<b>AYES:</b>	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

- i. **PUBLIC HEARING and consideration of Ordinance 1170 for city-initiated text amendments to Title 17 of the Ketchum Municipal Code by amending Chapters 17.96 and 17.88. The amendments establish an administrative approval process for commercial additions under 1200 square feet, accessory structures, and projects located in the floodplain overlay - Planning and Building Director Micah Austin.**

Director of Planning & Building Micah Austin outlined the proposed changes and gave the background, recommendations and explained the research that has been done. He went over what other communities have for flood plain processes and explained that with the changes he is recommending, the flood plain would now be an administrative process.

Council President Jim Slanetz questioned projects under 250 sq. feet. Director of Planning & Building Micah Austin clarified that it would be approved under administrative process and what meets flood plain standards. He clarified that he is trying to assist applicants thru the process more efficiently.



City Administrator Suzanne Frick explained that software is being looked at for tracking this type of process along with all tracking contract's expiration dates.

Councilor Anne Corrock questioned terms such as Administrator and Planning & Zoning Administrator. Director of Planning & Building Micah Austin clarified that it should be Administrator.

Mayor Nina Jonas opened the meeting for public comment.

Christine Hilt with Blaine County explained Blaine County's process and encouraged council to support the existing process.

Director of Planning & Building Micah Austin is comfortable moving forward with approval of Ordinance 1170. Councilor Anne Corrock raised many questions on the flood plain and previous projects. Micah Austin responded to each of her questions and concerns. Attorney Matt Johnson explained the appeals section.

Mayor Nina Jonas questioned how many people review this. Director of Planning & Building Micah Austin explained who on his staff as well as who in each of the department reviews this prior to approval. Mayor Nina Jonas is in support of streamlining the effort but appreciates the County's public comment.

Christine Hilt advised that the County has a City Engineer review and issues no rise certificates.

**Motion to approve the city-initiated text amendment to sections 17.96 and 17.88 of the Ketchum Municipal Code as proposed with corrections to typo's to clarify the Administrator role.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael David, Councilor
<b>SECONDER:</b>	Baird Gourlay, Councilor
<b>AYES:</b>	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

**Motion to approve the first reading and read by title only of Ordinance 1170.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael David, Councilor
<b>SECONDER:</b>	Baird Gourlay, Councilor
<b>AYES:</b>	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

**j. City Council policy direction on proposed changes to the Zoning Ordinance regarding motor vehicle fueling stations and commercial snow storage - Planning and Building Director Micah Austin.**

Director of Planning & Building Micah Austin presented the proposed changes to the Motor Vehicle Fueling Station in Light Industrial Districts and Snow Storage. He explained that they are proposing to disallow gas stations off highway 75 and explained that pumps are not defined. We do not define if you are pumping in electricity or gas. He went over in detail the reasons for this change and explained what it says in the comp plan and the zoning ordinance. The second proposal is to add commercial snow storage as a conditional use permit. Criteria would be added for snow storage so that it could be managed.

Councilor Baird Gourlay would like to see the research that has been done into snow removal and storage. He doesn't like the snow storage so close to Warm Springs River. Council discussed general concerns. They agreed that there is a flooding issue as well as an environmental issue. It was determined that the Council is in support of the proposed change to commercial snow storage.

There was a discussion among Council regarding the motor vehicle fueling station. Size/scale is a concern. Councilor Baird Gourlay corrected wording to say adjacent to Highway 75. Not accessing highway 75. Current traffic situation was discussed. There are currently 3 gas stations in LI 1 & 2.

Mayor Nina Jonas asked for public comment. There was none.

Council continued to deliberate. Councilor Michael David has concerns about Valtrex.

Direction is to further define size/scale and to correct the wording to say adjacent

**k. Discussion and direction to staff on public parking strategy – City Administrator Suzanne Frick**

City Administrator Suzanne Frick asked for direction of staff regarding public parking. She talked about how many spaces the city currently has and advised that parking is very high in demand and certain parking areas are becoming a problem. (Limelight Hotel, Second & Washington Parking Lot in the evening hours and from Sun Valley Rd. North to 6<sup>th</sup> St). These are exceeding 85% capacity level. She explained that the City has been watching this problem and is suggesting the City now implement the following parking management measures:

1. Extend the 2-hour parking restriction to 8 p.m. in study area #5. She talked about who is parking there and the justification for us watching that area.
2. Work with the KURA and combine the Dollhouse Lot and the Second and Washington parking lot and repave and restripe both lots for parking. Paid parking would be installed
3. Implement paid parking in areas 2, 5 and 6th & Leadville Parking Lot. Kiosk parking was presented.
4. City and KURA embark upon a financial feasibility study to determine if a parking structure is feasibility and the 2<sup>nd</sup> & Washington / Dollhouse site.
5. Continue to invest in the extension of sidewalks.
6. Each year the City should conduct a traffic count and recommend to council each year since it will continually be evolving.

Councilor Baird Gourlay was in support of all these options and has always been in support of paid parking. This is the first step in moving towards public transit. Baird Gourlay is concerned about 2-hour parking being extended. He questions the 8 p.m. period. City Administrator Suzanne Frick explained that currently employees park from 4 p.m. on and that time needs to be shifted further out. Mayor Nina Jonas explained that the time change is the quickest and easiest change to implement. She has heard comments that citizens are not ready for paid parking. Councilor Anne Corrock talked about getting employees to park further away and advised that she understands paid parking in parking lots.

Councilor Baird Gourlay advised that this came up at the KURA meeting. He showed 2 parking lot design options and talked about what the KURA would pave and said that it would be paid parking. He asked if Council was in support. Mayor Nina Jonas voiced that she thought this was a good place to start. Council President Jim Slanetz voiced his support. Baird Gourlay explained that this would be a temporary solution (3 to 4 years) This would let us know if a parking structure would be used. Councilor Michael David voiced concerns that parking is being put above housing on two very valuable lots. He has concerns about giving up that property forever. Councilor Baird Gourlay said that at the KURA level there was discussion about putting housing above the parking garage.

Dick Fenton talked about moving around town. He thinks that maybe we need a circulator (cable car, golf cart etc...) He gave other ideas as well and suggested we need to look at mobility. We need to take a much broader look. He does not think a parking structure in that area is the best use of a valuable lot.

Councilor Anne Corrock talked the history of the parking conversation and issues and studies that have been done. She advised that the funding is limited. Anne Corrock is for the sidewalks, lighting, and paved parking.

Janine Bear agrees with Dick Fenton in regard to the value of this piece of property. This is not a good piece of property for public parking. Temporary would be ok but she would like to look into this further.

Councilor Michael David talked about the Mormon Church Parking Lot only being 65% occupied. He said maybe it is an education issue and advised that parking is only an issue 6 months out of the year.

Mayor went over the 6 items outlined.

#6 – Council and Mayor will all in agreement.

#5 – Council and Mayor all in agreement

#4 – Councilor Annie Corrock was in support of getting started. Michael David had questions on the parking advisory committee. Suzanne Frick explained that the parking advisory committee is basically the traffic authority. There would be further analysis done to determine what other staff would need to be hired. Suzanne explained that the 2nd and Washington Lot is a short-term recommendation. We are trying to get strategies and short term parking in place.

Mayor Nina Jonas is in support of #4 and agrees that City and the URA need to work together on a parking garage. She voiced concerns about the upcoming projects and managing those projects. This would give us an idea if paid parking is acceptable here. Councilor Baird Gourlay agrees. Councilor Annie Corrock agrees that this is a good temporary solution. The majority of the Council agreed to proceed with a financial analysis on the feasibility of a parking structure.

#3 - Council was in support of trying. Mayor Nina Jonas was a little hesitant due to costs of the Kiosks. There was a discussion about doing the parking lot and not the streets. Council President Jim Slanetz talked about the ability of possibly being able to move the Kiosks. Councilor Michael David thinks this needs to be looked at in a broader perspective. There needs to be part of a bigger plan and we need more community involvement. He advised that kiosks should be placed around the community, not just in parking lots. He had concerns that a parking structure could become obsolete. The Council agreed to move forward with paid parking in the two public parking lots and continue the discussion about paid parking on public streets.

#1 - Extending the two-hour parking area to 8 p.m. was discussed among council. Councilor Baird Gourlay questioned if this included 1st Ave. Baird Gourlay asked Police Chief Dave Kassner about enforcement. Councilor Michael David talked about training the employees on where to park. He thinks this is an incremental step that may help. Baird Gourlay clarified that this is just in section 5. It does not include 1<sup>st</sup> Ave. This is not all over town.

There was a discussion of where to implement. If we don't enforce in the streets in coordination with a parking lot, everybody will just start parking in the street. City Administrator Suzanne Frick suggested that we not enforce 2-hour parking until 7 or 8 pm until the paid parking is implemented in the public parking lots. The Council agreed to hold off implementation of extending the 2-hour parking until longer term paid parking is in place in the public parking lots.

Councilor Michael David reiterated that we have a shortage of prime parking at certain times of the year.

Scott Fortner, Ketchum citizen came from a community that just went thru this. He advised there is a lot of things on the web as to what they are doing. He said community involvement is huge.

**I. Discussion on the collection and utilization of housing in-lieu fees and direction to staff to initiate purchase of community housing units – City Administrator Suzanne Frick**

City Administrator Suzanne Frick talked about the history of affordable housing in Ketchum. She advised that to date there has not been a great deal of success and talked about the 2 units that have been built with Community Housing Fees. She advised that staff is recommending we take an incremental approach at this time. Suzanne Frick suggested we purchase and rehab existing housing and turn it into affordable housing. She talked about funding that we have set aside, funding that we know is coming our way from projects underway and what funding has already been spent. Suzanne Frick advised that we are recommending producing some units in Ketchum. It will not be a substantial number but it's a place to start. We are far behind other mountain communities that have taken incremental approaches.

Mayor Nina Jonas asked about creating a fund for down payments. City Attorney Matt Johnson advised that he needs to research this issue. City Administrator Suzanne Frick talked about down payments and deed restrictions and the fact that long term affordability could be a concern.

Councilor Anne Corrock asked who would facilitate the rehabilitation of that unit. City Administrator Suzanne Frick advised that we have staff who could rehabilitate. The goal would be to shift the management of the property over to BCHA once they are complete.

**Public Comment**

Dick Fenton clarified that these units would be for rent and clarified the intent. He talked about what has been done in Vale and what has worked there. There are some models out there that we could follow. He would encourage us to reach out and see what we could learn from them. He talked about housing possibly south of the Hospital and about looking broader and be open minded even if we have to look outside the City.

Mayor Nina Jonas advised that she has already talked to the Mayor of Vale. She clarified that they have already looked at studies and there is not a developer.

Janine Bear praised Michelle Griffith with ARCH and her ideas. She talked about our plan as opposed to what Michelle Griffith has ideas for. She suggested release the money to the housing authority and let them work with ARCH and let them do what they do and council should do what they do. Mayor Nina Jonas also feels Michelle Griffith is brilliant and the door is not shut.

Harry Griffith - They are looking at the gateway from all sides. He advised there are huge problems. He talked about all they are doing. He brought up modular construction that is being done in Boise. There are 1200 to 1400 sq. foot houses that are available at \$60 a sq. foot. The modular homes could be built to our code and handle the snow load. He brought up ideas of knock downs also.

City Administrator Suzanne Frick reiterated that we need council direction to find out if council will allow staff to go forward with an acquisition rehab approach for an amount not to exceed. She reiterated that there will still be money in the back to do other solutions. Would like to move forward with multiple strategies. Suzanne Frick explained that the funds that were set aside for the lawsuit have now been added to the pool for affordable housing.

Council President Jim Slanetz said baby steps are not a bad idea. He agrees with not continuing to sit on this money and we have to do something.

City Administrator Suzanne Frick explained that she will continue to talk with ARCH. In the past Arch was reluctant with getting into rehabbing homes but she will continue to have conversations with them. We want to be sure this is specified as a Ketchum asset. She will try to continue to work with the County agencies.

Councilor Baird Gourlay advised that he is ok with moving forward with this idea. He voiced his concern, management of the property is one of the concerns but is ready to move forward.

Executive Director Blaine County Housing Authority Bobbi Bellows explained what they do and what they have done in the past for the City of Sun Valley. She talked about what Sun Valley is currently doing with the housing they are now taking back and how they are managing it.

Mayor Nina Jonas advised that the census is to move forward but to bring ideas back before any final decisions are made. Councilor Michael David advised that he does not want to be in the housing business. He does not want to over burden staff any further. Councilor Anne Corrock gave an example of Mountain Rides housing units that they rent to employee's. She suggested we look to them for their strategy for rentals to their employees. The majority of the Council agreed to move forward with the purchase process provided the Council has the opportunity to continue discussion before a property is purchased.

#### 8. EXECUTIVE SESSION to discuss:

Litigation discussion pursuant to Idaho Code §74-206 1 (d) and (f).

Motion to go into executive session at 9:55 p.m.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Baird Gourlay, Councilor
<b>SECONDER:</b>	Jim Slanetz, Council President
<b>AYES:</b>	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

Motion to come out of executive session at 10:20 p.m.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Baird Gourlay, Councilor
<b>SECONDER:</b>	Annie Corrock, Councilor
<b>AYES:</b>	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

#### 9. ADJOURNMENT

Motion to adjourn at 10:21 p.m.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Baird Gourlay, Councilor
<b>SECONDER:</b>	Michael David, Councilor
<b>AYES:</b>	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

  
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Nina Jonas, Mayor  
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Robin Crotty, Interim City Clerk