



City Council

Regular Meeting

~ Minutes ~

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

Monday, January 4, 2016

5:30 PM

Ketchum City Hall

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

Also Present:
Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Susan Buxton
Director of Planning & Building Micah Austin
Director of Public Works/City Engineer, Robyn Mattison
Street Superintendent, Brian Christiansen
Fire Chief, Mike Elle
Police Chief, Dave Kassner

1. **CALL TO ORDER**

Mayor Nina Jonas called the meeting to order at 5:31 pm

2. **CONSENT CALENDAR**

- a. Approval of Minutes: Regular Meeting December 21, 2015
- b. Approval of Current Bills and Payroll Summary
- c. Recommendation to approve #2 Dozer rental for snow removal – Brian Christiansen, Street Superintendent

Mayor Nina Jonas asked for approval of the consent agenda.

Councilor Anne Corrock asked for clarification on the Dozer Rental and the fact that we won't be getting it unless it is needed. Councilor Jim Slanetz questioned the cost of snow removal if it's in the budget. Suzanne explained the budget process and how they will adjust later in the fiscal year.

Councilor Jim Slanetz questioned the lease for Bureau for land management. Robyn Mattison Director of Public Works/City Engineer explained it is the lease for the tank site off the highway and it's paid annually.

The postage meter charge and how it is being paid was discussed. Councilor Jim Slanetz questioned the Konica Minolta charge on the payables. Robyn Mattison Director Public Works/City Engineer explained that it is for the light meter to assist with the Dark Sky Ordinance.

Motion to approve consent calendar in total.

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

3. OATHS OF OFFICE AND SEATING OF MAYOR AND COUNCIL

a. Administration of Oath to Councilor Michael David – Mayor Nina Jonas

Mayor Nina Jonas administered the Oath of Office to Councilor Michael David.

b. Administration of Oath to Councilor Jim Slanetz – Mayor Nina Jonas

Mayor Nina Jonas administered the Oath of Office to Councilor Jim Slanetz.

c. Election of Council President

Councilor Anne Corrock nominated Councilor Jim Slanetz as Council President.

Motion to nominate Councilor Jim Slanetz as Council President

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

d. Council Liaison Appointments

Air Service Board

Mayor Nina Jonas presented by saying she is seeking re-appointment to the Air Service Board.

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

Blaine County Housing Authority

Mayor Nina Jonas would like to re-nominate to re-appoint Erin Kelso to the Blaine County Commissioners for re-appointment.

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

Councilor Michael David will be the Liaison (non-voting member)

Blaine County Regional Transportation Committee - Robyn Mattison Director Public Works/City Engineer currently attends and will continue attending.

Ketchum Community Development Corporation

Motion to nominate Suzanne Frick, City Administrator to represent the City.

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

Mountain Rides

This is a Voting Member and Michael David has been serving on the board.

Motion to nominate Councilor Anne Corrock as the voting representative.

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

Traffic Authority

Motion to nominate Councilor Michael David.

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

County Wide Pedestrian/Bike Master Plan

Council President Jim Slanetz has been serving and will continue to serve.

Fly Sun Valley Alliance

Councilor Baird Gourlay has been serving as a liaison and will continue to serve.

Sun Valley Economic Development

Motion to appoint Councilor Baird Gourlay as liaison.

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

4. COMMUNICATIONS FROM MAYOR AND COUNCILORS

a. Communications from Mayor & Council

b. *Appointments & Proclamations:*

i. KURA Board Appointments – Mayor Nina Jonas

Mayor Nina Jonas outlined the composition of the KURA Board and the history of the seats. There was a discussion regarding the terms. Mayor Nina Jonas explained that Jay Hill, Economic Development Director for City of Sun Valley has applied for the position.

Mayor Nina Jonas nominated Jay Hill for the KURA Board.

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

Mayor Nina Jonas nominated Councilor’s Gourlay and Slanetz for the KURA Board.

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

Councilor Baird Gourlay complimented Councilor Anne Corrock for her service on the URA Board.

Councilor Michael David thanked Brian Christiansen Street Superintendent and his crew for the snow removal efforts.

Mayor Nina Jonas welcomed Mayor Elect Peter Hendricks of the City of Sun Valley.

Mayor Nina Jonas encouraged the public to weigh in on the contract for the Blaine County School Superintendent and referred the staff and the public to the BCSD Website for details.

Mayor Nina Jonas voiced her concerns and encouraged people to support our economy so private businesses can invest in our community.

5. COMMUNICATIONS FROM THE PUBLIC

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

Pat McMann, Chairman of Galena Ground Water District talked about total water rights of the Galena Ground Water District. This is the smallest ground water district and municipal participation is very important for its success. He encouraged the City of Ketchum to invest the \$150 per cfs - \$3,500 into the Galena Ground Water District.

6. COMMUNICATIONS FROM STAFF

a. Recommendation to Approve Contract and Scope of Work for Mountain Rides—Suzanne Frick, City Administrator

Suzanne Frick, City Administrator presented the contract and scope of work and asked council for approval.

Wendy Crosby, Business Manager presented for Jason Miller Executive Director saying Mountain Rides has no problems with the contract.

Mayor opened to public comment. There were none.

Motion to move into the contract for services with Mountain Rides Transportation Authority.

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

b. Discussion and approval of a professional services agreement with Kushlan Associates—Micah Austin, Planning and Building Director

Micah Austin Director of Planning & Building outlined the contract with Kushlan Associates. Mayor Nina Jonas had questions on how parking relates to community housing and why parking is going first. There was a discussion as to how it was decided on what would be handled first and the formula that was used in writing the parking code and how it effects the Comprehensive Plan.

Mayor Nina Jonas opened the meeting up for public comment. There were none.

Councilor Michael David questioned the membership of the Adhoc Parking Code Committee and if they are all listed in the packet. Micah Austin, Director of Planning & Building explained that all members are listed but more members will be added to the committee. Councilor Michael David will be happy to serve on the committee. Councilor Anne Corrock questioned enforcement of properties that are currently developed. Micah Austin explained what the committee is currently looking at and how they will proceed.

Motion to approve the professional services agreement with Kushlan Associates for an amount not to exceed \$2,945.

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

7. RESOLUTIONS & ORDINANCES

a. **Third Reading of Ordinance Number 1145, Approving Amendments to Ketchum Municipal Code, Title 15 Building Code Amendment - Rebecca Bundy, Senior Planner**

Rebecca Bundy, Senior Planner explained the suggested changes that were made at the last meeting.

Councilor Anne Corrock questioned if there is a difference on how things will be handled during the snow season. Suzanne Frick City Administrator explained that staff can work with the applicants in regards to seasons and how things will be handled.

Councilor Baird Gourlay questioned the deletion of #4. Rebecca Bundy Senior Planner explained they are deleting it because it talks about permanent use and not a construction plan.

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

Motion to approve Ordinance #1145 with deleting item G4 and conduct the third reading. Mayor Nina Jonas read by Title Only.

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

b. **Recommendation to Repeal Section 12.24.030 of the Municipal Code and Conduct First Reading of Ordinance Number 1146 Relating to the Standards for Snow Storage in the Right of Way – Robyn Mattison, Public Works Director/City Engineer.**

Robyn Mattison, Public Works Director/City Engineer presented a power point of problem areas in the City of Ketchum in regards to private snow removal into the City Right of Way with assistance from Street Superintendent Brian Christiansen and Fire Chief Mike Elle.

Street Superintendent Brian Christiansen explained what happens to the roads as the banks get higher and the snow plow can't throw the snow over the top of the snow banks. The process of widening the roads and the cost associated with that was discussed.

Robyn Mattison, Director of Public Works/City Engineer addressed safety concerns in regards to Fire Hydrants. Fire Chief Mike Elle talked about the 20' clearance that is required and explained the importance of this clearance to be able to access an emergency situation in a timely manner.

Robyn Mattison, Director of Public Works/City Engineer talked about the recommendation to repeal section 12.24.030 of the Municipal Code. Robyn Mattison explained that she would like to simplify the Ordinance and reduce it from 6 pages to 2.

Robyn Mattison Director of Public Works/City Engineer proposed to repeal Ordinance #553 and enact a new Ordinance #1146 and waive 2nd and 3rd readings and start the education process to the public this

snow season. She outlined the plan of education they have in mind and talked about the enforcement and the fact that the fine would be for the person physically moving the snow. They would also be required to clean up the snow that they put in the city right of way.

Suzanne Frick, City Administrator talked about the difference between an infraction and a misdemeanor. There was a discussion regarding the person receiving the fine. Suzanne Frick reiterated the importance of the education portion of this Ordinance. There was a discussion of changing it from a misdemeanor to an infraction and the positives about that.

Councilor Baird Gourlay questioned where in the Ordinance it says it's ok to push snow into the right of way from the sidewalk. Police Chief Dave Kassner explained the current Ordinance. There was a discussion regarding the education process and the time frame in which it would be done.

Mayor Nina Jonas opened the meeting for public comment.

Derek Ryan, Ketchum Resident talked about the curb cuts and recommended adding to the education level on how curb cuts should be handled.

Mayor Nina Jonas closed public comment.

Brian Christiansen Street Superintendent explained the Street Departments responsibility with curb cuts. Sidewalk, curb and gutter definition was discussed. Police Chief Dave Kassner clarified when the snow needs to be removed.

Attorney Susan Buxton-explained how an infraction works. Police Chief Dave Kassner said they will try to handle at the time of the incident and explained the positive of citing the driver.

Motion to waive the second and three readings of Ordinance 1146 and read by title only pursuant to Idaho Code 50-902.

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

Motion to adopt ordinance 1146 repealing Ordinance 553 and providing effective date amending section 612.24090 to require any violation to be an infraction with a \$150.00 fine and delete the language related to misdemeanor.

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

Mayor Nina Jonas expressed her concern that the right of way needs to be clearly marked and the Education material should in Spanish as well.

8. PUBLIC HEARINGS

- a. **Public hearing and consideration to rezone Ketchum Lots 5, 6 & 7 of Block 21, Ketchum Townsite, from Community Core District (CC), Sub district C, Urban Residential to General Residential – Low Density District (GR-L) and to eliminate these properties from the Sub District Map. Subject properties are located at 131 & 151 S. East Avenue and 451 E. River Street.**

Micah Austin, Director of Planning & Building explained the background and the rezone of lots and the history of this change. The P & Z Commission did recommend approval of this rezone. Micah Austin showed a power point of the 3 lots of Block 21 that this effects.

Morgan Brim Senior Planner was thanked for the catch.

Mayor Nina Jonas opened the meeting for public comment. There were none.

Motion to approve the request by the City of Ketchum to rezone Lots 5, 6 & 7 of Block 21 from Community Core District sub district C to General Residential – Low Density and to eliminate these properties from the Community Core Sub District Map finding the request is in compliance with the comprehensive Plan, Zoning ordinance and other applicable city policies.

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

- b. **Public Hearing and consideration of an application submitted by Jack Bariteau. Separate Property Trust to vacate a portion of the public Right of Way comprising the alley bisecting Block 91 at Sixth Street running northwest between Lots 1 & 2 and Amended Lot 5A/6A.**

Micah Austin, Director of Planning & Building presented the request to vacate a portion of the public right of way. The P & Z Commission recommended denial of the application because of public interest and uses. Micah Austin presented a power point of the alleys and showed potential public uses and talked about the one public comment that was received.

Mayor Nina Jonas opened the meeting for public comment.

Jack Barriteau owner of the property at 600 Walnut Ave explained his goal and talked about the public interest side regarding park purposes. He said the area is currently closed and talked about contradictions in the Ordinance of 1971.

Brian Ross an adjacent property owner talked about the vacation of properties and the years in which they occurred. He said he submitted a letter of support for the vacation.

Vince Sicilly owns property across the street talked about when he built and the process he had to go thru to combine his two lots. He questioned the ultimate purpose of building on these lots.

Mayor Nina Jonas closed public comment.

Micah Austin Director or Planning & Building addressed the concerns and talked about Ordinance #173 and how staff has interpreted it. Mayor Nina Jonas asked for clarification regarding "closed to public travel." and "park purposes". There was a discussion among council, legal counsel and City

Administrator. Micah Austin explained the history of the single lots and parcels and clarified that these lots are currently buildable. Councilor Michael David questioned if they are buildable as they are what is the benefit of the vacation. Micah Austin explained.

There was a discussion among council as to the need to vacate and the way in which the current Ordinance is written. Mayor Nina Jonas asked for a motion.

Motion to deny application to vacate application by Jack Barriteau.

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

- c. **Public hearing and consideration of an application submitted by IEG Thunder Spring LLC for a Planned Unit Development (PUD) Conditional Use Permit (CUP) to request setback waivers associated with a proposed nine-unit development within the Thunder Spring Planned Unit Development (PUD) located at 126 Saddle Road (Thunder Spring Large Block Plat, Block 2, Township 4N, Range 18E, and Section 7).**

Micah Austin Director of Planning & Building introduced the application and gave background and history and showed a power point of the Site Plan. He talked about the requirements for the Conditional Use Permit, Approved Landscaping Plan and Criteria for Approving Waivers. Micah Austin then explained the staff recommendation.

Morgan Brim, Senior Planner talked about the (4) set back waiver requests. He went thru them each individually and addressed the public concerns and talked about conditions 1-8.

Mayor Nina Jonas questioned the suggestion regarding the bus stop and requested Mountain Rides be involved. Suzanne Frick City Administrator said they are currently working with Mountain Rides regarding all bus stops and shelters.

Councilor Baird Gourlay questioned if we've received recent comments. The public comments were then discussed among council and Micah Austin Director of Planning & Building.

Councilor Anne Corrock asked for clarification in regards to the public benefits and had questions regarding snow storage. Micah Austin addressed the concerns.

Dave Hutchinson, Applicant for IEG Thunder Spring said the bus shelter is the best the city has ever seen and talked about public comments and how the concerns have been addressed. He explained that the P&Z Commission has given their approval with no public comments. He believes they have support from adjacent homeowners and are very comfortable with the design.

Council had no questions for Dave Hutchinson.

Mayor Nina Jonas opened the meeting up for public comment.

John Pardon GM for Thunder Spring Home owner's association said the association is in approval of the project.

Councilor Anne Corrock questioned the location of the bus stop. Suzanne Frick, City Administrator explained that it has not been determined at this time and the bus route was discussed.

Councilor Baird Gourlay asked Dave Hutchinson to reiterate the Standards of PUD. Dave Hutchinson outlined all they have done. The waivers are very minimal and are not unusual.

There was a lengthy discussion regarding the bus stop shelter and location.

Motion to approve the planned unit development conditional use permit application by IEG Thunder Spring LLC for the Thunder Spring Residences with conditions 1-8, which include waivers to building with conditions 1-8 which include waivers to building setback.

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

9. **NEW BUSINESS**

10. **EXECUTIVE SESSION to discuss:**

- a. Litigation pursuant to Idaho Code §§74-206 1(f).

Motion to go into Executive Session at 8:25 p.m.

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

Motion to come out of Executive Session at 9:22 p.m.

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

11. **ADJOURNMENT**

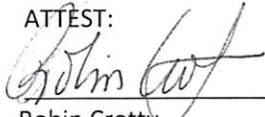
Motion to adjourn at 9:23 p.m.

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



Nina Jonas
Mayor

ATTEST:



Robin Crotty
Interim City Clerk