



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Monday, August 6, 2018

5:30 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
Associate Planner Abby Rivin

1. CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Neil Bradshaw called the meeting to order at 5:30 p.m.

2. ROLL CALL

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Jim Slanetz would like to look at the noise ordinance for the summer hours.

Council President Michael David talked about adding handicapped parking accessible places to the city's parking plan. He mentioned communication he has received from the public and advised that this should be a point of emphasis on the plan.

Mayor Neil Bradshaw welcomed Marcus Kragness, Interim Fire Chief.

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

Suzanne Hazlett President and co-founder of the Wood River Studio Tours gave the history of the Wood River Studio Tours. She introduced their new campaign and showed a video that is forthcoming. She talked about a grant she received to produce the video and requested a future event permit and advised that she cannot get on the city schedule and would like support sharing her social media.

John Dondero, Chairman of the Board at the YMCA, speaking as a citizen, talked about the expansion of Northwood Development and the Fire Station. He is afraid that the concerns of the YMCA are not being heard. He talked about parking issues and about the Y's membership and all the benefits of the members of the YMCA. John Dondero talked about a master plan being developed and about the history of the YMCA and offered the Y's assistance in developing the plan.

Rebecca Rusch, Founder of Rebecca's Private Idaho talked about the event she built and how successful it is. She talked about the City of Ketchum's event permitting process and advised that her event will be moving to Sun Valley. Councilor Amanda Breen would like this topic addressed. Mayor Neil Bradshaw will put events on a future agenda.

Attorney Ed Lawson talked in support of the YMCA and about his involvement at the time the YMCA was built. He asked that the City look into the agreements before going any further. He questioned if the YMCA will be included in the process in planning the affected area. He believes all needs can be met for both sides and to operate independent tracks is dangerous.

Zach Crist spoke as a citizen. He advised that he is echoing what John Dondero and Ed Lawson said. He is not arguing against affordable housing and offered support in being part of helping with the comprehensive plan.

Dr. Ben Franz spoke regarding his approved project. He is opposed to providing housing to somebody else and advised that he is signing in protest. He talked about the impact fees and feels they are exorbitant. Dr. Franz went into detail about the fees and talked about comparisons to other cities impact fees. He feels this should be looked at and would like these fees negotiated. Mayor Neil Bradshaw appreciates Dr. Franz' comments and advised he will look into this and see what can be done.

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.

a. Approval of Minutes: Regular Meeting July 16, 2018

Councilor Courtney Hamilton pulled the minutes to correct Harry Griffith's comments on page 6 regarding the year of the summit and its success.

Motion to approve the minutes with changes noted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Amanda Breen, Councilor
SECONDER:	Courtney Hamilton, Councilor
AYES:	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 \$1,110,814.16 as presented by the Treasurer.**
- d. Recommend approval of Beer, Wine & Alcohol Licenses**
- e. Recommendation to approve Resolution No. 18-024 declaring certain property to be surplus**
- f. Authorization and approval of Agreement #20215 with Karen Jacobsen for Thunder Springs Bus Shelter Artwork – Assistant City Administrator Lisa Enourato**
- g. Authorization and approval of Agreement #20221 with Bobby Tanner for Wagon Days – Assistant City Administrator Lisa Enourato**
- h. Authorization and approval of Agreement #20228 with Sun Valley Company for Wagon Days – Assistant City Administrator Lisa Enourato**
- i. Recommendation to approve Right of Way Agreement #20216 with Doug Webb for 191 Eighth Street– City Administrator Suzanne Frick**

- j. Recommendation to approve Right of Way Agreement 20217 and Easement Agreement 20223 with Michael and Kristen Spachman for 451 River Street—City Administrator Suzanne Frick
- k. Recommendation to approve Right of Way Agreement 20224 with Steven Shafran for 671 Alpine Lane—City Administrator Suzanne Frick
- l. Recommendation to approve Agreement # 20219 with Collection Bureau – Director of Finance & Internal Services Grant Gager
- m. **PUBLIC HEARING - Recommendation to approve Roberts’ Brothers Townhomes Subdivision Preliminary Plat, Findings of Fact and Conclusions of Law**

Mayor Neil Bradshaw explained that this item should not be on consent and will be moved to the Public Hearing section of the agenda.

Mayor Neil Bradshaw asked Associate Planner Abby Rivin to present. Abby Rivin advised that this project is under construction at this time and talked about the specifics of the approval process.

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

Councilor Amanda Breen talked about the written public comment that has been received. Associate Planner Abby Rivin explained the application process as well as the grade involved and the site plan. She talked about the requirements and the fact that they have all been met. Mayor Neil Bradshaw asked about the process and if the P & Z has done everything required. He asked if there should be a halt in the process of this project. Abby Rivin explained that since they received this comment the plans have been checked and everything meets code. Councilor Courtney Hamilton questioned further construction at a later date and how this will be noted. Abby Rivin explained the plat notes and the certificate of occupancy approval process and advised that the plat notes will be looked at when future building permits are applied for.

Motion to approve the Roberts’ Brothers Townhomes Subdivision Preliminary Plat subject to conditions 1- 10.

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

- n. Authorization and approval of Memorandum of Understanding Agreement #20227 with Nini and Jeff Sakaguchi for art bench donation – Assistant City Administrator Lisa Enourato
- o. Recommendation to approve amended ease #20228 with Ketchum Urban Renewal Agency for parking lot at First Street and Washington Avenue—Director of Finance and Internal Services Grant Gager

Motion to approve the consent agenda b-o minus m.

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

6. PUBLIC HEARINGS AND DISCUSSIONS (Public comment and input taken on the following items)

a. ACTION: Second Reading of Ordinance 1188, Annual Appropriations Ordinance

Mayor Neil Bradshaw opened the meeting for public comment

Chip Fisher talked about housing concerns and about creating an educational program for businesses in town to improve sales and customer services. He would like the City to fund this partially from the city budget. The programming would cost approximately \$160,000 and he is requesting ½ from the City of Ketchum. The other half would be funded thru donations and fees. He is requesting this in this year's budget. He talked about where the organization currently is in the process. He provided a packet of information for each of the councilors.

Councilor Amanda Breen questioned the process of approval and the ability to ask questions during the 2nd reading. Mayor Neil Bradshaw advised that all concerns could be brought up now. The Sheriff contract has not been decided yet and these changes are still forthcoming. Councilor Amanda Breen brought up concerns regarding \$160,000 being ear marked for the KIC (Ketchum Innovation Center). She requested the reporting from KIC be more robust and outlined what she would like to see going forward. Mayor Neil Bradshaw would like things measured that are in their control. Councilor Courtney Hamilton said she sees the public push back in the KIC and agrees that those measurables are important and agrees with Amanda Breen, however not all values can be tracked. She talked about working with local businesses and tracking and advised that marketing is difficult. Amanda Breen advised that the message getting out is a confused message. She questioned if it is an incubator or an educational mission.

Mayor Neil Bradshaw asked Interim Executive Director Christy Anna Gerber to address the council's concerns. Christina Gerber talked about Incubation and educational opportunities. Councilor Amanda Breen explained how the pay is being measured and would like to talk about what will be presented prior to the funds being released. Councilor Jim Slanetz advised that he is struggling with this number as well. He advised that the public thinks the funds are going to maintenance and salaries. He likes what the KIC does but questions the \$160,000. Councilor Courtney Hamilton advised that the KIC did 5 times as many programs this year under the new director. It was decided that the Mayor will work the KIC and develop the parameters the council is requesting.

Councilor Amanda Breen voiced concerns about the Sheriff's proposal and said they need to be prepared to make changes when those numbers come in.

Council President Michael David disclosed he is an employee of Mountain Rides. Councilor Amanda Breen advised that she recuses herself from any discussion for funding for SVED.

b. ACTION: Ketch Exceedance Agreement #20200 and In-Lieu Housing Fund Contribution Agreement #20202

Director of Planning & Building John Gaeddert outlined what is required in the exceedance agreement. He talked about the exhibit that is not in the packet. They are building more deed restricted units than

are required. We are going to pay them at the exceedance rate of \$238 per square foot. It will come from the in-lieu housing fund. Councilor Courtney Hamilton questioned the market rate for a studio. She would like a lower income category. Councilor Jim Slanetz said this is something we haven't done before and questioned who would be getting the rents for this. Mayor Neil Bradshaw emphasized that we have to take a risk to get things done and advised that we need small units for workforce housing. Jim Slanetz is not sure were not going to get that anyways. He questioned if we need to use the in-lieu housing funds to put into this project and if we are getting anything? Council President Michael David thinks this is what the in-lieu housing funds are intended for and that this will create housing. He would like to see lower units, but the deed restriction in perpetuity is important. Category 3 was discussed. Amanda Breen made a correction to the Community Housing agreement so that it reads "the developer will develop an additional 737 sq. feet".

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

The wording in the Community Housing Agreement - Paragraph 1 was discussed.

Motion to authorize Mayor Bradshaw to sign the KECH Exceedance and Housing Fund Contribution Agreement consistent with Exhibits A and B1 and B2 pending that the income category falls into category 3 per HUD standards for these rental units with the clarification that the developer will develop an additional 737 sq. feet.

RESULT:	ADOPTED [3 TO 1]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Amanda Breen, Courtney Hamilton
NAYS:	Jim Slanetz

c. ACTION: Third Reading of the Sub-District Amendment Ordinance 1187

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

Motion to approve the third reading of Ordinance No. 1187 finding the text amendments are in accordance with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance.

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

Council President Michael David read the title aloud.

d. ACTION: First Reading of Ordinance #1189 of Big Box

Mayor Neil Bradshaw explained that this ordinance is similar to the one in place in Hailey. He would like this ordinance in place as a proactive move rather than reactive at a later date.

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

Councilor Courtney Hamilton questioned mega stores coming into our community. Director of Planning & Building John Gaeddert explained that they can move into this town but hey have to fit into our scale. This is putting a cap in the commercial store. He talked about existing stores and where they stand in the ordinance. There was a discussion of how the size was determined. The square footage of the old

Kings building in Hailey will be brought for the second reading. Courtney Hamilton was in support of being proactive. Councilor Amanda Breen likes that it is pertaining to the Community Core.

Motion to approve the first reading of Ordinance #1189 finding the text amendments are in accordance with the 2014 Comprehensive Plan.

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

Council President Michael David read the Title aloud.

- e. **ACTION: Review and direction on request by Casey Finegan to obtain funding to move a power pole at 205 Gem Street—City Administrator Suzanne Frick**

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

Mayor Neil Bradshaw advised that he is not in support of using funds to move power poles. The funds are for burying electrical lines. Councilor Jim Slanetz agrees with the Mayor Bradshaw. Councilor Courtney Hamilton and would like to see more applications for undergrounding. Councilor Jim Slanetz wants to be prudent with this money. Council all agreed larger projects are the way to go.

- f. **ACTION: Recommendation to take actions to facilitate submittal of a Tax Credit Application for housing on the site located south of Northwood Place on Saddle Road—Mayor Neil Bradshaw**

Mayor Neil Bradshaw talked about the tax credit before the council tonight and about how to make the application valid.

Mayor Neil Bradshaw opened the meeting for public comment.

Dick Fosbury questioned what the plan is for the property as to the size and access? He asked if that information is available at this time?

Mayor Neil Bradshaw talked about his support of making a tax credit application and about the benefits and the similarity to Northwood 1. Councilor Jim Slanetz questioned our dollar value and advised he is a little leery of this. Mayor Neil Bradshaw advised there would be a \$25,000 experience from the CDC. The developer puts in more. The entire application is approximately \$60,000. Councilor Courtney Hamilton advised it is a pretty good lottery and it's a small investment from the In-Lieu housing fund. There is a risk, but we can't win if we don't play. Council President Michael David talked about a previous application he has been part of and his experience with that.

Greg Dunfield, co-partner with KCDC, talked about the effort and the town home units that will be available. He compared it to Northwood Place 1 and the proposal that was out there at that time. He talked about tax credits per unit and advised that Ketchum does not compete well in that category. Currently there is \$5.5 million in annual credits. Where Ketchum fits into this project, he is unsure. Council President Michael David questioned him as to the parking spaces. Councilor Jim Slanetz asked how Northwood I was done. Greg Dunfield advised that Ketchum had won a tax credit in the past. He outlined the history of the win. Jim Slanetz questioned what his investment is in this project. Greg

Dunfield advised \$40,000 to \$50,000. Mayor Neil Bradshaw reiterated that 50% is out of his development fee.

Councilor Amanda Breen it is in support of the project and then talked about the YMCA and the City working together to figure out how we can make this work for both sides. She would like to make this a benefit to everybody. Mayor Neil Bradshaw talked about his support of the YMCA and wanting it to be successful. He talked about the agreement between the YMCA and the City and the parking issue.

Councilor Amanda Breen has concerns that this is adversarial. She knows there is a way to use this and get housing. Councilor President Michael David does not think it is adversarial. It's a partnership and we need to continue that as we move forward. He appreciates the Mayor's comments on parking. The future is towards less automobiles and not more. We need to move forward with solutions for the master plan. He said if we don't build more affordable housing there will not be an expansion for the YMCA. Both these things must happen.

Councilor Courtney Hamilton agrees with Council President Michael David and voiced that if we need to focus quickly on affordable housing and this needs to be prioritized. Mayor Neil Bradshaw thanked the YMCA for speaking out. Their opinion is very valid. He would like to see the entire area developed with recreation and community. Courtney Hamilton talked about the YMCA being in charge of their own parking. Mayor Neil Bradshaw agreed that the YMCA is in charge of their land and how they use it, he also hopes the YMCA understands that the city should do with their land as they choose. Councilor Amanda Breen advised that the interpretation of the legal documents is out there and that should be kept in mind. Councilor Jim Slanetz talked about collaborating with the YMCA and coming to a solution.

I. Approve Option to Lease Agreement #20225 between Ketchum Community Development Corporation and the City of Ketchum for the site located south of Northwood Place

Motion to approve Option to Lease Agreement 20225 between Ketchum Community Development Corporation and City of Ketchum_

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

II. Recommendation to Adopt a Fair Housing Assessment for the City of Ketchum

Motion to adopt the Fair Housing Assessment for the City of Ketchum

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

III. Recommendation to approve Resolution 18-022 implementing Fair Housing and Fair Housing Principles for the City of Ketchum

Motion to approve Resolution 18-022 implementing Fair Housing and Fair Housing Principles for the City of Ketchum

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

Motion to authorize use of Housing In-Lieu funds to pay the City's application, permit and impact development fees for the deed restricted housing units.

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

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

a. ACTION: Recommendation to enter into Contract #20226 with Vitruvian Planning for a Looking Glass Academy

Council President Michael David talked about his attendance at a previous Looking Glass Academy in Twin Falls. It opened his eyes to looking at the design of streets, sidewalks and ramps. He talked about the importance of this and his support of this academy. This will provide tools for staff and council on how to look at planning as we move forward.

Council voiced their support.

Motion to authorize the Mayor to enter into Contract 20226 with Vitruvian Planning.

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

b. Discussion of land swap and reconfiguration of property between the City of Ketchum, Blaine County School District and Mountain Rides—Director of Planning and Building John Gaeddert

Director of Planning & Building John Gaeddert talked about his involvement with the BCSD in the past. He talked about the Tennis Courts and the ownership and about the land they would like to use for the expansion of class rooms. He talked about the planning work that will need to be done. The land swap is an actionable item that will go thru P & Z then to Council at a future date.

Mayor Neil Bradshaw asked Council if there are any types of concerns they would like to make Director of Planning & Building John Gaeddert aware of? Councilor Courtney Hamilton questioned Mountain Rides involvement? John Gaeddert explained that it's long term title work for Mountain Rides. Courtney Hamilton said that K - 8 would be a good move for vibrancy to Ketchum.

c. ACTION: Recommendation to approve City Council decision on the appeal of Design Review Permit for the Community Library

Attorney Matt Johnson explained the written final decision. He talked about the 3 edits in red that were distributed to council.

Councilor Amanda Breen asked for clarification of the revised changes. Attorney Matt Johnson explained in detail the document before them.

Council President Michael David asked what Gary Slette's next course of action would be? Attorney Matt Johnson explained that the applicant is upset. He is unsure if there will be legal ramifications. The Martins' will have some comment on the landscaping, but he is unsure about future litigation. Matt Johnson advised that we are current in the process that is required at this time.

Motion to approve city council decision on the appeal of Design Review Permit for the Community Library as drafted by city Attorney Matt Johnson with the added edits to page 4.

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

d. Presentation of the results of A Fair on the Square

Mayor Neil Bradshaw advised that the Fair on the Square this was a success. He would like the City to do more of this. The results of this event will be put on the website.

8. EXECUTIVE SESSION

- a. Discussion pursuant to 74-206 1 (j)
- b. Discussion pursuant to 74-206 1 (c)
- c. Discussion pursuant to 74-206 1 (f)
- d. Discussion pursuant to 74-206 1 (d)

Motion to go into executive session at 7:47 p.m. pursuant to 74-206 (i), (c), (f), (d)

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

Motion to come out of Executive session at 8:30 p.m.

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

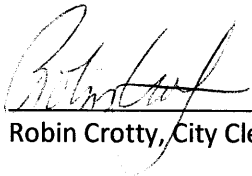
9. ADJOURNMENT

Motion to adjourn at 8:32 p.m.

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



Neil Bradshaw, Mayor



Robin Crotty, City Clerk