



CITY OF KETCHUM
MINUTES OF THE CITY COUNCIL – SPECIAL MEETING

Monday, August 25, 2025
191 5th Street West, Ketchum, ID

CALL TO ORDER: (00:00:16 in video)

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

ROLL CALL CITY COUNCIL:

Mayor Neil Bradshaw
Amanda Breen
Courtney Hamilton
Spencer Cordovano
Tripp Hutchinson

ALSO PRESENT:

Ben Whipple—Senior Project Manager
Brent Davis—Finance Director & City Treasurer
Daniel Hansen—Director of Community Engagement
Jade Riley—City Administrator
Matt Johnson—City Legal Council (remote)
Morgan Landers—Director of Planning and Building
Trent Donat—City Clerk & Business Manager

COMMUNICATIONS FROM MAYOR AND COUNCIL: (00:00:35 in video)

NEW BUSINESS:

2. Recommendation to approve Decision on Administrative Appeal P25-008, Design Review Extension for PEG Hotel.

Presented by: Matt Johnson and Morgan Landers (00:05:22 in video)

Questions, comments, and discussion by the Council. (00:07:01 in video)

Motion to approve the decision as presented with an amendment that in the paragraph that goes from the bottom of page three (3) to the beginning of page four (4) that a sentence be added that in this context land use is contemplative of the realization of the permitted projects and directing the commission upon remand to provide further analysis on the record. (00:12:19 in video)

MOVER: Spencer Cordovano

SECONDER: Amanda Breen

NAYES: Tripp Hutchinson

AYES: Amanda Breen, Spencer Cordovano

OBSTAIN: Courtney Hamilton

RESULT: Motion Passes

3. Recommendation to approve Change Order for Warm Springs Preserve with Conrad Brothers to construct Welcome Building.

Presented by: Ben Whipple (00:12:41 in video)

Questions, comments, and discussion by the Council. (00:17:08 in video)

Motion to approve change order for Warm Springs Preserve with Conrad Brothers to construct Welcome Building. (00:24:06 in video)

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

NAYES: Tripp Hutchinson, Spencer Cordovano

AYES: Courtney Hamilton, Amanda Breen, Neil Bradshaw

RESULT: Motion Passes

4. Recommendation to approve ballot language for the November 2025 election.

Presented by: Jade Riley (00:24:27 in video)

Questions, comments, and discussion by the Council. (00:25:51 in video)

Public Comment Opened (00:35:08 in video)

- Anne Corrock (00:35:20 in video)

Public Comment Closed (00:37:45 in video)

Questions, comments and follow-up by the Council. (00:37:50 in video)

Public Comment Opened (01:02:19 in video)

- Anne Corrock (01:02:20 in video)
- Ned Burns (01:05:51 in video)
- Matthew McGraw (01:13:12 in video)
- Barbara Amick (01:14:20 in video)
- Anne Corrock (01:17:18 in video)
- Heidi Scherthaner (01:22:48 in video)
- Robert Valley (01:24:53 in video)

Public Comment Closed (01:25:37 in video)

Motion to adopt Resolution 25-017 with ballot language Option A amended as shown. (01:35:14 in video)

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

AYES: Spencer Cordovano, Amanda Breen, Tripp Hutchinson, Courtney Hamilton

RESULT: Motion Passes

ADJOURNMENT:

Motion to adjourn. (01:37:23 in video)

MOVER: Spencer Cordovano

SECONDER: Courtney Hamilton

AYES: Amanda Breen, Spencer Cordovano, Tripp Hutchinson, Courtney Hamilton

RESULT: Adjourned

Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk