



City Council

Regular Meeting

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

~ Minutes ~

Jane Clerk
(555) 555-1234

Monday, March 7, 2016

5:30 p.m.

Ketchum City Hall

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

Also Present:
Ketchum City Attorney Jill Holinka
Fire Chief, Mike Elle
Police Chief, Dave Kassner
Director of Planning & Building Micah Austin
Director of Public Works/City Engineer Robyn Mattison
Director of Parks & Recreation Jen Smith

1. CALL TO ORDER

Mayor Nina Jonas called the meeting to order at 5:33 p.m.

2. CONSENT CALENDAR

- a. Approval of Minutes: Regular Meeting February 16, 2016
- b. Approval of Current Bills and Payroll Summary
- c. Recommendation to approve Gem Grant Resolution, Micah Austin, Director of Planning & Building

Councilor Anne Corrock questioned how the grant administration works. Micah Austin Director of Planning & Building explained. Councilor Jim Slanetz questioned the \$1,500 charge for woman's soccer equipment. Jen Smith Director of Parks & Recreation explained. Councilor Michael David questioned the Simplot sidewalk project and if it will be reimbursed. Robyn Mattison explained that it would not.

Motion to approve the Consent Calendar

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

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS

- a. **Proclamation of appreciation for Rick LeFavre for service on Ketchum Energy Advisory Committee, Mayor**

Mayor Nina Jonas recognized Nancy Reagan former First Lady and said the flag will fly at half-mast for the rest of the week.

Mayor Nina Jonas honored Rick LaFaire with a Proclamation and flowers in recognition of the cities appreciation for his service on the Ketchum Energy Advisory Committee.

Mayor Nina Jonas introduced Josie Dueterhoeft intern police officer to the City. Chief Dave Kassner gave Josie's background.

b. Communications from Mayor & Council

Mayor Nina Jonas addressed many topics: 911 text ability for Blaine County and explained how to use it and explained that it is not available in Custer County. The snow dump site is donated by the Sun Valley Company and explained that we are looking into other sites. Pot holes are being addressed by the City of Ketchum, City of Sun Valley and ITD. Chip Sealing does help and this year it will be done in July on the streets, not the avenue's.

Council President Jim Slanetz complimented the Film Festival.

i. Mountain Rides—Anne Corrock

Councilor Anne Corrock talked about the Mountain Rides Board Meeting and the five-year strategic plan. The strategic plan will be coming to the city soon to review.

ii. Blaine County Housing Authority—Michael David

Councilor Michael David apologized for missing the last meeting and explained the circumstances. No update on the Blaine County Housing Authority at this time.

iii. Airport Authority Board—Baird Gourlay

Councilor Baird Gourlay talked about the US Alpine Championship. The schedules will be on the Sun Valley Website. All events will be occurring out at Warm Springs. There is no update on the Airport Authority at this time.

4. COMMUNICATIONS FROM THE PUBLIC

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

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

b. Mountain Rides presentation, Jason Miller, Executive Director

Jason Miller, Executive Director presented a power point regarding ridership, no at fault accidents in 2 years, recent performance in comparison to past years. He explained that Mountain Rides is working on the service for the upcoming Alpine event and talked about other metrics they are tracking and who is using the bus and about the facility they opened in Bellevue on the corner of Gannet and Clover. The Bike Ped Master plan was presented. There is more engagement from ITD because of this plan. He talked about upcoming funding opportunities for the Bike Ped Master Plan and went on to talk about the URA property that will be discussed later tonight. Jason Miller talked about where mountain rides is in regards to new stops and bus stop standards as well as a new phone app and new service improvements. Jason went over the 5 year plan goals and the 5 year plan outcomes by 2020.

Mayor Nina Jonas asked council for questions.

There was a discussion among Councilor Baird Gourlay and Jason Miller, Executive Director regarding the Federal Money that may be available and what exactly the Feds look at and explained the process. Jason Miller thanked Mayor and Council for their support. There were no other questions from Council.

5. COMMUNICATIONS FROM STAFF

a. Discussion of prohibiting Yew Plants in the City of Ketchum, Jen Smith, Director of Parks & Recreation

Jen Smith Director of Parks & Recreation explained the Blaine County law in regards to the Yew Plants. Jen Smith encouraged all citizens to pull the plant out.

Mayor Nina Jonas asked council for questions.

Councilor Michael David asked about push back from the community. Jen Smith Director of Parks & Recreation said she has not had any pushback and gave some background of what she has learned from the County in how they are getting the word out.

Mayor Nina Jonas opened the meeting up to public comment.

Ben Young, Landscape Architect explained that we have not seen these deaths in the past. He talked about the enforcement issue and the fact that it is a misdemeanor and his feelings on this issue.

Sun Valley Mayor Peter Hendricks talked about the County's ordinance and how the City of Sun Valley is handling the Yew situation. He explained that the City of Sun Valley would have a problem with enforcement and talked about the education efforts they are putting forth.

Mayor Nina Jonas asked for Council Comments.

Councilor Michael David suggested partnering with the City of Sun Valley and Blaine County to work on the education process. He does not think an ordinance is needed at this time. Councilors Anne Corrock and Jim Slanetz were in agreement that we need to continue working on the education aspect. Councilor Baird Gourlay questioned Jill Holinka City Attorney regarding the enforcement of the County Ordinance. Jill Holinka explained that the County cannot enforce it in the City. Councilor Baird Gourlay does not want to see another law on the books but is in agreement with the education component.

b. Ketchum Arts Commission Strategic Plan Update, Jen Smith, Director of Parks & Recreation

Jen Smith Director of Parks & Recreation introduced all the members of the Ketchum Arts Commission that were present in the room.

Trina Peters presented on behalf of the Ketchum Arts commission and talked about the plan that was developed in 2013 and the fact that it has been updated. She gave an overview of the plan and outlined the operational and programming goals of the commission. Trina Peters asked for input from the Council. Council had no questions but thanked the commission for their service.

c. Recommendation to suspend the Events Commission, Jen Smith, Director of Parks & Recreation

Jen Director of Parks & Recreation gave the background of the Ketchum Events Commission and events they sponsored in the past. Jen Smith explained that the commission has met and agreed that they should disband. The balance of the trust fund should be transferred to the Ketchum Alive Trust Fund.

Councilor Baird Gourlay complimented the commission and Sharon Arms, Events Coordinator for their service. Councilor Jim Slanetz was concerned about the possibility of losing events. Jen Smith explained Sharon Arms role and how well it fits in the City of Ketchum. Councilor Michael David is in agreement with the disbanding of the events commission. Councilor Anne Corrock wanted to confirm that we will continue to have an events coordinator on staff and is comfortable in the direction in which this is going.

Motion to disband the Ketchum Events Commission and approve a transfer of the commission's trust fund balance of \$826.77 to Ketch'Em live Trust Fund.

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

d. Recommendation to approve the purchase of a new police vehicle, Dave Kassner, Police Chief

Chief Dave Kassner presented a power point outlining the justification for the new vehicle and where the funding will come from. He explained that the old vehicle could be used in another department. Council President Jim Slanetz questioned the use of a smaller vehicle. Dave Kassner explained the use of the vehicle and the reason for the size of the vehicle.

Councilor Baird Gourlay questioned the current vehicle mileage and if the replacement is really necessary. The funds will all be coming from the trust fund.

Mayor Nina Jonas opened the meeting for public comment.

Amy Christiansen had questions regarding electric fleets. Chief Kassner talked about the hybrid situation and the electrical system not being able to hold a charge but when the technology becomes available they will look into this again. Councilor Anne Corrock questioned how many batteries are in the car. Dave Kassner said two.

Motion to approve the purchase of a 2016 Chevy Tahoe for the Ketchum Police Department.

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

e. Approval of Water Conservation Grant, Robyn L. Mattison, Public Works Director/City Engineer

Robyn Mattison presented explaining the grant and what is available. Would like to use a total of \$30,000 for this project for the match. She is asking for approval to move forward with the grant application.

Mayor asked for public comment. There was none.

Motion to authorize city staff to prepare and submit a \$10,000 grant request for the Idaho Water Resource Board Ground Water conservation Grant.

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

f. Letter of Support for ITD Preservation/Restoration work on Main Street, Robyn L. Mattison, Public Works Director/City Engineer

Robyn Mattison Public Works Director/City Engineer explained the five-year plan for preservation/restoration projects that the ITD is currently preparing for. Robyn Mattison explained that the ITD suggested that a letter of support would help increase the chances that the project will be included in the five-year plan.

Councilor Baird Gourlay suggested in the letter of support they talk about the South Bound lane.

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

Motion to authorize the Mayor to send a letter to the Idaho Transportation Department to express support for a Main Street Preservation/Restoration project.

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

6. RESOLUTIONS & ORDINANCES

a. Aqua-aerobics non-disclosure/confidentiality agreement, Robyn L. Mattison, Public Works Director/City Engineer

Robyn Mattison explained that Aqua Aerobics is requiring that we sign a non-disclosure/confidentiality agreement.

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

Motion to authorize the Mayor to execute the Controls Non-Disclosure/Confidentiality Agreement with Aqua-Aerobics Systems, Inc.

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

b. Ordinance 1152 – Amending Title 10, Chapter 8, Ketchum City Code by Prohibiting the use of Hand Held Mobile Electronic Device while driving except under certain conditions, Dave Kassner, Police Chief

Police Chief Kassner presented giving a history of cell phone usage while driving and the data that has been accumulated and about what distracted driving is. Dave Kassner presented the 2011 proposed state law and explained the penalties involved with Reckless Driving and Inattentive Driving and went over the particulars of the proposed Ordinance and the restrictions and talked about the penalties and

the fact that is an infraction rather than a misdemeanor. He talked about hands free technology and the cost and recommended approval.

Councilor Michael David questioned if this is a secondary offense. Dave Kassner explained that is a first offense.

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

All of council was in support.

A motion to approve the first reading of Ketchum Ordinance Number 1152, an Ordinance of the City of Ketchum, Blaine county, Idaho, amending Title 10, Chapter 8, Ketchum City Code, by adding definitions to Section 10.08.020; adding a new section 10.08.310 prohibiting the use of a hand held mobile electronic device while driving except under certain conditions, providing for an infraction fine of \$100.00 and providing for exceptions for law enforcement officers, fire department personnel or emergency service vehicle operators while in the actual performance of their official duties; providing a savings and severability clause; providing a repealer clause; and providing an effective date.

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

c. Settlement Agreement and Ordinance Number 1153 to Vacate Portions of the Old Union Pacific Railroad Company and Oregon Shortline Railroad Company Right-of-way, Paul Fitzer, Attorney

Jill Holinka City Attorney explained why the settlement agreement is being removed and explained that it was noticed and will be heard at the April 4th meeting.

d. Resolution Number 16-003 2016 Planning & Zoning Meeting Dates, Micah Austin, Director of Planning & Building

Micah Austin Director of Planning & Building explained that there was an error in dates in the previous resolution and the dates have been corrected.

Motion to approve Resolution Number 16-003.

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

e. Third Reading of Ordinance 1147 to rezone Lots 5, 6 and 7 of Block 21, Ketchum townsite from Community Core (CC) to General Residential – Low (LR-L), Micah Austin, Director of Planning & Building

Micah Austin Director of Planning & Building explained that this is the 3rd reading authorizing them to move forward.

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

Motion to approve the third reading or Ordinance 1147 for Lots 5, 6 and 7 of Block 21 and to read by Title Only. Council Michael David read by Title only.

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

7. PUBLIC HEARINGS

- a. **Continuation of First Reading of Ordinance No. 1150 amending Title 17, the Zoning Ordinance, of the Ketchum Municipal Code by amending Sections 17.08.020, 17.12.202, and 17.124 and rezoning Resub division of Northwood Planned Unit Development Lot 4, AM Lot 21A from LI-2 to LI-3, according to a text amendment and rezone request submitted by Community School Inc., Micah Austin, Director of Planning & Building**

Council President Jim Slanetz has recused himself from this item.

Micah Austin Director of Planning & Building presented and gave an overview and history of the text amendment and development agreement. Micah explained that there have not been any changes since the last meeting. The public benefits have been added back in. The applicant attorney and the City Attorney are both in agreement of the rezone development agreement. Micah Austin outlined the specifics of the agreement.

Mayor Nina Jonas asked council for questions. Councilor Anne Corrock questioned what is involved in doing a crosswalk. Micah Austin Director of Planning & Building explained that the Community School would install the crosswalk and the city would maintain it.

Mayor Nina Jonas asked Ed Lawson, applicant attorney for a comment. Ed Lawson explained that they are here to answer any questions but there is no formal presentation.

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

Councilor Baird Gourlay commented on the section of the development agreement that talked about delays and said he would rather see reasonable time rather than a day for a day. Micah Austin Director of Planning & Building explained that both attorney's agreed upon the language. Ed Lawson applicant attorney explained that he, Susan Buxton City Attorney, Suzanne Frick City Administrator and Micah Austin all worked on this language and are all in agreement. Baird Gourlay withdrew his objection to the language.

Motion to approve ordinance 1150 and read by title only. Council Michael David read by title only.

RESULT:	ADOPTED [2 to 1]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Michael David, Councilor
AYES:	Michael David, Baird Gourlay
NAYS:	Anne Corrock, Councilor
RECUSED:	Jim Slanetz, Council President

Ed Lawson Attorney for the applicant asked if the council would agree to waiving the three readings.

Motion to waive the 2nd and 3rd reading of Ordinance 1150.

RESULT:	ADOPTED [2 to 1]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Michael David, Councilor
AYES:	Michael David, Baird Gourlay
NAYS:	Anne Corrock, Councilor
RECUSED:	Jim Slanetz, Council President

- b. **Continuation of Consideration and approval of an application for a rezone development agreement by the Community School Inc. for property located at 280 Northwood Way, Ketchum, Idaho, 83340 and described as Resubdivision of Northwood PUD Lot 4, AM Lot 21A, Micah Austin, Director of Planning & Building**

Motion to approve Rezone Development Agreement with the Community School Inc. as proposed, finding the request is in compliance with the Comprehensive Plan, the Subdivision Ordinance, and other adopted city policies and regulations.

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

- c. **Consideration of Ordinance No. 1148 amending Title 17, the Zoning Ordinance, of the Ketchum Municipal Code by amending Section 17.18, Zoning Districts, and repealing and replacing Section 17.18.130 with Section 17.96, Design Review. Micah Austin, Director of Planning & Building**

Micah Austin Director of Planning & Building presented the Design Review Standards. He pointed out what the state requires and outlined what public process was done and what has been cleared up in the ordinance. Micah Austin talked about changes from the P&Z Commission recommendation and went over the next steps for Phase II.

Councilor Baird Gourlay asked when this becomes effective. Micah Austin explained that it becomes effective upon publication

Mayor Nina Jonas asked for public comment. There was none

Motion to approve Ordinance 1148 and read by title only.

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

8. NEW BUSINESS

- a. **Discussion of utilizing city properties located at Washington Ave/Second St and Leadville/Sixth St in partnership with the Ketchum Urban Renewal Agency to develop community housing, parking and/or other space, Micah Austin, Director of Planning & Building**

Micah Austin, Planning & Building Director presented on behalf of the URA. Micah Austin explained that there are two locations for community housing units. The first one is located at 211 Washington Street and the second is the public parking lot at 6th St. and Leadville Ave. Both locations are publically owned by the KURA and the City of Ketchum. Micah Austin outlined how the lots are currently developed and what the KURA is looking at for future development on those lots. He went to explain that the plan says the KURA needs to work towards a housing situation on these properties and is seeking feedback and direction from City Council. Micah Austin said they are seeking permission for an RFP that would go out to the private market and set a minimum standard for what they would like to see developed on that lot. The RFP would be put together jointly with the Council and KURA. Timing was discussed.

Mayor Nina Jonas asked if the RFP has to ask for Community Housing. Micah Austin explained that it could be a broader scale but they need to start out with the housing. The KURA will be telling the developing community what we would like to see on the property. If the RFP comes back that community housing will not work on these properties', they will have learned something.

A joint meeting for an MOU or RFP was discussed. Micah Austin gave an example of how the wording of the RFP would be and the fact that this has to go before a public RFP because it is public land.

Councilor Baird Gourlay speaking as chair for KURA said the KURA has concerns that the Kushlan study may be out of date and it may need to be revisited. The KURA is asking if the City Council is interested with the URA developing the property and the best way in which to develop. The Plan and the fact that we are bound was discussed.

Mayor opened the meeting up to Public Comment.

Bob Crosby Director of Sun Valley Realty, questioned staff as to if this deal of working with the City is irrevocable.

Gary Lipton member of the KURA and a tax paying citizen talked about affordable housing and the fact Councilors Jim Slanetz and Michael David ran on this platform. Council President Jim Slanetz and Councilor Baird Gourlay both sit on the board and he hopes they will move forward with this tonight.

Mark Nieves resident and Commissioner on the KURA advised that this is an important project and we promised tax payers affordable housing. He encouraged a dialogue so they could move forward.

Micah Austin Director of Planning & Building said the agreement recommends a Memorandum of Understanding. There would be no transfer of real-estate until further down the road. The MOU would outline all that. Micah Austin addressed Bob Crosby's concerns.

Councilor Anne Corrock asked about the number of units at the Dollhouse property and how does that fit into the equation. Micah Austin Director of Planning & Building said there is no specific guidelines on what to do with that loan if community housing does not happen on that property. Micah explained for the project to proceed all 4 lots would have to be deeded to the URA to develop the sites.

A group meeting to develop the MOU and the RFP was discussed.

Councilor Anne Corrock talked about her concern of developable land and the lack there of and the fact that the land may be needed for the essential services project.

Councilor Michael David is in support of partnering with the KURA and that these two topics could run concurrently.

Council President Jim Slanetz is in agreement with Councilor Anne Corrock on the Essential Services project. He's all for this on his URA side but on the council side there are other concerns. However, he is unsure on these two lots until he knows what is going to happen with the Essential Services Building.

Councilor Baird Gourlay does not see a problem with moving forward with this so we have all options on the table.

Mayor Nina Jonas talked about the lot behind Cimino Park. The other lots are bigger than this lot and too big for Essential Services.

Councilor Michael David agrees that going forward with the RFP allows us to move forward.

There was a general consensus to get both boards together to discuss the issue.


Motion to approve the request from the KURA to the City of Ketchum proposing a joint effort to seek development proposals for property owned by the KURA and the City of Ketchum comprising Lots 5,6,7 and 8 of Block 19, Ketchum townsite and Lots 7 and 8, Block 6, Ketchum townsite.

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

9. ADJOURNMENT

Motion to adjourn at 9:00 p.m.

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



Robin Crotty
Interim City Clerk



Nina Jonas
Mayor

