



CITY OF KETCHUM
MEETING MINUTES OF THE CITY COUNCIL
Monday, September 18, 2023

CALL TO ORDER: 4:00PM (00:00:15 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
Jim Slanetz
Amanda Breen
Courtney Hamilton – *via teleconference*

ALSO PRESENT:

Jade Riley—City Administrator
Trent Donat—City Clerk & Business Manager
Bailee Ancona—Deputy City Treasurer
Morgan Landers—Director of Planning and Building
Abby Rivin—Senior Planner
Paige Nied—Associate Planner
Carissa Connelly—Housing Director
Matt Johnson—City Attorney – *via teleconference*
Sam Linnet—Alturas Law Group, Appellant’s Counsel
Ed Simon—Legal Counsel for Applicant
Nicole Robinson—Architect

COMMUNICATIONS FROM MAYOR AND COUNCIL:

- Amanda Breen shared that the KURA Board wants to make certain that when helping fund city projects, that the City credits the KURA in communication to the community. (00:00:43 in video)
- Mayor Neil Bradshaw thanked KURA and assured that future communications would highlight the KURA funding. (00:01:29 in video)

CONSENT AGENDA: (00:02:03 in video)

- Item # 2 to be voted separately as Courtney Hamilton was absent at the previous meeting.

Motion to approve consent agenda items #3 - # 15. (00:2:43 in video)

MOVER: Jim Slanetz

SECONDER: Amanda Breen

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

RESULT: ADOPTED UNANIMOUS

Motion to approve consent agenda item #2. (00:3:03 in video)

MOVER: Amanda Breen

SECONDER: Jim Slanetz

AYES: Michael David, Amanda Breen, Jim Slanetz

RECUSED: Courtney Hamilton

RESULT: ADOPTED

PUBLIC HEARING: *(00:03:23 in video)*

16. Recommendation to hold a public hearing and conduct the first reading of Ordinance 1249, amending certain sections of Title 16 – Subdivisions, and Title 17 – Zoning Regulations.

Presented by: Morgan Landers and Abby Rivin *(00:04:24 in video)*

Questions, comments, and discussion by Council *(00:20:56 in video)*

Public Comment Open: *(00:30:14 in video)*

- Brian Barsotti *(00:30:49 in video)*

Public Comment Closed: *(00:35:06 in video)*

Questions, comments, and discussion by Council *(00:35:18 in video)*

Motion to approve the first reading by title only of Ordinance 1249. *(00:40:31 in video)*

MOVER: Amanda Breen

SECONDER: Jim Slanetz

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

RESULT: ADOPTED UNANIMOUS

Reading by title only of Ordinance 1249.

Trent Donat *(00:40:52 in video)*

The council decided, after being informed by Morgan Landers, to consolidate 2nd and 3rd readings of Ordinance 1249 at the October 2, 2023, City Council meeting. It was the only item on the September 25, special meeting, which is now cancelled. *(00:42:30 in video)*

NEW BUSINESS:

17. Update on Housing Action Plan.

Presented by: Carissa Connelly *(00:43:37 in video)*

Questions, comments, and discussion by Council *(00:47:57 in video)*

18. Review and make a determination of an Administrative Appeal P22-035B of Final Design Review and Condominium Preliminary Plat for a mixed-use development at 200 N Leadville Ave.

Introduced by: Mayor Neil Bradshaw *(00:52:14 in video)*

Protocol explained and presented by: Matt Johnson *(00:52:59 in video)*

Procedural questions by Council *(00:55:38 in video)*

Argument for Appellant *(00:57:34 in video)*

Presented by: Sam Linnet

Applicants Response/Argument (01:12:26 in video)

Presented by: Ed Simon; Joined by Nicole Robbins – Architect

- Matt Johnson asked for confirmation that the pictures being shown were already in the record, and if not that those pictures would be noted. (01:27:09 in video)
- Ed Simon confirmed some pictures not in the record previously, were being shown. (01:27:34 in video)
- Sam Linnet made an objection to new information and pictures not already on the record. (01:28:07 in video)
- Mayor Bradshaw recommended the council not to take any new information. (01:28:31 in video)
- The council upheld the objection and agreed to proceed with no new information being introduced. (01:28:59 in video)

Rebuttal to Applicants Argument (01:34:36 in video)

Presented by: Sam Linnet

Questions to staff and attorneys, comments, and discussion by Council (01:43:15 in video)

- Matt Johnson will have a written decision summarizing that P & Z acted within its authority on all 5 issues. This written decision will be presented to the council at the City Council Meeting on October 2, 2023, for review.

EXECUTIVE SESSION:

19. Pursuant to Idaho Code 74-206(1)(f)-Pending litigation.

Motion to move to Executive Session. (02:21:55 in video)

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

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

RESULT: UNANIMOUS

ADJOURNMENT:

Motion to adjourn (02:22:22 in video)

MOVER: Amanda Breen

SECONDER: Jim Slanetz

AYES: Michael David, Jim Slanetz, Amanda Breen

RESULT: UNANIMOUS

ATTEST:



Trent Donat, City Clerk



Neil Bradshaw, Mayor