



# City Council

## Regular Meeting

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

~ Minutes ~

Robin Crotty  
(208) 726-3841

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Monday, June 1, 2015

5:30 PM

Ketchum City Hall

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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  
City Treasurer/Clerk Sandy Cady  
Police Chief David Kassner  
Director of Parks & Recreation Jen Smith  
Director of Planning & Building Micah Austin  
Senior Planner Morgan Brimm  
Director of Public Works/City Engineer Robyn Mattison  
Recording Secretary Robin Crotty

1. **CALL TO ORDER**

Meeting was called to order at 5:50 p.m.

2. **CONSENT CALENDAR**

a. **Approval of Minutes: May 18, 2015.**

Councilor Anne Corrock requested clarification on page 5 of May 18, 2015 minutes. Administrator Suzanne Frick advised the last sentence under The Right-of-Way Encroachment should read that it will now go for Public Works review.

b. **Approval of Current Bills and Payroll Summary.**

Council Annie Corrock stated the Arborcare payment, on page 13, for fertilization was coded to the ambulance fund. Administrator Suzanne Frick said she would look into this and correct it if need be.

c. **Approval of 2015-16 Liquor, Beer and Wine Licenses:**

d. **Findings of Fact, Conclusion of Law and Decision for:**

i. **Vue Townhouse Subdivision Final Plat.**

Motion made to approve the consent agenda with changes to page 5 of the minutes and to approve the payment of current bills and payroll after the code for Arborcare is looked into.

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

### 3. COMMUNICATIONS FROM MAYOR AND COUNCILORS.

#### a. Communications from Mayor & Council

Councilor Anne Corrock questioned the RV parking that was created last year. With the new hotel going in she didn't know if we could look at this again and possibly come up with another plan.

Council President Michael David talked about the KCDC. KCDC board is unanimous in the fact that they do not feel like they are being viewed as a partner with the City. He is asking if the City wants to move forward with partnering and looking for clarification of their role with the City Council President Michael David said that KCDC has a good track record of taking on projects others would not take on. City Council President Michael David was concerned that there was a meeting with the housing authorities and KCDC was not invited. KCDC said if they couldn't be funded, but felt valued, they could make it work. Mayor Nina Jonas asked for a definition of Partnership. Council President Michael David thinks it is similar to the URA and how the City worked with Northwood Place, 4<sup>th</sup> St., Walkability and KIC. He would like to continue that. He would like the City to work with KCDC like they work with the URA. KCDC was created as a development arm.

Councilor Baird Gourlay explained that in the past when working with the KCDC the City would put forth the projects and KCDC would have the expertise to go forward. He thinks there is a little bit of frustration on KCDC's part and they want to know if they can continue to be a partner with the city and stay alive. They are not looking for complete funding from the city, however, is there a number the city can contribute for operations. They currently are the administrator of KIC and manage Northwood Place. Councilor Baird Gourlay said that if they weren't in existence the City would need to pay somebody else to manage. Mayor Jonas asked what they are suggesting. Councilor Baird would like to know where we are in the budget process and if the council is thinking about keeping KCDC and if so than at what level. He thinks the council should talk about it first and then come up with a number that would be acceptable to Mayor and Council. Councilor Baird Gourlay said that dissolving a 501c3 that has been successful in the past is probably not something the Council wants to do. Mayor Nina Jonas added the item to the next agenda. Councilor Anne Corrock would like an explanation of how KIC works with KCDC. Councilor Michael David stated that he is very concerned about losing an organization that is in total support of Ketchum in economic development and housing. Council Jim Slanetz is in agreement.

### 4. COMMUNICATIONS FROM THE PUBLIC.

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

Citizen Mickey Garcia asked why the Farmer Market is being persecuted. Why do they have to dig and scrape by. Why are we talking about selling the Starbucks Building because it is not making money. He questioned KCDC and why they can't work together on some things and stated that the City needs more affordable rental housing.

### 5. ORDINANCES AND RESOLUTIONS.

#### a. Resolution 15-013: Accepting the Canvassed Election Results from the Blaine County Board of Commissioners and Proclaiming the Results of the Special Municipal Election – Sandy Cady, City Treasurer/Clerk.

City Treasurer/Clerk Sandy Cady advised that a simple majority of voters were needed to approve the proposal. There were 223 voters. 202 in favor and 21 against. At this time City Treasurer/Clerk Sandy Cady asked to adopt Resolution 15-013 accepting the canvas as final.

**Motion to adopt Resolution 15-013 accepting the canvassed election results from the Blaine County Board of Commissioners and proclaiming the results of the Special Municipal Election held in the City of Ketchum, Idaho on Tuesday May 19, 2015.**

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

## 6. PUBLIC HEARINGS.

- a. Ordinance 1135 – Title 17, Zoning Comprehensive Update, Phase I – Morgan Brim, Senior Planner.

Micah Austin Planning and Building Director and Morgan Brimm Senior Planner presented. There have been no changes to the Ordinance that is now in front of Council. Micah Austin asked for questions. Councilor Michael David complimented the work that is before them.

Councilor Jim Slanetz had a question regarding the sq. footage on guest houses. Austin explained that this has not changed. They can look at it again in Phase II.

Councilor Baird Gourlay is asking for a hard copy for council to review.

Councilor Anne Corrock asked if we have a map of the avalanche zone. Micah Austin Planning & Building Director clarified that the City will be working on a comprehensive map showing the avalanche zones in Phase II.

Mayor Nina Jonas opened the meeting up to public comment. Mickey Garcia said this update is a breath of fresh air. It's a simplification and much needed.

There were no other public comments.

Councilor Baird Gourlay asked about parking requirements at the base area of Warm Springs. He pointed out that currently the parking requirements are 2 spaces per 1000 sq. feet and said it is not feasible. He said we need to look at that or we won't get more businesses there. Mayor Nina Jonas agreed and said parking should be prioritized to the top in Phase II. Director Planning & Building Micah Austin said parking needs to be looked at thru the City and explained that changes will be coming in Phase II and presented to council as they become ready.

**Motion to approve the first reading of Ordinance No. 1135 and a continuation of this hearing for a second reading to June 15, 2015, of the proposed city initiated text amendments to repeal and replace Ordinance 208, Title 17 Zoning Code, of the Ketchum Municipal Code including subsequent amendments, in its entirety. The proposed amendments are intended to restructure the zoning ordinance district uses, dimensional standards, parking/signage requirements, to establish development standards, to eliminate redundancies and internal conflicts and to align zoning regulations with State statute.**

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

## 7. COMMUNICATIONS FROM STAFF.

- a. Recommendation to Submit for Eccles Foundation Grant for Guy Coles Skate Park Enhancement CIP – Jen Smith, Director of Parks and Recreation.

Jen Smith Director of Parks and Recreation asked Council for permission to apply for the Eccles Foundation Grant for Guy Coles Skate Park Enhancement.

Councilor Anne Corrock asked if this is a 100% grant. Jen Smith clarified there is no required match from City.

Jen Smith Director of Parks and Recreation said there is currently \$3000 in Skate Park Trust Fund. She went onto explain that the grant is for \$100,000, the Enhancement Project estimate cost is \$90,000 with no landscaping. She will add an additional \$10,000 for landscaping. She then explained that the Enhancement is a street scape area.

**Motion to approve staff time to prepare the Willard L. Eccles Foundation grant request for support of the Guy Coles Skate Park streetscape enhancement project.**

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

## 8. AGREEMENTS AND CONTRACTS.

### a. Zion's Bank ROW Encroachment Agreement – Robyn Mattison, Director of Public Works/City Engineer.

Public Works Director/City Engineer Robbin Mattison presented explaining that Zions bank applied for and were approved for a right-of-way permit. They did not know they needed an encroachment agreement and therefore performed the work at their own risk. An encroachment permit is required because Zions will be putting improvements in our city right of way. There was a discussion among Mayor and Council regarding the maintenance and who would be responsible for it. Councilor Anne Corrock asked about allowing pavers instead of concrete and questioned if the council was ok with this. Administrator Suzanne Frick said that this will be discussed at the next council meeting because it is a high maintenance material and suggested adjusting the agreement to amend maintenance go to the property owners. Councilor Anne Corrock was in agreement.

Councilor Baird Gourlay said he didn't disagree because it's expensive to replace cement also. He thinks pavers in the right-of-way agreement are in our benefit. Councilor Michael David agreed and said the problems they've had in the past are due to poor installation. Pavers are easier to fix than cement.

Councilor Jim Slanetz said he doesn't think they should be singled out. He pointed out that the City doesn't have this agreement with anyone else. Councilor Slanetz questioned if they did cement would we be asking for this. Robyn Mattison, Public Work Director/City Engineer said we would if they had a snow melt system. Councilor Slanetz thinks we should be consistent.

Councilor Annie Corrock asked for maintenance of pavers to be included in the agreement.

**Motion to approve the proposed Right-of-Way Encroachment Permit application with the inclusion of maintenance of the pavers and authorize the Mayor to sign a Right-of-Way Encroachment Agreement with said owners.**

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

### b. Right-of-Way Encroachment Permit for Play Hard/Give Back – Robyn Mattison, Director of Public Works/City Engineer.

Mattison explained that Play Hard/Give Back did not know they needed an encroachment permit. The work was completed prior to the application being applied for. Play Hard/Give Back has installed a Community Garden and there is no irrigation in the Right-of-Way.

The Warm Springs Gateway is a very important corridor to the City. Robyn Mattison, Director of Public Works Director/City Engineer made it clear that a future sidewalk may get installed thru the Community Garden site. They are very aware of the sidewalk and the agreement shows the future of the sidewalk.

Councilor Annie Corrock asked what the definition of a Community Garden is. Mayor Nina Jonas asked if signage should be put up to explain what a community garden is. Administrator Suzanne Frick explained that it is not private space that somebody has exclusive use of and others can utilize the crops.

**Motion to approve Right-of-Way Encroachment Permit for Play Hard give back.**

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

c. **Big Wood Watershed Study Partnership Agreement – Rebecca Bundy, Senior Planner.**

Director Planning and Building Micah Austin presented for Rebecca Bundy. Micah complimented Rebecca for her work on the flood plain and the fact that she has reduced flood plan insurance rates by 20%.

Micah Austin Director Planning & Building explained that the study is an agreement with FEMA with no financial agreement from the City of Ketchum. It is a Cooperative agreement with FEMA to fly the Big Wood Watershed to take very detailed images and use them to reassess the flood plains in the area.

Councilor Jim Slanetz asked if rates could rise. Austin said it could go either way. Some people will find out they are in the flood plain and others will find out they are out of the flood plain.

Councilor Baird Gourlay asked about timeline. Austin said it will begin this summer. FEMA will conduct the exercise in the summer of 2015. The map will be completed by winter of 2017. The agreement is just asking for the Mayors signature.

**Motion to allow the Mayor to sign the attached Big Wood Watershed Study Partnership agreement.**

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

9. **EXECUTIVE SESSION to discuss:**

a. **Litigation pursuant to Idaho Code §§67-2345 1(f).**

**Motion to go into Executive Session to discuss litigation pursuant to Idaho Code §§67-2345 1(f). at 6:48 p.m.**

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

**They came out of Executive Session at 8:14 p.m.**



A motion was made to allow the City Attorney to file a Motion of Dismissal of the Bigwood and Littlewood Water Call.

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

10. ADJOURNMENT.

**Motion made to adjourn at 8:17 p.m.**

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

  
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Nina Jonas, Mayor

  
Sandra E. Cady, CMC  
Clerk