



City Council

Regular Meeting

~ Minutes ~

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

Monday, December 19, 2016

5:30 PM

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 Bill Gigray
Director of Planning & Building Micah Austin
Director of Public Works/City Engineer Robyn Mattison

1. CALL TO ORDER

2. COMMUNICATIONS FROM MAYOR AND COUNCILORS

a. Communications from Mayor & Council

Councilor Baird Gourlay gave an update from the URA and announced that they are waiting on a scope of work from Dick Fosbury on the under-grounding project. The URA will meet again in January.

Mayor Nina Jonas welcomed everybody to the holidays and the direct flights from Portland.

3. COMMUNICATIONS FROM THE PUBLIC

a. Communications from the public. For items not on the agenda.

No public comment

4. CONSENT CALENDAR

a. Approval of Minutes: Regular Meeting December 5, 2016

b. Approval of Current Bills and Payroll Summary

c. Youth Recreation Reciprocity Agreement between the Parks & Recreation Department and the Wood River Community YMCA

d. Recommendation to Approve Comprehensive Service Agreement with Banyan Technology

Mayor Nina Jonas asked for approval of the consent calendar.

Councilor Anne Corrock questioned a duplicate payment to Davis Embroidery out of two different GL codes. Administrator Suzanne Frick gave direction for one of the bills to be removed. It should be charged out of professional services. Council President Jim Slanetz questioned the \$20,000 charge for light installation. Director of Public Works/City Engineer Robyn Mattison explained that it is the cost of installing and removing all the holiday lights on the street trees.

Motion to approve consent calendar with removing the duplicate payment to Davis Embroidery.

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

5. COMMUNICATIONS FROM STAFF

a. PUBLIC HEARING and consideration of an amendment to the Amended and Restated Warm Springs Ranch Resort Annexation and Development Agreement - Director of Planning & Building Micah Austin

Director of Planning & Building Micah Austin presented the new Amended and Restated Warm Springs Development Agreement. There was one final amendment made today on page 18 of the clean copy of the report. Section C - middle of page - first part of sentence (the language has been Stricken) by direction from the City Attorney Bill Gigray. Applicant Attorney Ed Lawson agreed. Micah Austin outlined all the changes in the agreement that have been made.

Mayor Nina Jonas asked council for questions. Attorney Bill Gigray explained the term "current conditions" and explained that a word has been added to clarify. Director of Planning & Building Micah Austin will make that change and fix the formatting on that page.

Councilor Baird Gourlay questioned the extensions language and questioned if the time-frame language should be added to the agreement. City Attorney Bill Gigray explained that if they were going to request an extension they would do that in the 4th year progress report.

Mayor Nina Jonas opened the meeting to public comment. There was none.

Applicant Attorney Ed Lawson questioned the process on getting the Mayor's signature so he can advise his client. City Administrator Suzanne Frick said he could get the signed agreement tomorrow.

Motion to approve the Second Amended and Restated Warm Springs Ranch Resort Annexation and Development Agreement with the minor changes noted by Director of Planning & Building Micah Austin as 6.7 C and subpart small d that would read any progress on advancing the project as noted by counsel.

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

b. PUBLIC HEARING: Ordinance 1158, Workshop for Off Street Parking, and Loading – Director of Planning Building Micah Austin

Mayor Nina Jonas introduced this topic and gave the background. She would like to use this meeting as a workshop. This will be the beginning of many workshops and will be brought back to council with a date certain.

Motion for a less formal discussion.

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

Mayor Nina Jonas thanked staff for their work on this topic.

Director of Planning & Building Micah Austin presented giving an outline of all the items he will be covering this evening and how tonight's presentation will work.

Director of Planning & Building Micah Austin started with the History of the Ketchum Parking Ordinance. Amendments are all in 17.125. He talked about why the code amendment looks like it does and what they are trying to accomplish. He explained the existing parking code and the fact that it conflicts with the 2014 comprehensive plan and talked about all that staff has done in regards to public meetings and getting public input. Micah Austin explained how staff worked to accomplish the policy goals and about the relationship between public and private parking. Background research was presented. The key challenges were identified for commercial and residential uses He gave statistics of how many past projects they looked at and talked about the other cities that they researched and about best practices that have been incorporated into our Ordinance. Micah Austin talked about policy goals and comprehensive plan goals, peer communications and best practices. Micah Austin gave staff analysis and recommendation. He talked about Private Parking Regulations and Proposed Amendments and Revisions

Micah Austin explained that 76 projects were analyzed and he talked about their findings. Councilor Baird Gourlay questioned the parking requirements in the LI zone. There was a discussion among Baird Gourlay, Micah Austin and City Administrator Suzanne Frick. Micah Austin talked about the steps his staff went thru to count the number of parked cars and parking spots and the fact that they plan to do those counts every year. He talked about high growth and low growth and how that impacted the parking. He talked about anticipated projects in 2017-2018. Councilor Anne Corrock questioned on street parking credits and how they work. City Administrator Suzanne Frick talked about a demand analysis. Councilor Baird Gourlay brought up the opening and closing time of each business and how they will affect parking and how the credits should be counted. Parking demand, shared parking and transportation demand were all discussed.

City Administrator Suzanne Frick talked about public parking managing strategies and presented a power point showing the study that has been done over the last 20 years and talked about what they learned from those studies. She explained that considering the study's that Director of Planning & Building Micah Austin has done, it is time to develop solutions to our parking problems. Staff's suggestions were presented.

Director of Planning & Building Micah Austin summarized his presentation and asked for questions from Council. Councilor Baird Gourlay asked if the policy goals came from the comprehensive plan. Micah Austin explained that some of them did. Baird Gourlay agrees with these polices however he questioned penalty & incentives. Director of Planning & Building Micah Austin explained how affordable housing fits into this. City Administrator Suzanne Frick talked about how parking code can create incentives. Councilor Michael David asked if the transportation hub was discussed among staff. Micah Austin explained how this was factored in during staff discussion. Michael David talked about demand, inventory, and public transportation. Suzanne Frick explained how the parking structure and transportation hub are compatible.

Mayor Nina Jonas opened the meeting for public comment.

Executive Director of Mountain Rides, Jason Miller liked what he was hearing. He has been here for 11 years working on transportation issues and had comments to make about the private side even though most of Mountain Rides concerns would be on the public side. Mountain Rides would be willing to be partners in a transportation hub and talked about what has been earmarked for this project from Mountain Rides. He talked about the credit and voiced his support of a transportation hub and about all the things that Mountain Rides can be a part of. Mayor Nina Jonas asked council for questions of Jason Miller. Councilor Michael David mentioned Peter Everett and his support of managed parking and how that could incentivize. He asked Jason to talk about how managed parking could affect transportation. Jason Miller talked about incentives and disincentives and what Mountain Rides does and what should be encouraged.

Paul Conrad local business person announced that he appreciated the intent but feels a lot of what he saw as problematic. He thinks incentivizing and dis-incentivizing is a problem. He talked about a current project that will not work under this presented code and about what he is behind and what he is against. He wants more dialogue and more communication with the business community. Mayor Nina Jonas asked for clarification on what he is behind. He said that everybody needs to pay their own way. To eliminate in-lieu payments is not a good idea and said that he was against the 500-sq. ft. space.

Bob Crosby Sun Valley Board of Realtors asked council to read the ordinance as proposed. The changes will have a detrimental impact. Proposals as written in the ordinance will kill development. You can't physically accomplish what the code says. He presented a list of smaller affordable units that are currently available and talked about the supply of the units and their sizes. There was a discussion among Mayor, Council, and Bob Crosby in regards to what came out of the P & Z workshops. Bob Crosby said the public should have had a conversation with staff prior to this presentation. Councilor Anne Corrock asked Bob Crosby how he feels about the cities goals. Bob Crosby said he was in support of the goals but they are impractical. He is in support of incentivizing. He said if the proposal tonight was passed it would be catastrophic. Councilor Michael David asked Bob Crosby if there is something that Ketchum Code does not address in regards to affordable housing. Bob Crosby talked about the months of supply in Hailey and Bellevue as opposed to the months of supply in Ketchum. He said they must figure out a way to incentivize it. Mayor Nina Jonas reiterated that we are talking about long term change.

Jerry Seiffert - talked about the 70's and paving the road and removing snow. He talked about the efficiency of our emergency services and about the changes to the ordinance that have been done over the years. He gave the history of how the parking ordinance came to be and about the parking study from the 1980's and what the numbers were. Jerry Seiffert suggested taking back all the public right of ways. He said that council is going down the right path and he is in support and suggested council work with the real-estate community. Councilor Michael David asked him what he thought of maximum parking requirements. Jerry Seiffert was in favor.

Michael Doty is in favor of the commercial parking as currently written. He talked about the benefits of paid parking. He talked about the marketable size of the properties in Ketchum being 2400 to 2500 sq. ft. The parking garage ideas were discussed and he explained that having your car on your own property is what people want. Councilor Michael David questioned if there is a way to incentivize with a mix in a building. Councilor Anne Corrock questioned who is buying the larger units. Michael Doty speculated that it was 2nd or 3rd homeowners. He supported City Administrator Suzanne Frick's description of the "park once" strategy. He is in support of the on-street parking for commercial zoning.

Harry Griffith Executive Director of SVED agrees that this is a complex question. He believes there needs to be more work on the residential parking portion and suggested to focus on the things that everybody agrees needs work. He suggested leaving the residential piece as it is for now. Do what you can do easily and put the rest of things on the back burner.

Tim Wolf - Wolf Company suggested looking at other cities. Look at their innovative ideas. Look where solutions are occurring outside this area. He believes that in 5 years it may not be necessary to own a car.

Michael Doty - Talked about density.

Mayor Nina Jonas discussed the value of changing the parking code. Councilor Anne Corrock said residential does have to have parking to go with it on site and the size of commercial should be based on what the market demands.

Council President Jim Slanetz agrees with SVED Executive Director Harry Griffith. Good to go forward with the commercial side. He said the market will take care of the parking in time.

Councilor Michael David said he thinks that we are headed in the right direction for commercial. He is in support of paid parking and a managed parking plan is necessary.

Councilor Baird Gourlay asked Director of Planning & Building Micah Austin where "office" fits in. Micah Austin clarified that "office" would need to provide parking. The Sushi & 2nd parking lot uses were brainstormed. Baird Gourlay thinks it's important to talk about the zones. He would like another meeting to zero in on 3 to 4 topics.

City Administrator Suzanne Frick talked about factoring in employee parking because they are long term parkers.

In-Lieu parking was discussed. Councilor Baird Gourlay advised that it is a revenue stream but what good is it doing for parking.

Motion to continue the public hearing for Ordinance 1158 as a workshop to January 17, 2017.

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

Mayor Nina Jonas called at a 10-minute break.

c. Consideration of City response to the Idaho Power Public Utilities Commission Application for the redundant line project (Case Number: IPC-E-16-28)—City Administrator Suzanne Frick

City Administrator Suzanne Frick explained that this is another avenue to try due to lack of response from Idaho Power. This would give us a seat in the process and put us at the table with Idaho Power.

Council President Jim Slanetz asked City Attorney Bill Gigray if he has dealt with this in the past. Bill Gigray explained that he has not but went on to say what this will do for the City. He explained that this needs to be filed tomorrow if council decides to go forward.

Amy Christiansen - Vice Chair of KEAC recommends moving forward. She talked about the harms and benefits of the redundant line and about what other areas are doing in regards to this. She explained this process as leadership due diligence and advised that this should be a 4-week independent analysis. She talked about her involvement with the Sun Valley Institute for resilience and what their involvement is with this project.

Sharon McCall member of KEAC recommends that Ketchum petition IPUC and talked about all things this line can do. She is in support of the Idaho Power Public Utilities Commission Application for the redundant line project.

Councilor Annie Corrock asked if there is any down side to this. City Attorney Bill Gigray said cost, and talked about what the IPUC can do. Mayor and Council brain stormed the pros and cons.

Motion that the City proceed with a Petition to Intervene in IPUC Case No. IPC-E-16-28 and authorize the City Attorney to prepare and file such petition and proceed in representation of the City in this case.

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

d. Recommendation to Approve Task Order with HDR, Inc. for NPDES Permitting Technical Assistance – Public Works Director/City Engineer Robyn Mattison

Director of Public Works/City Engineer Robyn Mattison explained that the cities permit to be able to discharge into the river expires at the end of July. She recommends that HDR help with the permitting process. This item is budget for.

Motion to authorize the City Administrator to sign Task Order #4 with HDR, Inc. for a not-to-exceed amount of \$13,000.

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

6. EXECUTIVE SESSION to discuss:

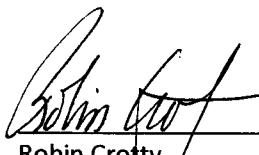
- a. Personnel discussion pursuant to Idaho Code §74-206 1(b)
- b. Discussion pursuant to Idaho Code §74-206 1(f)


No Executive Session

7. ADJOURNMENT

Motion to adjourn at 9:35 pm.

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


 Robin Crotty
 Interim City Clerk


 Nina Jonas
 Mayor