



**CITY OF KETCHUM, IDAHO CITY COUNCIL MEETING**  
Tuesday, January 19, 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: 929 3322 6154

- CALL TO ORDER: By Mayor Neil Bradshaw

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

- ROLL CALL

### PRESENT

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

- COMMUNICATIONS FROM MAYOR AND COUNCILORS

None

● 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

1. Approval of Minutes: Regular Meeting January 4, 2021
2. Authorization and approval of the payroll register
3. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$316,282.15 as presented by the Treasurer.
4. Recommendation to approve Alcohol Beverage License application for Cozy - Grant Gager, Director of Finance & Internal Services
5. Recommendation to adopt Resolution 21-001 to reappoint Jen Cosgrove to the Planning and Zoning Commission - Neil Bradshaw, Mayor
6. Approval of Purchase Order #20579 with Central Square for CAD Integrations - Bill McLaughlin, Fire Chief
7. Recommendation to Amend Option to Lease #20373 with Ketchum Community Development Corporation (KCDC) and Independent Contractor Agreement #20370 with GMD Development

Council President Hamilton requested that item #4 be pulled from the consent agenda and considered separately.

**Motion to approve consent agenda items #1-3 and #5-7.**

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

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

For item #4, Council President Hamilton asked for clarification about the address on the application and where the physical location of the business would be.

Director of Finance & Internal Services Grant Gager clarified that the physical location of the business will be a ground level retail space in the 311 First Avenue N. development.

**Motion to approve consent agenda item #4.**

***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)

8. ACTION ITEM: Recommendation to approve Special Event Application for REVEL Sun Valley Limited Marathon and Half Marathon - Lisa Enourato, Public Affairs & Administrative Services Manager

Mayor Bradshaw introduced the item and turned it over to Public Affairs & Administrative Services Manager Lisa Enourato. Lisa commented that the applicant went above and beyond the city's requirements by getting their COVID plan reviewed by the South Central Public Health District. She said that the applicant was available on the phone to answer any questions.

Councilor Breen said that she was excited to see this event application come in and that it was very professional. She asked the applicant about the start time of the Half Marathon.

The applicant, Jared Rohatinsky, said that the first wave of the race starts around 5:30am and that the later waves would begin around 7:00 to 8:00am.

Councilor Slanetz asked if the runners would be on Highway 75. The applicant said that the runners would be in the shoulder of the northbound lane of Highway 75 and that he was working with ITD to get a 2 ft. encroachment into the northbound lane to give the runners more space.

Council President Hamilton said that the application was very professional and well thought out.

Councilor David said that he agreed that the event was very professional and well thought out. He said his only concern was having 1,500 people come into town and want to celebrate after the event.

Councilor Breen said that there was no post-race celebration, and she encouraged the event organizers to communicate with racers to patronize local establishments in a responsible manner.

Councilor Slanetz said he was not too concerned because the weather will be nicer at that time of year and town will likely be less busy overall.

**Motion to approve Special Event Application for REVEL Sun Valley Limited Marathon and Half Marathon.**

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

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

9. ACTION ITEM: Discussion and direction to staff on funding for a countywide sustainability position - Neil Bradshaw, Mayor

Mayor Bradshaw introduced the item, stating that the structure of the position is still being worked out with Blaine County.

Council President Hamilton voiced her support for funding the position, stating that it has been a goal of the Ketchum Sustainability Advisory Committee to fund a dedicated sustainability staff position. She commented that she did not see mention of Ketchum in the job description and noted that it was important to ensure Ketchum had a seat at the table.

Councilor Breen commented on the volume of public comments that were received in support of the position and said that it is clear that sustainability is an important issue for our community. She said she understood that Hailey does not have the funds available to contribute to the position right now but asked about their involvement going forward.

Mayor Bradshaw said that the idea would be that the agreement would initially be between Blaine County and Ketchum with Hailey participating secondarily until they are able to contribute funding. He stated that these questions can be further clarified before a formal proposal is brought back to the City Council for approval.

Councilor Breen asked if the City of Sun Valley would be participating in this. Mayor Bradshaw said that he could not speak on their behalf, but that he does not anticipate any financial participation from them at this time.

Councilor David commented that there may be different contributions from different jurisdictions, but that the ultimate goal should be to serve everyone in the county.

Councilor Slanetz also voiced his support for the position and said that he hopes to see Hailey and Sun Valley buy into the concept as well.

Council President Hamilton said she agreed with what Councilor David said, but that she hopes the position will help the individual cities with their own improvements in addition to serving the region as a whole.

Mayor Bradshaw said a formal agreement would be brought to the City Council at a later date.

- PUBLIC HEARING

10. ACTION ITEM: Recommendation to approve Ordinance #1217 adopting the 2018 International Building Code, International Residential Code, International Energy Conservation Code, International Existing Building Code, International Property Maintenance Code, and the International Fire Code, including local amendments to said codes that reflect local concerns. Amendments affect Chapters 15.04, Building Codes, and 15.08, Fire Code - Suzanne Frick, Director of Planning & Building

Mayor Bradshaw turned it over to Director of Planning & Building Suzanne Frick to provide an introduction. Suzanne explained that the City of Ketchum adopted the 2012 building and fire codes in 2014. The State of Idaho has now adopted the 2018 codes and now the City of Ketchum must adopt the updated codes with any amendments.

Mayor Bradshaw opened it up for public comment. There was no public comment. The Mayor closed public comment. He then turned it over to the City Council for questions.

Council President Hamilton asked about residential energy codes and Suzanne Frick clarified that the city is carrying over the Green Building Codes that were already in place for residential

buildings. Council President Hamilton applauded the addition of the Commercial Green Building codes that were added.

Councilor Breen thanked staff for their hard work on the updates and voiced her support for a first reading.

**Motion to approve a first reading of Ordinance #1217 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 by title only.**

11. ACTION ITEM: Recommendation to consider Amendment #1 to Development Agreement #20427 (P20-122) for the 1st Avenue and 4th Street mixed use project. The applicant is Jack Bariteau. - Suzanne Frick, Director of Planning & Building

Mayor Bradshaw introduced the item. He then opened the item for public comment.

Dave Wilson phoned in to request that the extension of the agreement include a deadline for the alley construction of winter 2021-2022.

Perry Boyle phoned in to voice his support for Jack Bariteau's project in comparison with the Bluebird Village project.

Mayor Bradshaw closed public comment and allowed the applicant, Jack Bariteau, to speak over the phone. Mr. Bariteau provided background on the project and the reason for the Amendment to the Development Agreement.

Mayor Bradshaw then turned it over to City Council.

Councilor Breen asked why staff initially proposed a 90-day timeline, prior to the change by the Planning & Zoning Commission.

Suzanne Frick said that staff initially gave a 90-day timeline because it gave more time to allow for City Council consideration.

Councilor Breen stated that she would be open to providing 60 or 90 days and said that she does not want to set an unrealistic timeline. She then asked Mr. Bariteau to clarify if this project will stand on its own and be completed without being tied to another project. He confirmed that the project stands on its own and that the housing earmarked for hotel employees would revert to BCHA housing.

Councilor Breen also asked about Dave Wilson's request to finish the alley improvements prior to winter 2021-2022. Mr. Bariteau said that he will commit to keep the alley free of snow and ice next winter, but that his contractor, Paul Conrad, has stated that the alley improvements are scheduled for the last quarter of the project and therefore will not be complete in time for winter 2021-2022.

City Attorney Matt Johnson recommended that the language in Amendment #1 be reverted back to the staff recommendation of 90 days.

Councilor Slanetz asked for more information on the workforce housing.

Mr. Bariteau clarified that there are 15 workforce housing units.

Council President Hamilton said she is fine with reverting to 90 days and stated that we do need this project to keep going. She stated the importance of ensuring that the alley vacation process goes smoothly and that it continues to be maintained by the city until ownership switches to Mr. Bariteau.

Planning & Building Director Suzanne Frick suggested that two provisions should be added to the Amendment stating 1) applicant is responsible for snow removal in the alley until improvements are constructed and 2) Ketchum Springs Water line must be vacated, and other service lines installed prior to the dig moratorium starting July 1, 2021.

**Motion to approve Amendment #1 to Development Agreement #20427 with the 90-day timeline originally proposed by staff and the two additional provisions outlined by Suzanne Frick.**

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

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

12. ACTION ITEM: Third 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 opened it up for public comment. There was no public comment. The Mayor closed public comment.

**Motion to approve the third reading of ordinance 1214 and read 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 by title only.**

- EXECUTIVE SESSION

13. ACTION ITEM: Enter into Executive Session to Consider the Evaluation of Personnel pursuant to 74-206(1)(b)
14. ACTION ITEM: Enter into Executive Session to Communicate with Legal Counsel on litigation pursuant to 74-206(1)(f)

City Attorney Matt Johnson advised Executive Session was not necessary. No motion to enter Executive Session.

- ADJOURNMENT

**Motion to adjourn at 6:09pm.**

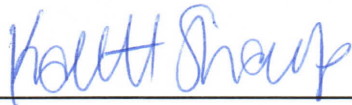
***Motion made by Council President Hamilton, Seconded by Councilor Breen.***

***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**

