

CALL TO ORDER Time Stamping 14:58

Mayor Neil Bradshaw called this meeting to order at 4:00 p.m.

ROLL CALL

Mayor Neil Bradshaw

Amanda Breen

Jim Slanetz

Michael David

Courtney Hamilton

ALSO PRESENT

City Administrator Jade Riley

City Attorney Matt Johnson (teleconference)

Director Planning Suzanne Frick

Manager ----- - Lisa Enurato

COMMUNICATION FROM MAYOR AND COUNCILORS

Mayor Neil Bradshaw talked about the successes of women in Ketchum and throughout the Valley and advised that March is observed as Women's History Month. He went on to thank City Clerk Katrin Sharp for her contribution to the City and praised her for her work for the city over the last number of years and wished her the best.

Mayor Neil Bradshaw asked Fire Chief Bill McLaughlin to update the public on COVID. Bill McLaughlin explained that we are now seeing the numbers decrease and the numbers have not been this low since September. Hospitalizations have gone down. We are at a low or moderate rating on the indicators. We have the lowest rate of fatalities out of any of the counties in our region and also have the highest rate of vaccination in the state. Guidelines are being looked at and re-written. The health order is still in effect. The CDC is lowering the gathering numbers among families, however, public setting restrictions are still in place. It appears we are at the end of the third wave we've been hit with. He estimates that that vaccine will be open to all adults by the beginning of May. Bill McLaughlin advised that Blaine County Stat's, are looking for people who have not been vaccinated or had COVID, to test weekly to see if they become exposed. Councilor Jim Slanetz asked about the study that was done in the Spring and would like to know the results. Bill McLaughlin will look into finding the published results and advised that the testing is continuing

CONSENT - Time Stamp 25:15

1. Minutes
2. Payroll
3. Bills
4. Monthly Financial State

5. Contract 20585
6. PO 25590
7. Approval of driveway at 604 Leadville Ave.
8. Resolution 21-005
9. US Digital Designs Phoenix G2
10. Approval of Estimate for G2
11. Resolution 21-0006
12. Contract 20454
13. Agreement 20602 - removed from consent

Mayor Neil Bradshaw explained that this is a short term lease. The city is renting the apartment to an employee. Councilor Courtney Hamilton expressed her support but would like to know when the upgrades were made since she was told this house was uninhabitable. Mayor Neil Bradshaw advised that the other house is uninhabitable. The City Administrator Jade Riley is looking at making upgrades to the larger house. He advised that Facilities Maintenance Manager, Juerg Stauffacher's team has worked on the little house and made the house habitable. There will be a lottery process put in place at the end of May. This was an urgent short term need for a current employee. The larger house is getting estimates to see if the council would like to make this habitable as well.

Mayor Bradshaw talked about the importance of our Emergency Service Staff. Fire Chief Bill McLaughlin advised that we are getting close to a crisis situation on the housing issue. He talked about losing 1st responders in the future due to this matter. He talked about the importance of response time and advised that it is getting harder for employees to meet the minimum requirements and we have the as well as the possibility of losing our insurance rating if we have to change our housing location policy. We need to find affordable housing for the volunteers.

Mayor Neil Bradshaw asked for a motion

Motion to approve Item 13.

Motion made by Councilor Courtney Hamilton, Seconded by Council President Amanda Breen

All in Favor

14. Resolution 21-004
15. Agreement 20603 - removed from consent
Will be discussed during the Master Transportation Plan discussion
16. PO 20601 - removed from consent
Will be discussed during the Master Transportation Plan discussion
17. PO 20604
18. Sun Valley Arts & Crafts Festival

19. Agreement 20583

Motion to approve the Consent Agenda items 1 - 19 except for items 13, 15 & 16.

Motion made by Councilor Courtney Hamilton, seconded by Councilor Michael David

All in Favor

NEW BUSINESS

20. Contract 20599 with Logan Simpson - Tiem STamping 33:28

Mayor Neil Bradshaw introduced this topic by thanking the council for the appointment of the Historic Preservation Commission and talked about the diverse group that has been appointed. He thanked all the applicants for their interest in serving on this commission.

Jen _____ presented a powerpoint showing a general process overview and the phases involved. Phase I being the Interim Ordinance and Phase 2 consisting of Refining the Historic Preservations Building List, Creating Community Core District Guidelines, Creating a Permanent Ordinance and a Historic Preservation handbook. Jen _____ continued by going over the timeline and asked Mayor and Council for questions.

Councilor Courtney Hamilton advised that \$50,000 of the \$80,000 will come from the budget. City Administrator Jade Riley advised that we have more funding in the building and planning division that will fund the additional \$30,000. Courtney Hamilton feels that Logan Simpson has a good handle on this and knows what the city and community want. She voiced her support and said this is a step in the right direction.

Council President Amanda Breen is pleased with the direction this is going.

Motion to enter into contract 20599 with Logan Simpson

Motion made by Councilor Courtney Hamilton, seconded by Council President Amanda Breen

All in Favor

PUBLIC HEARING

21. Warm Springs Ranch Timestamp 42:15

Mayor Neil Bradshaw welcomed Bob Brennan and advised that no decision will be made tonight. Tonight will be an opportunity for the council to become familiar with the project. Mayor

Bradshaw advised that this is a downzone of Block 1, (35 homesites) with an option for the city to purchase block 2-8.

Council President Amanda Breen disclosed that her husband is an associate of Benchmark Associates which is on the development team for this project, therefore she is recusing herself from this item on tonight's agenda.

Applicant Bob Brennan gave his background in the Valley and advised he's been a resident for 41 years. He went over in detail his purchase of the property and would like to talk about his vision for this property. He feels the Land Trust could be a great partner on this project and advised this property is 64 Acres. He thinks the project is a great project and will be well received.

Kurt Eggers with Eggers Associates, a landscaping firm in Ketchum, presented the details of the project. He went over the team that is involved and showed an area map of Warm Springs Ranch and showed the Warm Springs Ranch Property Boundary that Mr. Brennan currently owns. He talked about the areas surrounding the property and gave the history of the entirety of this project. He showed a map of block 1 and what was previously proposed. He showed the building envelope for all the lots and talked about the access areas being proposed. Kurt Eggers showed slides of the street design, road design and the roadway plan as well as the water and sewer plan. He talked about the Bus Shelter they will be adding.

Councilor Jim Slanetz questioned the parking for the dog park. Kurt Eggers showed the master plan and explained the location and explained there will be 20 parking spots.

Mayor Neil Bradshaw opened the meeting for public comment.

Nick Miller on the Board for the Hemingway Chapter of Trout Unlimited advised that he strongly supports the city's purchase of Lots 2 - 8. He talked about their earlier objections and advised with the changes they are now in support of the deal. Nick Miller pointed out that the purchase agreement should state that the city's hands should not be tied in regards to the riparian zone and the City obtaining all the water rights.

Barry Bunshaft, member of the Board of Directors of the Wood River Land Trust referenced the purchase history. He said this is a disappointment for the Land Trust because they hoped to obtain it. They are in support of the City's purchase of Lots 2-8. They support the provisions in the purchase option agreement in the packet and talked about the public park use in the future. He also supports Nick Miller's comments on the water rights.

David Herd talked about the timeline dates on this project and the potential agreement stating the dog park becoming a community asset and this being very generous of the developer. David Herd talked about the 36 homesites being proposed and the safety concerns he sees with the traffic plan at the intersection of Warm Springs and Flower Rd stating this needs proper analysis.

Mayor Neil Bradshaw closed public comment.

Bob Brennan talked about the Wood River Land Trust and the controversy over the park. He addressed the traffic concerns and said that this would create less of a traffic issue than the previously approved hotel.

Mayor Neil Bradshaw advised both the Wood River Land Trust and Trout Unlimited wrote in letters of support. Mayor Bradshaw asked Bob Brennan to confirm that the water rights will be given to the City. Bob Brennan confirmed that all water rights would go to the City of Ketchum.

Councilor Michael David had questions about the traffic and would like to be assured there is a safe crossing area for pedestrians by the bike path and would like the speed limit dropped to 25 miles per hour. Applicant Bob Brennan was in support of whatever the City feels is safe.

Councillor Jim Slanetz is pleased with the plan but questioned the location of the bike path and advised it is crucial to be sure that it is in the right space. Bob Brennan explained where it is proposed and advised they are continuing to work on that. Mayor Neil Bradshaw advised that if the city purchased the property a trail is envisioned.

Councilor Courtney Hamilton talked about the amount of cars at the dog park. She wants to be sure there is sufficient parking and possibly increase the parking spots to 30. Applicant Bob Brennan agrees that more parking would be great but he is unsure if more than 20 is obtainable but will look into it and will talk to the city more about it. Courtney Hamilton questioned why private roads over public roads? Bob Brennan said that people tend to like private roads more. There will be public parking available for the dog park. The width of the sidewalk was discussed. Courtney Hamilton also questioned the process for moving forward if the city does not come up with the \$9,000,000. Bob Brennan explained what he envisions if the city cannot fund the project.

Councilor Courtney Hamilton asked the Planners how the council approves the Development Agreement as is? Director of Planning & Building Suzanne Frick explained that the Planning Commission would like to approve the project as a whole but because there is an Option Agreement on Block 2-8 they were willing to forgo that planning process providing the Option Agreement is signed at the same time as the Development Agreement. If the City cannot purchase the property because they can't come up with the money, the safe guard in the Development Agreement says that no development can occur on blocks 2-8 unless the owner comes back in for a Planned Unit Development on all Blocks 2-8, excluding Block 1. Block 1 is receiving all entitlements.

Councilor Michael David asked if ADU's are allowed in Block 1. Director of Planning & Building Suzanne Frick explained that it is not allowed due to the size of the parcels. The Development agreement does not allow ADU's.

Councilor Courtney Hamilton questioned the riparian area, stating the HOA will manage the north side of the riparian zone. If the City purchases lots 2 -8 would the City manage the south side? Director of Planning & Building Suzanne Frick, explained management of the riparian area and talked about the restoration plan.

Councilor Courtney Hamilton asked if there is any community housing? It was confirmed there is not. She circled back to traffic and the concern of the busy intersection on Warm Springs Rd. She suggested a possible traffic study. She understands David Herd's concerns. Director of Planning & Building Suzanne Frick said this has come up at the Planning Commission meeting. This will be looked at again when it can be seen on how the area will be used. The Traffic Authority will determine the right control method.

Engineer Garth McClure talked about the road plan and intersection at Flower Dr. saying it is a much improved intersection approaching Warm Springs Rd. He talked about Bald Mtn. Rd. and Townhouse Ln. not being conforming roads. The intersection at Flower will meet all standards. Mayor Neil Bradshaw advised that this will be looked at again in the future when they can see the use. Garth McClure said the intersection at Warm Springs Rd. is the concern. He went over proposed trip generation of the residents and advised that this project size does not warrant a full traffic study. Previous traffic studies were completed when this area was being designed as a hotel.

Councilor Michael David talked about potential problems at the bus shelter. Garth McClure advised people will need to walk on the South side of the road. He will continue to work with the City and look at the right of way and see what else can be done for pedestrian safety.

Motion to continue to the April 5h, 2021 meeting.

**Motion made by Councilor Hamilton; seconded by Councilor David
Amanda Breen Recused
All in Favor**

22. Stevens-Wood Lot Line Shift Timestamp 2:21:11

Mayor Bradshaw advised that this is a standard lot line shift.

Mayor Bradshaw opened the meeting for public comment.

There was no public comment.

Councilor Courtney Hamilton voiced concern about merging lots because it decreases buildable lots. Mayor Neil Bradshaw agrees.

Motion to approve the Steven-Wood Lot Line Shift; Lots 19AA &4A of Block 1, Sun Valley Subdivision 1 with condition of approval 1-8

Motion made by Council President Breen, seconded by Councilor Slanetz

All in Favor

23. Combine Lots 7 & 8 - Timestamp 2:25:13

Mayor Neil Bradshaw opened the meeting for public comment.

Susan Martin home on the corner of 5th. She asked if she could get the renderings of the building being proposed. She is not against the project.

Mayor Neil Bradshaw closed public comment

Amanda Breen commented that she rented office space at this location in the past but her name is on the window but she has no interest in the property as of January

Senior Planner Abby Rivan advised that the project received DR approval and their next step is submitting a building permit application.

Motion to approve the Walnut & 4th Lot Line Shift Application subject to conditions of approval 1-6.

Motion made by Councilor Courtney Hamilton, Seconded by Councilor Michael David

All agree

24. Master Plan Timestamp 2:30:00

Mayor Neil Bradshaw advised they will also be talking about items 15 & 16 from the consent agenda.

Mayor Neil Bradshaw opened the meeting up for public comment

Perry Boyle sent in a lengthy analysis of the plan. He does not feel this is an actual Master Parking Plan and went on to talk about the study's it does not include. It needs a lot of work. He pointed out the flaws in the plan and stated that the plan does not have the necessary data to actually be called a plan.

Mayor Neil Bradshaw advised items 15 & 16 talk about the data needed to complete the plan.

Mayor Neil Bradshaw closed public comment.

City Administrator Jade Riley advised that all feedback from the previous council meeting has been updated in the plan before them. Jade Riley talked about the Dixon Plan that is under Consent Item 15 and talked about the information the city would be getting from her regarding resident parking and parking enforcement. This would be a 6 month pilot project. This is much more efficient from an enforcement point of view. If the 6 mos pilot is successful, the cost would be credited towards the final purchase price.

Councilor Amanda Breen questioned the modern best practices that could come from the Dixon contract. City Administrator Jade Riley talked about possible findings and conclusions that could come out of the study. Amanda Breen also questioned the technology itself. Jade Riley explained the equipment and camera's that would be used and talked about what is available in other cities and stated this technology would also encompass parking in our parking lots. Amanda Breen voiced her appreciation of the next 6 mos of data. Councilor Michael David spoke in favor of the gathering of data.

Councilor Courtney Hamilton talked about the Bike Mobility and voiced concern that the plan is not all the way there. Mayor Bradshaw asked for clarification of the change she is asking for. She advised that she would like the reference of Alpine Lane be removed. City Administrator Jade Riley believes that every year the plan should be reviewed. A note could be made in the motion of Courtney Hamilton's concerns for future changes.

Motion to approve Consent items 15 & 16

Motion made by Councilor Hamilton, seconded by Council President Breen

All in favor

Motion to approve the City Master Transportation Plan

Motion made by Councilor Hamilton, seconded by Council President Breen

All in favor

EXECUTIVE SESSION Timestamp 2:58:17

- 74-206 (1) (f)
- 74-206 (b)

Motion to go into executive session pursuant to 74-206 (1)(f) and pursuant to code 74-2016 (1) (b)

Motion to come out of Executive Session at _____

Motion made by _____; seconded by _____

All in favor

ADJOURNMENT

Motion to adjourn at _____

Motion made by _____; seconded by _____

All in favor



Manager _____, Lisa Enourato

Interim City Clerk



Mayor Neil Bradshaw

