



CITY OF KETCHUM  
MEETING MINUTES OF THE CITY COUNCIL  
Monday, May 15, 2023

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**CALL TO ORDER:** *(00:00:14 in video)*

Mayor Bradshaw called the meeting of the Ketchum City Council to order at 4:00 p.m.

**ROLL CALL:**

Mayor Neil Bradshaw  
Michael David  
Amanda Breen  
Courtney Hamilton  
Jim Slanetz

**ALSO PRESENT:**

Jade Riley—City Administrator  
Trent Donat—City Clerk & Business Manager  
Lisa Enourato—Public Affairs & Administrative Services Manager  
Bailee Ancona—Deputy City Treasurer  
Suzanne Frick—KURA Executive Director  
Brian Christiansen—Director of Streets & Facilities  
Morgan Landers—Director of Planning and Building  
Abby Rivin—Senior Planner  
Paige Nied—Associate Planner  
Matt Johnson—City Attorney  
Brett Kohring—HDR Traffic Engineer – *Via Teleconference*  
Manuel Genswein—Rescue and Development in Avalanche Rescue  
Carson Palmer—Perry Building Applicant  
Broderick Smith—Perry Building Applicant  
Harry Griffith—Executive Director for Sun Valley Economic Development

**COMMUNICATIONS FROM MAYOR AND COUNCIL:**

- Amanda Breen notified the council that she intends to recuse herself from projects she had previously not recused herself from, due to her husband's company's current involvement in those projects. *(00:00:42 in video)*
- Michael David raised concerns about the visual appeal of the land designated for the PEG Hotel project. He expressed that necessary maintenance measures need be undertaken to enhance the gateway to the city and create a more inviting atmosphere. *(00:01:12 in video)*
- Mayor Neil Bradshaw made a proclamation that June 2, 2023, is National Gun Violence Awareness Day. *(00:02:04 in video)*

**PRESENTATION OF AVALANCHE AWARENESS AND RESCUE PREPAREDNESS**

Presented by: Manuel Genswein (00:03:30 in video)

**Questions, comments, and discussion by Council (00:16:45 in video)**

**CONSENT AGENDA:** (00:21:31 in video)

- Agenda Item #10 will be moved to the Capital Improvement discussion.
- Amanda Breen recused herself from agenda items #12 - 14.

**Motion to approve consent agenda items #4 - #20 excluding items #10, #12, #13, & #14.**

(00:22:17 in video)

**MOVER:** Courtney Hamilton

**SECONDER:** Michael David

**AYES:** Michael David, Courtney Hamilton, Jim Slanetz, Amanda Breen

**RESULT: ADOPTED UNANIMOUS**

**Motion to approve consent agenda items #12, #13, & #14 (00:22:37 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Michael David

**AYES:** Michael David, Courtney Hamilton, Jim Slanetz

**RECUSED:** Amanda Breen

**RESULT: ADOPTED**

**PUBLIC HEARING:**

21. Recommendation to conduct a public hearing to review and act on Permits Conditions Acceptance Development Agreement 22847 and Amendment to PUD/CUP P19-063 for the PEG Ketchum Hotel or Ketchum Tribute Hotel located at 251 S Main Street, 260 E River Street, and 280 E River Street. (00:22:55 in video)

Presented by: Suzanne Frick

**Public Comment Opened:** (00:24:05 in video)

None.

**Public Comment Closed:** (00:24:17 in video)

**Questions, comments, and discussion by Council (00:24:30 in video)**

**Motion to approve Permits, Conditions, Acceptance Development Agreement #22847, and direct staff to return with Findings of Fact and Conclusions of Law. (00:35:52 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Michael David

**AYES:** Michael David, Courtney Hamilton

**NAYS:** Jim Slanetz

**RECUSED:** Amanda Breen

**RESULT: 2-2 Tie Vote – the motion is repeated, see below/see the time in video. (01:19:05 in video)**

**Motion to approve the First Amendment to PUD/CUP P19-063 and direct staff to return with Findings of Fact and Conclusions of Law. (00:36:28 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Michael David

**AYES:** Michael David, Courtney Hamilton

**NAYS:** Jim Slanetz

**RECUSED:** Amanda Breen

**RESULT: 2-2 Tie Vote. The motion is repeated, see below/see the time in video. (01:19:29 in video)**

22. Recommendation to implement West Ketchum Traffic Calming Pilot. (00:37:05 in video)

Presented by: Jade Riley (00:37:26 in video)

Joined by: Brett Kohring (00:40:55 in video)

**Public Comment Opened:** (00:50:50 in video)

Miles Canfield –178 Bordeaux St. (00:51:07 in video)

Ryan Gallagher—William St. (00:54:03 in video)

**Public Comment Closed:** (00:56:14 in video)

**Questions, comments, and discussion by Council (00:56:44 in video)**

**Motion to approve the outlined Traffic Calming Pilot project, associated budget request and report back findings with the revision of removing the pedestrian delineation tubular feature. (01:17:38 in video)**

**MOVER:** Amanda Breen

**SECONDER:** Courtney Hamilton

**AYES:** Michael David, Courtney Hamilton, Jim Slanetz, Amanda Breen

**RESULT: ADOPTED UNANIMOUS**

**REVERTED BACK TO ITEM #21 OF THE PUBLIC HEARING:** (01:18:23 in video)

Matt Johnson addressed the recusal of Amanda Breen, and the nay vote by Jim Slanetz causing a 2-2 divided council vote. Mayor Neil Bradshaw was asked for a tie-breaking vote. The motions were repeated.

**Motion to approve Permits, Conditions, Acceptance Development Agreement #22847, and direct staff to return with Findings of Fact and Conclusions of Law. (01:19:05 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Michael David

**AYES:** Michael David, Courtney Hamilton, Neil Bradshaw

**NAYS:** Jim Slanetz

**RECUSED:** Amanda Breen

**RESULT: ADOPTED**

**Motion to approve The First Amendment to PUD/CUP P19-063 and direct staff to return with Findings of Fact and Conclusions of Law. (01:19:29 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Michael David

**AYES:** Michael David, Courtney Hamilton, Neil Bradshaw

**NAYS:** Jim Slanetz

**RECUSED:** Amanda Breen

**RESULT: ADOPTED**

**NEW BUSINESS:** (01:19:51 in video)

23. Recommendation to review The Perry Building FAR Exceedance Agreement #22845, Lot Consolidation Preliminary Plat Application File No. P22-045A, and Condominium Subdivision Preliminary Plat Application File No. P22-045B.

Presented by: Abby Rivin

**Questions, comments, and discussion by Council (01:21:40 in video)**

**Motion to approve the updated community housing proposal with the range of income categories proposed by the applicant and authorize the Mayor FAR Exceedance agreement #22845 with The Perry Building LLC. (01:31:16 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Michael David

**AYES:** Michael David, Courtney Hamilton, Neil Bradshaw

**NAYS:** Jim Slanetz

**RECUSED:** Amanda Breen

**RESULT: ADOPTED**

**Motion to approve The Perry Building Lot Consolidation Preliminary Plat application file #P22-045A subject to conditions one through two. (01:32:00 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Michael David

**AYES:** Michael David, Courtney Hamilton, Jim Slanetz

**RECUSED:** Amanda Breen

**RESULT: ADOPTED**

**Motion to approve The Perry Building Condominium Subdivision Preliminary Plat Application File No. P22-045B subject to condition one through two. (01:32:31 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Michael David

**AYES:** Michael David, Courtney Hamilton, Jim Slanetz

**RECUSED:** Amanda Breen

**RESULT: ADOPTED**

24. Recommendation to review and adopt the Construction Management Plan Enforcement and Contractor Parking Policy. (01:33:22 in video)

Presented by: Morgan Landers

**Questions, comments, and discussion by Council (01:40:56 in video)**

**Motion to approve and adopt the Construction Management Plan Enforcement Policy and Contractor Parking Policy and make the policy effective as of June 15, 2023. (01:46:06 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Michael David

**AYES:** Michael David, Courtney Hamilton, Jim Slanetz, Amanda Breen

**RESULT: ADOPTED UNANIMOUS**

25. Update from Sun Valley Economic Development.

Presented by: Harry Griffith (01:46:35 in video)

**Questions, comments, and discussion by Council (01:54:20 in video)**

26. Review Fiscal Years '24-'28 drafts, of the General Fund Capital Improvement Plan

Presented by: Jade Riley (01:57:20 in video)

**Questions, comments, and discussion by Council (02:03:33 in video)**

Presentation Continued: (02:04:27 in video)

**Questions, comments, and discussion by Council (02:17:16 in video)**

**CONSENT AGENDA item #10.**

**Motion to approve the recommendation to approve purchase order #23092 for fog seal treatment of East Avenue. (02:24:12 in video)**

**MOVER:** Jim Slanetz

**SECONDER:** Courtney Hamilton

**AYES:** Michael David, Courtney Hamilton, Jim Slanetz, Amanda Breen

**RESULT: ADOPTED UNANIMOUS**

**ADJOURNMENT:**

**Motion to adjourn** (02:25:00 in video)

**MOVER:** Amanda Breen

**SECONDER:** Courtney Hamilton

**AYES:** Michael David, Courtney Hamilton, Jim Slanetz, Amanda Breen

**RESULT: UNANIMOUS**



Neil Bradshaw, Mayor

ATTEST:



Trent Donat, City Clerk

