



**CITY OF KETCHUM, IDAHO CITY COUNCIL MEETING**  
Monday, January 04, 2021, 4:00 PM  
480 East Avenue, North, Ketchum, Idaho

## **Minutes**

**In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live on the City's website at [ketchumidaho.org/meetings](http://ketchumidaho.org/meetings).**

**If you would like to comment on a PUBLIC HEARING item, please submit your comment to [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) by noon the day of the meeting. Comments will be provided to the Mayor and Council.**

**If you would like to phone in and provide comment on a PUBLIC HEARING item on the agenda, please dial the number below. You will be called upon for comment during that agenda item.**

**Dial-in: +1 253 215 8782  
Meeting ID: 925 7334 9954**

- **CALL TO ORDER:** By Mayor Neil Bradshaw

Mayor Bradshaw called the meeting to order at 4:00 pm.

- **ROLL CALL**

### **PRESENT**

Mayor Neil Bradshaw  
Council President Amanda Breen (Teleconference)  
Councilor Michael David (Teleconference)  
Councilor Courtney Hamilton (Teleconference)  
Councilor Jim Slanetz (Teleconference)

### **ALSO PRESENT**

City Attorney Matt Johnson (Teleconference)  
City Administrator Jade Riley  
Planning & Building Director Suzanne Frick  
Director of Finance & Internal Services Grant Gager  
Public Affairs & Administrative Services Manager Lisa Enourato  
Senior Planner Brittany Skelton  
Associate Planner Abby Rivin  
Logan Simpson Consultant Jennifer Gardner (Teleconference)  
Logan Simpson Consultant Bruce Meighen (Teleconference)

- COMMUNICATIONS FROM MAYOR AND COUNCILORS

Council President Breen thanked staff and police for their hard work over the busy holiday season. She thanked the businesses that are following local COVID guidelines and urged all businesses to do what is right.

Councilor Hamilton wished everyone a happy new year and echoed what Council President Breen said. She said that she was shocked by some of the New Year's gatherings that took place.

Councilor David also wished everyone a happy new year and thanked Council President Breen and Councilor Hamilton for their comments. He brought up the sodium chloride on the roads and his concern with the impacts on wildlife, the environment and personal property. He also commented that it makes the roads more slippery for vehicles and pedestrians and would like to discuss its use within the city's jurisdiction.

Councilor Slanetz thanked everyone for a good holiday season and mourned the loss of community member Craig Campbell and recognized his contributions to our community.

Mayor Bradshaw thanked the City Council for all their work in 2020. He reiterated the city's "slow it down, do your part, be kind" messaging. He thanked the public for their participation over the past year during difficult circumstances with the limitations on in-person meetings.

1. ACTION ITEM: Elect President of the Council

Mayor Bradshaw introduced the item and turned it over to the City Council.

Council President Breen thanked the City Council for the honor of being Council President for the past year and recommended Councilor Hamilton as the new Council President.

**Motion to elect Courtney Hamilton as Council President.**

***Motion made by Council President Breen, Seconded by Councilor David.***

***Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz***

- CONSENT AGENDA: Note: **(ALL ACTION ITEMS)** The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately
  2. Approval of Minutes: Joint Special Meeting with Planning & Zoning Commission December 10, 2020
  3. Approval of Minutes: Regular Meeting December 21, 2020
  4. Authorization and approval of the payroll register
  5. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$510,702.52 as presented by the Treasurer.

**Motion to approve consent agenda items #2-5.**

***Motion made by Council President Hamilton, Seconded by Councilor Breen.***

***Voting Yea: Council President Hamilton, Councilor Breen, Councilor David, Councilor Slanetz***

- NEW BUSINESS (no public comment required)
  - PUBLIC HEARING
6. ACTION ITEM: Recommendation to approve a Lot Line Shift for Karen Likness and Gould Cabin to reconfigure Lots 1 and 2 of Cliffhanger Subdivision and Tax Lot 5610 to create amended Lots 1A and 2A of the Cliffhanger Subdivision. The properties are located at 563, 571, and 575 Wood River Drive - Continued from December 21, 2020 - Suzanne Frick, Director of Planning & Building

Mayor Bradshaw introduced the item and then opened it up for public comment. There was no public comment. Mayor Bradshaw closed public comment.

Councilor David disclosed that he is a tenant in a property within 300ft. of the project. City Attorney Matt Johnson confirmed that Councilor David did not need to recuse himself if there is no objection from the rest of the Council. The rest of the Council confirmed they had no objection.

Council President Hamilton recused herself because she owns property within 300ft. of the project.

**Motion to approve the Cliffhanger Subdivision: Lots 1A & 2A Lot Line Shift Application subject to conditions of approval 1-6.**

***Motion made by Councilor Slanetz, Seconded by Councilor David.***

***Voting Yea: Councilor Breen, Councilor David, Councilor Slanetz***

7. ACTION ITEM: Second reading of Ordinance #1214 amending Chapter 17.08.020 and repealing and replacing Chapter 17.88 of the Ketchum Municipal Code, Floodplain Management Overlay District and Definitions - Suzanne Frick, Director of Planning & Building

Mayor Bradshaw introduced the item and then opened it up for public comment. There was no public comment. Mayor Bradshaw closed public comment.

Council President Hamilton asked for confirmation that no other public comment had been submitted to the city since the first reading. Mayor Bradshaw confirmed that was the case.

Councilor Breen stated her desire to have three separate readings of the Ordinance to give the public another chance to comment.



**Motion to approve the second reading of Ordinance 1214 by title only.**

***Motion made by Councilor Breen, Seconded by Council President Hamilton.***

***Voting Yea: Council President Hamilton, Councilor Breen, Councilor David, Councilor Slanetz***

**Councilor Breen read Ordinance 1214 by title only.**

8. ACTION ITEM - Recommendation to conduct public hearing and take action on Interim Ordinance 1216 that appoints members of the Historic Preservation Commission; establishes a list of historic and architecturally significant structures in the Community Core District (CC); establishes review standards for demolition or alteration of historic structures; establishes minimum maintenance requirements for historic structures; provides remedies for dangerous buildings; provides enforcement standards; and provides for an effective period for the interim ordinance - Suzanne Frick, Director of Planning & Building

Mayor Bradshaw introduced the item and then turned it over to the Logan Simpson consultants.

Consultant Bruce Meighen provided an overview of the process to date and introduced the proposed Interim Ordinance. Consultant Jennifer Gardner provided an overview of the public input that was received. She then went over the components of the proposed Interim Ordinance and reviewed the suggested edits from the Planning & Zoning Commission.

Mayor Bradshaw opened the item for public comment.

Travis Killmer, representing the local AIA chapter, phoned in to voice his support for the portion of the proposed Interim Ordinance that appoints the Historic Preservation Commission. However, he stated his opposition to Section 3, saying it was too restrictive. He also questioned how property owners feel about the proposed Interim Ordinance.

Director of Finance & Internal Services Grant Gager read in a written comment received by Jack Dies at 3:59pm on the day of the meeting questioning monetary compensation for the 26 property owners on the list.

Mayor Bradshaw closed public comment.

Councilor David referenced a written comment from Rod Tatsuno and asked which property that comment was referring to. Mayor Bradshaw clarified that it is the Battis house on Washington Avenue.

Director of Planning & Building Suzanne Frick clarified that the purpose of the Interim Ordinance is not to prohibit remodels or modifications on properties on the list, but to create a process for property owners to go through in order to ensure that the historical significance/character of a building is not removed. She said that one of the items for discussion

is for the City Council to weigh in on the proposed list to determine if the buildings on it should remain on it. She said the Council had the authority to remove any buildings from the list at this point or to defer it to the Historic Preservation Commission.

Council President Hamilton questioned why certain properties were chosen to be included on the list when other properties in the city match the same criteria and were not included, like Rod Tatsuno's property. She also commented that certain properties on the list did not seem to reflect criteria that were considered "important" by the stakeholder group.

Suzanne Frick responded by saying that the "windshield" survey that resulted in the list of 26 properties considered the design and context of the buildings as well as whether they were associated with a significant event or person within Ketchum. She said that the Battis house is likely on the list because it is one of the only remaining properties of its type in the community core. She also said the consultants may not have been able to discern the condition of the property from the photographs they reviewed.

Council President Hamilton questioned why the consultants did not come to Ketchum to review the properties in person. She asked if the list needed to be finalized prior to the passage of the Interim Ordinance or if it could be updated by the Historic Preservation Commission.

Mayor Bradshaw said that the list is fluid and that the Historic Preservation Commission can add or remove properties. He stated that the main goal of the Interim Ordinance is to establish a process.

Councilor David stated that he shares a concern with the list of 26 properties. He said he would prefer that there was a standard set of criteria for properties to be considered "historic" and so that the city was not picking and choosing which properties should be on the list and therefore have to go through a different process. He said he would also like more information on why certain properties were included in the list when others that were similar were excluded.

Councilor Slanetz voiced his agreement with the concerns raised by Council President Hamilton and Councilor David. He also mentioned that he thought it would be better to have more clarity for property owners so that everyone has all the information. He supported the idea of requiring new designs to be approved prior to approving demolition. He asked if it would make more sense to have a small list of properties that were a high priority for preservation and then have a secondary, larger list based on age.

Mayor Bradshaw responded and reiterated that every application would go through the Historic Preservation Commission on an individual basis.

Councilor Breen shared her concerns with the list of 26 properties and also questioned why certain properties were removed from the list when others remained. She stated her concern with passing the Interim Ordinance with the current list because even if the Historic Preservation Commission were to alter the list in the future, it would still impact property



owners in the interim. She voiced her support for the structure of the new Historic Preservation Commission. She asked if the edit proposed by the Planning & Zoning Commission would allow applicants to get a demolition permit earlier in the process.

Suzanne Frick clarified that yes, the proposed edit by Planning & Zoning would mean an applicant could get a demolition permit before a building permit is issued for the replacement project.

Councilor Breen voiced her concern with Sections 3 and 4 of the proposed Interim Ordinance. She stated that she did not see these sections as merely review criteria because they allow the prohibition of demolition of certain properties and questioned the legality of it.

City Attorney Matt Johnson clarified that the process and standards included in the Interim Ordinance prevent arbitrary denial of demolition but acknowledged the process and standards could potentially be challenged.

Councilor Breen stated her preference for more incentive based guidelines.

Suzanne Frick commented the ultimate desire was to have incentives included in the permanent ordinance and the design guidelines. She also clarified that the city currently has the ability to deny a project, even though it is rarely used.

Council President Hamilton asked about buildings on the list that have already undergone exterior alteration. She also commented on her preference to have specific guidelines for qualification sooner than later to provide more clarity to property owners. She pointed out a typo in Section 2.A.2 of the Interim Ordinance. She seconded what Councilor Breen said about creating a more incentive based process.

Councilor David asked what would happen if a project provided a significant community benefit that might outweigh the historic value of the property. It was clarified by Suzanne Frick and City Attorney Matt Johnson that the community benefit could be evaluated on a project-by-project basis under Section 3.C in the Interim Ordinance.

Councilor Breen said that she was fine with a first reading, but that she still has concerns about Sections 3 and 4.

Mayor Bradshaw recommended that the City Council consider a first reading and schedule a Special City Council Meeting on January 11, 2021, for a second reading.

**Motion to approve a first reading of Interim Ordinance 1216 and read by title only.**

***Motion made by Council President Hamilton, Seconded by Councilor Slanetz.***

***Voting Yea: Council President Hamilton, Councilor Breen, Councilor David, Councilor Slanetz***

**Council President Hamilton read Interim Ordinance 1216 by title only.**

- EXECUTIVE SESSION

9. ACTION ITEM: Enter into Executive Session to Communicate with Legal Counsel on litigation pursuant to 74-206(1)(f)

**Motion to enter into Executive Session pursuant to 74-206(1)(f).**

***Motion made by Council President Hamilton, Seconded by Councilor David.***

***Voting Yea: Council President Hamilton, Councilor Breen, Councilor David, Councilor Slanetz***

- ADJOURNMENT

**Motion to adjourn at 6:06 pm.**

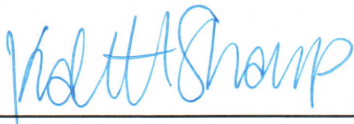
***Motion made by Councilor Breen, Seconded by Councilor Slanetz.***

***Voting Yea: Council President Hamilton, Councilor Breen, Councilor David, Councilor Slanetz***



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**Neil Bradshaw, Mayor**



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**Katrin Sharp, Deputy City Clerk**

