



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Monday, June 17, 2019

4:00 PM

Ketchum City Hall

Present:
Mayor Neil Bradshaw
Council President Michael David
Councilor Jim Slanetz
Councilor Courtney Hamilton
Councilor Amanda Breen

Also Present:
Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Matt Johnson – present by phone
Director of Finance & Internal Services Grant Gager
Associate Planner Abby Rivin
Interim Fire Chief Tom Bowman
Police Chief, Dave Kassner

CALL TO ORDER

Mayor Neil Bradshaw called the meeting to order at 4:00 p.m.

COMMUNICATIONS FROM MAYOR AND COUNCIL

1. Proclamation declaring June 23, 2019 as International Olympic Day

Mayor Neil Bradshaw recognized today as International Olympic Day. He read the proclamation aloud.

Mayor Neil Bradshaw asked for comment from the council. There was none.

Mayor Neil Bradshaw advised that the current sidewalk construction should be completed before July 4th and talked about the positive comments he has received.

COMMUNICATIONS FROM THE PUBLIC

Mayor Neil Bradshaw opened the meeting for public comment. There was none

CONSENT AGENDA

2. Approval of Minutes: Regular Meeting June 3, 2019
3. Authorization and approval of the payroll register
4. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$481,177.71 as presented by the Treasurer.
5. Monthly Financial State of the City—Director of Finance and Internal Services Grant Gager
6. Approval of Alcohol License for Barbara's Party Rentals, Base Camp River Run, The Haven, Base Camp Warm Springs, Casino, Taylor'd Events, Warfield Brewery - Director of Finance & Internal Services Grant Gager

Motion to approve the consent agenda.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Amanda Breen, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

PUBLIC HEARING AND DISCUSSIONS**7.. Discussion on the Blaine County Sheriff's Dept. Budget**

Mayor Neil Bradshaw asked for public comment on the Sheriff's proposed budget. There was none.

Mayor Neil Bradshaw explained that council is going thru the budget process and asked about the 10% cut that is being proposed and how that affects them.

Chief Deputy Will Freuhling explained that the bulk of the budget is personnel saying they would need to cut officers and this would cut into the level of service. Will Freuhling explained the different staffing scenarios they are considering. He talked about the benefits to the county not having an increase in benefit costs which is good news to the county as well as the city. With no increase to the health benefits he believes the budget is very close. Mayor Neil Bradshaw asked Council for questions. There were none.

8. ACTION: Recommendation to approve the Third Reading of Ordinance #1192 modifying the development standards for Light Industrial Zones I, II, and III – Associate Planner Abby Rivin

Mayor Neil Bradshaw advised that Associate Planner Abby Rivin is here to answer questions and opened the meeting for public comment

Jack Kueneman, President of the Property Owners Association for Northwood Business Park, talked about council's approval tonight being against the P & Z recommendation and called it spot zoning. He talked about not recognizing how this effects the LI and referenced the topic of parking and the proposed 58' height of a building.

Lee Chubb said he agrees with Jack Kueneman and quoted the Mayor from the last meeting. He questions why the LI business owners have not been heard at a public meeting. He talked about comments he has received and referenced parking problems and how a study should be done on the parking and height of building. He stated his frustration and asked council to stop and research.

Gary Hoffman said he supports Council's decision. He advised that he is the owner of low-income housing and talked about Ketchum becoming a senior only community. He talked about the positives of the changes proposed and about the people who are against the changes, stating they do not care about the future of Ketchum.

Bob Crosby, Sun Valley Board of Realtors, talked about the proposed changes to the Ordinance. He advised he was part of the stakeholders meeting and talked about the parking issues. He said if workforce housing is the issue, they need to address parking before moving forward.

Anne Corrock, Ketchum resident, advised that this has been an issue for a long time in our community and the LI separates us from other tourist communities and is what makes us special. She referenced a study done in 2016 showing Ketchum's LI zone being the healthiest zone for employment. She

referenced the Scott Building and Frenchman's building being successful and talked about the issues the Frenchman's have with HOA's. The LI is working well for our community and should stay as it is. She read aloud verbiage from the current code and expressed her concerns and advised that the code being proposed is not underlined correctly.

Barbara Amick advised that she has been in the LI District for 30 years. She requested not to give away any more parking and talked about the congestion that already exists. She does not have any concerns about height. She also voiced concerns about the start time of the council meeting.

Mayor Neil Bradshaw talked about the long process that the city has gone thru to get here. He recognizes the concerns before the public and the fact that parking is still a large concern along with the height. He talked about ground floor residential in LI3 and explained that defining affordable housing will come in future meetings. He believes the process has been very vigorous and asked Council how they would like to move forward.

Councilor Courtney Hamilton asked City Attorney Matt Johnson about spot zoning. Matt Johnson noted that this is not spot zoning it is in relation to an application and is a zoning change and does not have any concerns. Mayor Neil Bradshaw talked about the size of the condominiums and the parking. Bob Crosby believes 1 parking spot per unit should work. Mayor asked Jack Kueneman about the property owners' point of view. Jack Kueneman talked about his interpretation of 17.125.

Mayor Neil Bradshaw asked Gary Hoffman to clarify his thoughts. Gary Hoffman talked about a business exposition in Sun Valley in the past and about how parking will continue to change over the next number of years. He suggested one parking spot per unit and if they would like more, they would need to pay an additional fee.

Councilor Amanda Breen talked about comments she has heard regarding parking requirements and advised that she wonders if we should have a study done. She agrees with Gary Hoffman and said that parking will change over the next couple of years. Councilor Jim Slanetz has similar thoughts to Amanda Breen and talked about creating an ordinance that works and not just offers an instant building. He does not want to change the ordinance just so we can move forward with building tomorrow. He wants to preserve the LI. Mayor Neil Bradshaw explained that there is a lot good in the LI re-write and he would hate to not see this move forward in this meeting or the next.

Council President Michael David talked about parking saying he would like to see a change in parking to decrease parking minimums. He spoke regarding the comments he heard tonight and outside this meeting. He explained we are leaving the parking the same as it has been and that there are people out there who would like to see the parking restrictions lessened. Michael David advised that he is an elected official who needs to be the voice of the public and prioritizing parking over people is something we need to move away from.

Councilor Courtney Hamilton advised that nobody likes this ordinance and her concern is what is going to kill this town first, lack of affordable housing or lack of LI. There was a conversation regarding if this ordinance is hurting the LI and the controversy of building on the second floor.

Lee Chubb said he supports housing and talked about housing in LI3 being bigger than what he lives in. He said in the haste of doing something, it may be the wrong thing to do. He is for building housing on the 2nd floor and urged council to figure out the parking problem before moving forward.

Mayor Neil Bradshaw said we have had a very vigorous process and he is asking council to make a decision. Councilor Amanda Breen thinks it would be worthwhile. She pointed out that there is not a lot of space left to build in the LI. She does not think these changes are going to make a big difference. She

pointed out that just because she does not agree does not mean she does not care. Associate Planner Abby Rivin talked about the process in P & Z and what was talked about regarding ground floor residential. Councilor Courtney Hamilton reiterated that this is a tough decision. Mayor Neil Bradshaw advised the public that council does listen to every comment out there if they agree or disagree. Abby Rivin explained the parking analysis and how that works. Mayor Neil Bradshaw asked City Administrator Suzanne Frick how the wording could be changed. Suzanne Frick suggested additional wording in the LI Zoning Ordinance. Suzanne Frick asked City Attorney Matt Johnson if we should amend the language to be incorporated into the third reading. He said this is a procedural change and talked about other options for incorporating this change. Council deliberated on how to move forward.

Councilor Courtney Hamilton talked about the demand for multiple bedroom units. Lee Chubb said that a 2000 sq ft. unit is only attractive to a family and the LI is not a place for families. Councilor Jim Slanetz said he does not see larger units getting built there. He suggested making 1's and 2's. Bob Crosby clarified that nothing is going to get built unless we work on parking. He would like to see this go forward but we still need to work on parking. Anne Corrock talked about prioritizing LI and talked about percentages changing. Mayor Neil Bradshaw clarified that percentages will not work in this process. Anne Corrock respectfully disagreed and suggested trying it.

Council President Michael David is willing to get the good things in the ordinance moving. He says if we pass it or not LI will look the same in 5 years. Councilor Amanda Breen questioned if we should pass this at all. She is inclined to pass it and keep looking at the issues.

Motion to table and continue to July 1, 2019

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

9. Discussion and direction on Fire Station Location – Mayor Neil Bradshaw

Mayor Neil Bradshaw talked about getting the fire house in order which includes building a new fire station. He talked about parking spaces for the YMCA and building on the dirt lot that is city owned. Mayor Bradshaw requested direction from council on the location. He talked about the Fair on the Sq. and the comments he has received regarding the location of the fire station.

Lara Mclean talked about the location. She wants to make sure the fire station has requirements and square footage that will be what is needed in the next 50 years.

Anne Corrock said she has a few questions regarding the sq. footage of the lot, and parking for fire and police. Mayor Bradshaw advised the public that there will be an open house on June 25, 2019, and all questions will be addressed at subsequent meetings.

Jason Shearer YMCA reminded council that he sent out a list of comments and concerns regarding the plans and he looks forward to working together.

Mayor Neil Bradshaw asked Interim Fire Chief Tom Bowman if he has any comments on this location. Tom Bowman advised that this is a great location and talked about all the positives and agrees that the design needs to be looked at, but this is a workable location. Mayor Neil Bradshaw asked council for input on spending more money on this site. Councilor Amanda Breen asked about SV Fire and Ketchum Rural Fire. Mayor Bradshaw advised that he has spoke to both and hopes that consolidation will happen in the future. He talked about getting input in the planning and all that has been done up to this point.

He would like to continue funding the design and layout of this spot and talked about the results of Fair on the Square. Amanda Breen agrees with not purchasing additional land. She asked Police Chief Dave Kassner about parking there. Chief Kassner advised the council of the police department's needs. Councilor Courtney Hamilton clarified that this will be a public parking lot. Council President Michael David voiced support of the location. Mayor Neil Bradshaw advised that up to the election we need to be sure were answering all questions at which time we will need to go mute. Councilor Jim Slanetz believes this land works. He talked about the possibility of a lot near the fire training facility for the future that we could possibly trade for.

Mayor Neil Bradshaw advised that the city will proceed and will get answers to the questions we have heard today.

10. ACTION: Authorize the Mayor to enter into Purchase Order #20358 with Altitude Insulation and Purchase Order # 20359 with Thornton Heating and Sheetmetal Inc. and Agreement #20361 with State of Idaho – City Administrator Suzanne Frick

Mayor Neil Bradshaw explained that these recommendations are part of the Sustainability recommendations and will help with the building out of the parks dept and also receive a \$10,000 match grant from the state.

Mayor Neil Bradshaw asked for public comment. There was none.

Mayor Neil Bradshaw asked for questions from the council. Councilor Jim Slanetz asked how much this will save per year? Sharon Grant explained the upgrades to the Parks and Recreation Building regarding heat and air and said she does not have a dollar amount of the savings at this time. Councilor Courtney Hamilton asked about the Energy Recovery Ventilator coming, and the fact that these upgrades are to bring the building to code and maybe shouldn't come out of the sustainability budget. Mayor Neil Bradshaw asked for a dollar figure. City Administrator Suzanne Frick explained it is \$9,200. Courtney Hamilton also talked about lighting in the Street Department for the productivity of the workers advising that will also need to be looked at sooner rather than later. Courtney Hamilton explained the study that has been done for lighting. Mayor Neil Bradshaw would like the lighting discussed at a future meeting.

Motion to authorize the Mayor to enter into Purchase Order 20358 with Altitude insulation in an amount not to exceed \$14,250.20 to insulate the Atkinsons Park Recreation Center in addition to incidental costs not to exceed \$1,000.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Amanda Breen, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

Motion to authorize the Mayor to enter into Purchase Order 20359 with Thornton Heating and Sheetmetal Inc. in an amount not to exceed \$36,180 for mechanical equipment upgrades and replacement for the Atkinsons Park Recreation Center and Street and Facilities Buildings in addition to incidental costs not to exceed \$1,000.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

Motion to authorize the Mayor to enter into Reimbursement Agreement #20361 with the State of Idaho

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Councilor
SECONDER:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

11. ACTION: Recommendation to approve Apple Park Townhomes Preliminary Plat – Associate Planner Abby Rivin

Mayor Neil Bradshaw opened the meeting for public comment. There was none.

Councilor Courtney Hamilton asked for qualifications on the alley. Abby Rivin talked about the improvements to the alley and future alley maintenance improvements.

Motion to hold a public hearing and approve the Preliminary Plat for the subdivision of any existing 10,319 sq. ft lot located at 371 W 7th Street in the General Residential Low-Density Zoning District into two townhouse sublots.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Amanda Breen, Councilor
SECONDER:	Courtney Hamilton, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

12. ACTION: Recommendation to approve 100 7th St. Condos Preliminary Plat. – Associate Planner Abby Rivin

Mayor Neil Bradshaw asked for public comment. There was none

Mayor Neil Bradshaw asked council for questions and comments. Councilor Jim Slanetz questioned the community housing unit. Associate Planner Abby Rivin explained there is 1 community housing unit and the unit is for rent.

Motion to approve the Preliminary Plat for 100 Seventh Street Condominiums, a condominium plat for the three-story mixed-use building currently under construction at 100 7th Street East.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

STAFF AND COUNCIL COMMUNICATIONS

13. Recommendation to provide input to the Ketchum Arts Commission on its selection of an artist for the city's Interactive Art Project – Assistant City Administrator Lisa Enourato

Mayor Neil Bradshaw asked for thoughts and comments from the Council. There was none.

Mayor Neil Bradshaw asked the Arts Commission if they are excited about the applications. Courtney Gilbert explained that all of the commission agreed on one artist and they are extremely excited about the art. Interactive Art was discussed. She explained that \$15,000 was accumulated over the last few fiscal years. There was continued conversation between the council and Courtney Gilbert. Council President Michael David said this is money well spent. Councilor Courtney Hamilton talked about the locations of the sculptures around town. Courtney Gilbert said this would become part of the cities collection and it can handle snow. Mayor Neil Bradshaw explained that he is in support of funding permanent art but questioned if the timing is right. Courtney Hamilton asked Courtney Gilbert if funding is cut for next year, is this where the arts commission wants to spend their money. Being sure the art stays within the lighting ordinance is important. Courtney Gilbert explained that the art is successful with or without the light. Council deliberated. They all agreed that this cost is in this year's budget and they should move forward. Mayor Neil Bradshaw thanked Courtney Gilbert and the Arts Commission.

EXECUTIVE SESSION

14. Discussion pursuant to 74-206 (1) (f)

Motion at 6:15 to go into executive session pursuant to code 74-206 (1) (f)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Amanda Breen, Councilor
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

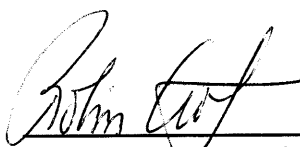
Motion to come out of executive session at 6:31 pm

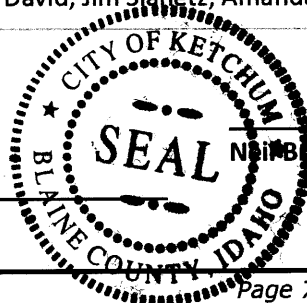
RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

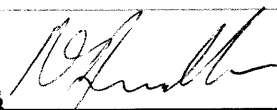
ADJOURNMENT

Motion to adjourn at 6:32 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton


Robin Crotty, City Clerk




Neil Bradshaw, Mayor