



# City Council

## Regular Meeting

~ Minutes ~

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

Robin Crotty  
208-726-3841

Monday, February 4, 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  
Director of Finance and Internal Services Grant Gager  
Director of Planning & Building John Gaeddert

1. **CALL TO ORDER: By Mayor Neil Bradshaw**

2. **ROLL CALL**

3. **COMMUNICATIONS FROM MAYOR AND COUNCILORS**

Councilor Courtney Hamilton talked about the success of the Boulder Mountain Tour.

Council President Michael David talked about the press the Council received over the past week and conveyed that the council is trying to do the best they can for the community. He talked about working together and working as a group and advised that the public thinking the council is not in support of YMCA is damaging. Not everyone will be happy with every decision, but council is trying to work with leaders and the community.

Councilor Jim Slanetz gave kudos to the Street Department for their snow removal efforts.

Mayor Neil Bradshaw gave a shout out to everybody that attended the workshop at the Limelight on the Light Industrial Area.

4. **COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda (Comments will be kept to 3 minutes)**

Jim Hungelman talked about Cities only being able to sell land that has no value to the community. He voiced his opinion that the community feels they have not been part of the process and voiced concern about the protocol of the deal.

Michael Haxby 220 Parkway Dr. voiced concern over mistakes made by Planning & Zoning in the legal descriptions on the notices and motions and he and his neighbors are requesting that 6a be removed from today's agenda. He distributed a handout explaining the errors in detail.

Alex Kuczinsky, resident, spoke regarding 290-298 Northwood. She voiced that they want young people in this town and talked about problems with the deal and the fact that the city is giving up the Leadville property which is the location for the young working people. She talked about the problem with the Northwood area and said the city has failed in finding an appropriate lot. She voiced concerns about the council voting and knowing they are paying too much and voiced that she believes that Councilor Courtney Hamilton has a conflict of interest because her parents own Lutz Rental. Alex Kuczinsky said, if

the affordable housing goes forward for the Y, it will only leave 50 parking spaces and the 2005 original agreement YMCA is being discarded.

Gwen Raney expressed her disappointment in City government and advised that 3 minutes is not enough time to express her concerns. She gave her background of becoming a member of the Community. She voiced her disappointment in the way in which the Northwood property is being purchased and talked about the land swap deal saying it is an illegal process and building this affordable building is unacceptable. She is not pleased with the labeling of groups of people.

Elle Maan and Mary Kaiser, Community School Students and student representatives spoke about plastic bag recycling saying plastic bags should not be an option in grocery stores. They talked about protecting natural resources and gave suggestions with how to proceed. City Attorney Matt Johnson advised the students that State Legislature took this power away from cities and that they will need to contact their Legislator for any changes.

Lee Kranefuss talked about his disappointment with council except Councilor Jim Slanetz. He advised that the current council was voted for because the public was looking for transparency. He voiced concern over the Barsotti deal as well as the last meeting on 1/22/19. He talked about the cost and the appraisal and about the fact that 3 of 4 of the council are on record as saying the city is paying too much yet, voted for the deal. He said the whole thing is purely speculative and not done above board.

Micki Adler, 220 Parkway Dr. talked about the Findings of Fact from the P & Z and the errors that were made. This neighborhood is not opposed to the expansion of Hemingway School, or the Trailing of the Sheep but voiced concerns over the neighborhood not being included in the decisions and talked about transparency. She advised that the neighbors all want to work with the Council and that is why they are here. Specifically, they believe the current route that is being realtered creates more issues. The proposed bike path will have more than 150 citizens affected.

Patty Kelly talked about Northwood saying she has a variety of concerns regarding the recent land purchase in the LI area. She spoke about others who have spoken in the past and about the proposed changes to the ordinance saying if the City keeps making changes there will eventually be no LI. Patty Kelly advised that in doing research the Northwood residents found a January 6, 1991, letter from Barsotti regarding that area. Patty Kelly turned in a letter for the record from Roger and Janet Dunbar.

Annie Corrock requested to remove item 7c from the agenda saying this it is not a modification, it is an elimination of all development impact fees. By taking all fees away, Ketchum residents will be affected. She would like to talk to the Financial Director about how this will affect the budget and would like the public involved in the process.

David Hurd advised that the public would all like to participate but does not feel it is a fair participation. He talked about all the public comments he has received throughout town and noted everybody is concerned about the council modus operandi. He voiced concerns over the City saying the parking lot is undevelopable but not explaining why. He outlined a plan that he thinks could work on the parking lot site. He questioned the City getting their money back if the area does not work for affordable housing but said that there is no mention of what happens with the swapped parking lot? He questioned who will pay liability insurance on the parking lot and questioned the Northwood property deal only having 2 weeks to go thru and how the vote was taken prior to the meeting at the Limelight Hotel. David Hurd said that he has ideas and would like to be part of the process.

Mayor Neil Bradshaw talked about the public comment process and asked for comments prior to the meeting and advised that he responds to every comment he receives.

5. **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.

Mayor Neil Bradshaw asked for a motion to approve the consent agenda and clarified that Dock Dogs will be going forward for this year as planned. Councilor Amanda Breen pulled items 5a and Councilor Courtney Hamilton pulled 5f.

**Motion to approve Consent Agenda 5 b, c d, and e**

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

- a. **Approval of Minutes: Regular Meeting January 22, 2019**

Council Amanda Breen advised that a correction needed to be made to the minutes. Councilor Jim Slanetz was on time and Council President Michael David arrived at 4:15 pm.

**Motion to approve minutes with correction as noted.**

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

- b. **Authorization and approval of the payroll register**
- c. **Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$358,904.95 as presented by the Treasurer.**
- d. **Recommendation to approve Contract 20314 with Will Caldwell Productions for 2019 Ketch'em Alive and Jazz in the Park events – Assistant City Administrator Lisa Enourato**
- e. **Recommendation to approve Contract #20306 with DockDogs, Inc. for July 2019 Event – Assistant City Administrator Lisa Enourato**
- f. **Recommendation to approve Trademark License Agreement 20315 with Wood River Bicycle Coalition, Inc. for use of Wagon Days trademarks for Rebecca's Private Idaho event – Assistant City Administrator Lisa Enourato**

Assistant City Administrator Lisa Enourato explained the Trademark and how it works with Rebecca's Private Idaho.

**Motion to approve Agreement 2315.**

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

**6. PUBLIC HEARINGS AND DISCUSSIONS (Public comment and input taken on the following items)****a. ACTION: Hemingway School Subdivision Plat Amendment and ROW Vacations (including portions of an alley in Block 31, an alley in Block 52, and portions of 9th and 10th Streets) – Director of Planning and Building John Gaeddert**

Mayor Neil Bradshaw talked about Hemingway School expanding to K – 8 and about this being a positive for the City and good for families. He talked about the transferring of the tennis courts to the City and asked Director of Planning Building John Gaeddert to clarify the agenda item for the council. John Gaeddert talked about the proposed item on the staff report as well as the correction to the motion in the packet.

Mayor Neil Bradshaw opened the meeting for public comment.

Michael Haxby talked about the correction to today's agenda as well as the errors in the P & Z documents that he noted in his comments made earlier in the meeting.

Attorney Jim Phillips, representing the ranchers, talked about the dedicated, but unopen road. He talked about the Planning & Zoning recommendation and about the importance of the intended use and the proposed MOU. Jim Phillips advised there is no certainty of the MOU and talked about the importance of having the Plat note the intended use. He referenced the Street Department expansion and asked that the sheep trailing be noted as a permitted use.

John Peavey reminded the council that the bike path wouldn't be there if it wasn't for the sheep trailing. He appreciates the cooperation that the Mayor has shown and advised that he wants to be sure that 100 years from now the Trailing of the Sheep will still be happening.

Mickie Adler questioned if the bike path is being rerouted where the sheep will be running through. She voiced many questions regarding the repairs to the property's after the sheep go thru and advised that the neighbors have a proposal and that an easement needs to be considered.

Mayor Neil Bradshaw closed public comment and brought this topic back to Council for deliberation. Mayor Bradshaw advised the Council that the primary goal is for the plat amendment to go forward for K-8. The moving of the bike path is years out and the public process has not even started. This is the first piece in the process to let the school district go forward with their plans. City Attorney Matt Johnson asked for this topic to be kicked back to staff to correct the errors and the findings.

Mayor Neil Bradshaw thanked the public for bringing this to the council's attention and asked council for direction for staff as to what needs to be addressed in round #2. Councilor Amanda Breen questioned, if this is approved as recommended, where will the sheep go? Mayor Neil Bradshaw talked about the prescriptive right and the MOU that would allow the sheep to use whatever route they all agree on for all the years to come. The current easement does not contemplate sheep. Amanda Breen talked about her appreciation of public comment and wants to be sure the sheep and bikes are handled properly at

the appropriate time. Councilor Jim Slanetz talked about the agreement on the plat for the Blaine County School District. He said we may need an understanding with the school district, and it might be worthwhile to have a conversation with how were going to approve this. Mayor Bradshaw explained that the current proposal is not limiting. There was a discussion among council regarding tennis courts.

Howard Royal clarified that all of Atkinsons Park and all fields belong to the Blaine County School District. All the fields are utilized and operated by the City of Ketchum. Mayor Neil Bradshaw voiced his appreciation for the use of the fields and point of clarification. Councilor Courtney Hamilton asked for clarification of the sheep easement. Blaine County School District, Superintendent GwenCarol Holmes voiced her support of the sheep and advised they will continue to be welcomed.

**Motion to table matter to February 19<sup>th</sup> and continue public comment**

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

**b. ACTION: 320 Leadville Preliminary Plat – Director of Planning & Building John Gaeddert**

Mayor Neil Bradshaw opened the meeting for public comment. There were no comments.

Mayor Neil Bradshaw asked council for clarification or a motion.

**Motion to approve the 320 Leadville Building Condominium Preliminary Pat application, subject to conditions 1-7.**

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

**c. ACTION: Recommendation to approve the First Reading of Ordinance #1192 modifying the development standards for Light Industrial Zones I, II, and III – Director of Planning & Building John Gaeddert**

Councilor Courtney Hamilton asked if she should recuse herself from this discussion due to the public comment made earlier about her father owning Lutz Rental in the LI? Attorney Matt Johnson advised that he needs to dig further before giving her an answer. He said this is the first reading and he will clarify before the final reading.

Mayor Neil Bradshaw advised that he is delighted with the work Planning & Zoning has done on this topic and talked about the history. Director of Planning & Building John Gaeddert advised that the P&Z thinks this is a cap stone. He advised that the work began in February of 2018 and there were 13 public hearings. Staff is very confident that this is a very comprehensive look of the LI area.

Mayor Neil Bradshaw talked about finding the right balance and the outcome of the workshop. He talked about the proposal before them and how the people voted at the workshop. He clarified that we are not changing the parking requirements in the LI.

Patty Kelly advised that she had attended the open house at the Limelight and was appalled. She talked about surveying what people want to see and pitting the old people against the young people is not going to help. She talked about the sticker process and witnessing people putting multiple stickers in one spot. She does not think this process is accurate. She would like to see another form of asking the public of what they think is right for the public.

Lee Kranefuss talked about what a future Ketchum should look like and about people in the LI and how this will affect them. He advised the people in the LI are seeing this as being pushed out for residential and affordable housing. There is only so much room in Ketchum left that is developable and encouraged council to work more closely with Hailey, Sun Valley and the County.

Annie Corrock is concerned with unintended consequences. She has concerns about the LI and the property values. Up to 50% of the LI currently has housing and is in the code. Conflict of interest for Courtney Hamilton lies if the property values going up. She encouraged council to look back at a report previous Director of Planning & Building Micah Austin had previously done on the LI district. She said we are a town because of the LI district and objects to moving forward with marketing 2nd homes.

Jim Hungelman advised that he thinks it would behoove the council to step back. Back off the closing. This is about the process and would like council to consider this.

Bob Crosby advised that they have been involved in the administrative processes. This is a priority. How much do we need housing as opposed to LI? We are not getting rid of LI.

No other public comment.

Mayor Neil Bradshaw talked about the extensive process the City has taken. He advised that they have looked at the LI, there has been stakeholder meetings, they have met with potential developers. He felt the City was forming a really good picture. He is very proud of the process the staff has done and is not in a rush. We want a well thought out procedure. He advised that LI3 is where we are contemplating allowing residential units on the ground floor. LI3 is a buffer into LI1 & LI2.

Mayor Neil Bradshaw asked council for input and advised that they do not have to come to a decision today.

Councilor Courtney Hamilton abstained.

Council President Michael David referred to the comments of being less than transparent and Councilor Courtney Hamilton being recused. He would like us not to rush this. He likes the proposal before them this evening and advised that he is a little disappointed. He would like to encourage the people in the LI to come or submit written comment so we get as much involvement as we can. Mayor Neil Bradshaw advised of all who has been involved in the process.

Councilor Jim Slanetz thinks this has been a thought-out process. He asked the percentage of the Live Work and Residential. Director of Planning & Building John Gaeddert said you could have 2000 sq. ft if it is coveted to be LI, and 1000 sq. ft for residential. He talked about how the predominant work is physically divided. The LI portion should be bigger than the residential. Jim Slanetz is adamant that the first floor be LI. He is afraid that we are making this our affordable housing area. He talked about developing the Lift Tower Lodge. He is not opposed to putting some housing down there but does not want to make LI our affordable housing area. Mayor Neil Bradshaw confirmed that we do not want to put affordable housing all in one place, it should be scattered around town. Mayor Bradshaw advised that we are looking at other private lands and all areas are being explored. Council President Michael

David pointed out that the current affordable housing is not in that area. Mayor Neil Bradshaw talked about his participation in the Planning & Zoning meetings and how thoughtful they were. He complimented staff and the P & Z commission with how they handled this proposal.

Council President Michael David cannot move forward until Councilor Courtney Hamilton's issue is clarified.

Councilor Amanda Breen questioned the definition of Health & Fitness. John Gaeddert explained what the P & Z was trying to accomplish. Amanda Breen complimented the P & Z Commission on this process, however, this does deserve more discussion. Amanda Breen questioned the height limit. John Gaeddert clarified that 48' was the P & Z Commissions recommendation.

**Motion to table to February 19, 2019 with continuation of public hearing.**

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

- d. **ACTION: Recommendation to Authorize the Mayor to sign the Amended Warfield Exceedance Agreement #20311**

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

**Motion to authorize the Mayor to sign the Amended Warfield Exceedance Agreement Contract 20311 which will replace previous Contract #20193**

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

**7. STAFF AND COUNCIL COMMUNICATIONS (council deliberation, public comment not taken)**

- a. **ACTION: Recommendation to approve Contract 20305 Between the City of Ketchum and International Association of Fire Fighters Local 4758—Mayor Neil Bradshaw**

Mayor Neil Bradshaw advised that he is appreciative of the Firefighters and their understanding of the consolidation with Sun Valley of the First Responders. All discussions have been civil, and he looks forward to working together and moving forward.

Director of Finance & Internal Services Grant Gager explained the changes in the contract. These impacts have not been included in the budget, however, we have contingent funds that will cover the monetary impact.

Councilor Amanda Breen appreciates the hard work done. Councilor Jim Slanetz talked about having the contract for a longer period when renegotiated in the future.

**Motion to approve the Collective Bargaining Agreement 20305 between the IAFF Local 4758 and the City of Ketchum and authorize the mayor to sign the document.**

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

**b. Discussion of Parking requirements for residential development—Mayor Neil Bradshaw**

Councilor Amanda Breen talked about the KECH development parking ordinance that was passed 2 years ago. She was unsure if the ordinance still made sense. Amanda Breen explained that currently no parking is required for units under 750 sq. ft. With the new proposed unit there will be 36 units without any parking. She is wondering if this still makes sense with the newly proposed units.

Councilor Jim Slanetz explained the thought process when this ordinance was approved.

Council President Michel David is not opposed to having more discussion on this. There may be people that don't have vehicles. This is a choice that people make when purchasing or renting the units. Michael David worries about a reverse effect. He is currently in favor of the way it sits.

Councilor Courtney Hamilton feels it is a guinea pig and said that some people don't have cars but that is very few. This is potentially worth talking about before there is another one across the street. All of council discussed the pros and cons of the Ordinance the way it is currently written. Councilor Amanda Breen said there is nothing we can do to the KECH, however, she would like to look at the Ordinance to see if parking should be required for developments over a certain number of units.

Mayor Neil Bradshaw talked about parking that is currently available in the City. He talked about having 36 more units and the benefits of that over worrying about where 36 cars are going to park. He gave thanks to previous administration for putting this ordinance in place. This is about people and not about parking. He gave suggestions on how to move forward and asked council if they would like staff to review this now or can we look at it again in 2 to 3 months? Councilor Amanda Breen voiced concern about waiting until there is another proposal to look further into this. Mayor Bradshaw advised that he thinks people will figure out their own parking situation. Councilor Michael David talked about the history of parking and supports the Mayor's comments of 36 more people. Councilor Jim Slanetz voiced his support of making it more difficult to having a car in that location since it is a walkable area.

Mayor Neil Bradshaw would like to have this conversation again in few more meetings. Staff will not be tasked with this assignment at this time.

**c. ACTION: Recommendation to adopt Resolution 19-003 to modify project impact fees—Mayor Neil Bradshaw**

Mayor Neil Bradshaw advised that this be tabled until after executive session.

Attorney Matt Johnson advised that be tabled this evening.

**8. EXECUTIVE SESSION**

**a. Discussion pursuant to 74-206 (1)(f)**

**Motion to go into Executive session at 6:20 p.m.**



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

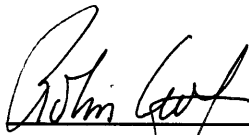
**Motion to come out of Executive Session at 6:49p.m.**

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

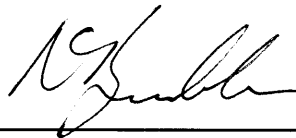
**9. ADJOURNMENT**

**Motion to adjourn at 6:50 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