



**CITY OF KETCHUM**  
**MINUTES OF THE CITY COUNCIL**  
Monday, August 18, 2025  
191 5<sup>th</sup> Street West, Ketchum, ID

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**CALL TO ORDER:** (00:00:20 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  
Tripp Hutchinson

**ABSENT:**

Spencer Cordovono

**ALSO PRESENT:**

Abby Rivin—Senior Planner  
Ben Whipple—Senior Project Manager  
Carissa Connelly – Housing Director  
Daniel Hansen—Director of Community Engagement  
Eve Cord – Blaine County Sustainability  
Andrew Mentzer – Blaine County Sustainability  
Jade Riley—City Administrator  
Matt Johnson – City Legal Council  
Mike Goitiandia – Clear Creek Disposal  
Morgan Landers—Director of Planning and Building  
Paige Neid – Associate Planner  
Seth Martin – Fire Chief  
Trent Donat—City Clerk & Business Manager

**COMMUNICATIONS FROM MAYOR AND COUNCIL:**

Comments and discussion by the Council (00:00:45 in video)

**CONSENT AGENDA:**

**Motion to approve Consent Agenda item numbers #2 - #8** (00:03:45 in video)

**MOVER:** Amanda Breen

**SECONDER:** Courtney Hamilton

**AYES:** Amanda Breen, Tripp Hutchinson, Courtney Hamilton

**RESULT: Motion Passes**

**#9. Recommendation to approve compliance and administration contract with Placemate, Inc. for Lease to Locals and Rental Preservation Program** (00:03:58 in video)

Questions, comments and discussion by the Council (00:04:01 in video)

**Motion to approve contact # 5618 with Placemate, Inc.** (00:07:23 in video)

**MOVER:** Amanda Breen  
**SECONDER:** Courtney Hamilton  
**NAYS:** Tripp Hutchinson  
**RESULT: Motion Passes**

**#10. Recommendation to approve Resolution 25-016 for the reappointment of Brenda Moczygemba to the Planning and Zoning Commission for a term expiring September 08, 2028 (00:07:43 in video)**

Questions, comments, and discussion by the Council (00:07:45 in video)

**Motion to approve Resolution 25-016 for the reappointment of Brenda Moczygemba to the Planning and Zoning Commission (00:17:15 in video)**

**MOVER:** Amanda Breen  
**SECONDER:** Courtney Hamilton  
**NAYS:** Tripp Hutchinson  
**RESULT: Motion Passes**

**#11. Recommendation to approve Decision of Administrative Appeal P25-008, Design Review Extension for PEG Hotel (00:17:28 in video)**

Questions, comments and discussion by the Council (00:17:36 in video)

**No motion. Item #11 tabled to the end of the City Council meeting for a staff side caucus.**

**PUBLIC HEARING:**

**12. Recommendation to conduct public hearing and second reading of Ordinance 1265 – FY2026 Budget**

Presented by: Jade Riley, sub for Brent Davis, Director of Finance (00:20:42 in video)

Public Hearing Opened (00:21:02 in video)

- Gary Loftin (00:21:28 in video)

Public Hearing Closed (00:24:36 in video)

**Motion to approve the second reading by title only of Ordinance 1265 and schedule the third reading (00:24:58 in video)**

**MOVER:** Tripp Hutchinson  
**SECONDER:** Tripp Hutchinson  
**AYES:** Amanda Breen, Courtney Hamilton, Tripp Hutchinson  
**RESULT: Motion Passes**

**Second Reading of Ordinance 1265 by title only.**

Read by: Trent Donat (00:25:16 in video)

**13. Recommendation to conduct public hearing and consolidate the second and third readings by title only of Ordinance 1266 prohibiting use of compression brakes within city limits**

Presented by: Jade Riley (00:25:57 in video)

Public Hearing Opened (00:26:23 in video)

Public Hearing Closed (00:26:32 in video)

**Motion to conduct public hearing and consolidate the second and third readings of Ordinance 1266 prohibiting use of compression brakes within city limits (00:26:59 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Tripp Hutchinson

**AYES:** Courtney Hamilton, Tripp Hutchinson, Amanda Breen

**RESULT:** Motion Passes

**Second and Third Reading of Ordinance 1266 by title only.**

Read by: Trent Donat (00:27:13 in video)

**Motion to adopt Ordinance 1266 (00:27:58 in video)**

**Mover:** Amanda Breen

**SECONDER:** Tripp Hutchinson

**AYES:** Amanda Breen, Tripp Hutchinson, Courtney Hamilton

**RESULT: Motion Passes**

**14. Recommendation to hold a public hearing, review, and provide direction on the Limelight Hotel Planned Unit Development Conditional Use Permit and Development Agreement Amendment Applications**

Presented by: Abby Rivin (00:28:06 in video)

Applicant presentation by Jim Garrison and Andy Reid (00:44:56 in video)

Public Hearing Opened (00:52:59 in video)

- Peter Prekeges (00:53:13 in video)
- Mike Murphy (00:54:28 in video)
- Keith Perry (00:54:40 in video)
- Heidi Scherthanner, zoom (00:56:09 in video)

Public Hearing Closed (00:57:35 in video)

Questions, comments and discussion by the Council. (00:57:40 in video)

**Motion to deny the application for the Limelight Hotel to change the PUDC/CUP agreement applications (01:17:23 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** None

**Motion to approve the amendment to the Limelight PUDC/CUP application allowing flexibility for the applicant to either provide a deed restricted physical unit or pay an in-lieu fee and direct staff to return with findings of fact and an amended development agreement with a category of local.**

(01:17:43 in video)

**MOVER:** Amanda Breen

**SECONDER:** Courtney Hamilton

**NAYES:** Tripp Hutchinson

**RESULT: Motion Passes**

**NEW BUSINESS:**

**15. Review and discussion of revisions to the Cohesive Ketchum Comprehensive Plan.**

Presented by: Morgan Landers (01:19:10 in video)

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

**16. Recommendation to approve Memorandum of Understanding 25-007 with the Ketchum Fire District**

Presented by: Jade Riley (01:42:08 in video)

Questions, comments, discussion by the Council (01:47:13 in video)

**Motion to approve the Memorandum of Understanding 25-007 with the Ketchum Fire District with recommended edits. (02:06:49 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Amanda Breen

**NAYES:** Tripp Hutchinson

**RESULT:** Motion Passes

**17. Recommendation to approve restriping to four travel lanes on Highway 75 (Serenade Lane to River Street)**

Presented by: Ben Whipple and Jade Riley (02:07:26 in video)

Public Hearing Opened (02:09:30 in video)

- Otis Harrigan (02:09:42 in video)
- Wayland Harrigan (02:09:59 in video)
- Matthew Harrigan (02:14:43 in video)
- Michael David, remote (02:20:07 in video)

Public Hearing Closed (02:23:45 in video)

Questions, comments, discussion by the Council (02:23:48 in video)

**Motion to deny restriping to four travel lanes on Highway 75 from Serenade Lane to River Street.**

(02:31:18 in video)

**MOVER:** Tripp Hutchinson

**SECONDER:** None

Continued questions, comments, discussion by the Council (02:31:52 in video)

**Second motion to deny restriping to four travel lanes on Highway 75 from Serenade Lane to River Street. (02:42:48 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** None

Item #17 is tabled (02:43:15 in video)

**18. Recommendation to approve city-wide implementation of wildlife-resistant carts**

Presented by: Jade Riley (02:44:16 in video)

Questions, comments, and discussion by the Council. (02:47:18 in video)

**Motion to approve city-wide implementation of wildlife resistant carts (02:51:52 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** Courtney Hamilton

**AYES:** Tripp Hutchinson, Courtney Hamilton, Amanda Breen

**RESULT: Motion Passes**

**19. Briefing regarding November Municipal Elections**

Presented by: Jade Riley (02:52:38 *in video*)

Questions, comments, and discussion by the Council (02:59:35 *in video*)

Public comment by petitioner, Anne Corrock (03:10:56 *in video*)

Continued questions, comments, and discussion by the Council to schedule a special meeting (03:15:05 *in video*)

Public comment by Marshall Robbins (03:18:57 *in video*)

**11. (Discussion return): Recommendation to approve Decision of Administrative Appeal P25-008, Design Review Extension for PEG Hotel (03:18:57 *in video*)**

Questions, comments, and discussion by the Council (03:20:00 *in video*)

**Motion to continue the action item #11 – Recommendation to approve Decision of Administrative Appeal P25-008, Design Review Extension for PEG Hotel to the upcoming special meeting (03:22:25 *in video*)**

**MOVER:** Amanda Breen

**SECONDER:** Courtney Hamilton

**AYES:** Amanda Breen, Courtney Hamilton, Tripp Hutchinson

**RESULT: Motion Passes**

**20. Recommendation to review and provide policy direction regarding snowmelt installation within the public rights-of-way**

Presented by: Paige Nied (03:22:17 *in video*)

Questions, comments, and discussion by the Council (03:36:07 *in video*)

Public comment by Brian Poster (03:40:30 *in video*)

Additional questions, comments, and discussion by the Council (03:45:16 *in video*)

**Motion to approve the proposed snow melt policy and direct staff to write the policy (03:47:07 *in video*)**

**MOVER:** Courtney Hamilton

**SECONDER:** Tripp Hutchinson

**AYES:** Amanda Breen, Courtney Hamilton, Tripp Hutchinson

**RESULT: Motion Passes**

**ADJOURNMENT:**

**Motion to adjourn.** *(03:47:24 in video)*

**MOVER:** Tripp Hutchinson

**SECONDER:** Courtney Hamilton

**AYES:** Amanda Breen, Tripp Hutchinson, Courtney Hamilton

**RESULT: Adjourned**

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Neil Bradshaw, Mayor

**ATTEST:**

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Trent Donat, City Clerk