



CITY OF KETCHUM
MINUTES OF THE CITY COUNCIL
Monday, November 17, 2025
191 5th Street West, Ketchum, ID

CALL TO ORDER: *(00:00:12 in video)*

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

ROLL CALL CITY COUNCIL:

Amanda Breen
Courtney Hamilton
Tripp Hutchinson
Spencer Cordovano

ALSO PRESENT:

Brent Davis—Director of Finance
Daniel Hansen—Director of Community Engagement
Carissa Connelly—Director of Housing
Jade Riley—City Administrator
Morgan Landers—Director of Planning and Zoning
Paige Nied—Associate Planner
Trent Donat—City Clerk and Business Manager

COMMUNICATIONS FROM MAYOR AND COUNCIL:

Comments and discussion by the Council *(00:00:34 in video)*

CONSENT AGENDA:

Comments and discussion by the Council *(00:01:46 in video)*

7. Recommendation to approve updated street closure locations for special events *(00:01:58 in video)*

Presented by: Daniel Hansen

Comments and discussion by the Council and staff *(00:02:51 in video)*

6. Recommendation to approve interim budget change for 3rd floor conference room completion
(00:08:09 in video)

Presented by: Jade Riley

Comments and discussion by the Council *(00:08:16 in video)*

Motion to approve Consent Agenda item #6 *(00:10:04 in video)*

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

AYES: Courtney Hamilton, Amanda Breen, Spencer Cordovano

NAYS: Tripp Hutchinson

RESULT: Motion Passes

10. Recommendation to Approve Contract for Services with Blaine County Housing Authority

(00:10:26 in video)

Presented by: Carissa Connelly

Comments and discussion by the Council *(00:10:30 in video)*

Motion to approve contract number 22830-2 with the Blaine County Housing Authority *(00:14:27 in video)*

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

AYES: Neil Bradshaw, Courtney Hamilton, Amanda Breen

NAYS: Tripp Hutchinson, Spencer Cordovano

RESULT: Motion Passes

Motion to approve Consent Agenda items 2, 3, 4, 5, 7, 8, 9, 11 *(00:16:39 in video)*

MOVER: Courtney Hamilton

SECONDER: Spencer Cordovano

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

RESULT: Motion Passes

PUBLIC HEARING:

12. Recommendation to hold a public hearing/third reading by title only and approval of Ordinance 1260 for consolidation of the City's land development regulations

Presented by: Morgan Landers *(00:17:53 in video)*

Public Hearing Opened *(00:18:29 in video)*

- Jim Hungelmann *(00:18:37 in video)*

Public Hearing Closed *(00:22:25 in video)*

Comments and discussion among the Council and staff *(00:22:32 in video)*

Motion that Ordinance 1260 be read by number and title only *(00:33:31 in video)*

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

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

RESULT: Motion Passes

Trent Donat read Ordinance 1260 by title only *(00:33:51 in video)*

Motion to approve Ordinance 1260 *(00:34:35 in video)*

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

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

RESULT: Motion Passes

13. Recommendation to hold a public hearing and conduct the second reading of Ordinance 1269 by title only, amendment to Title 12 of the Ketchum Municipal Code *(00:34:52 in video)*

Presented by: Paige Nied

Public Hearing Opened (00:35:13 in video)

- Heidi Schernthanner—remote (00:35:47 in video)

Public Hearing Closed (00:36:45 in video)

Comments and discussion by the Council and staff (00:36:54 in video)

Motion to approve the first reading of Ordinance 1269 by number and title only (00:39:33 in video)

MOVER: Courtney Hamilton

SECONDER: Tripp Hutchinson

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

RESULT: Motion Passes

Trent Donat read Ordinance 1269 by title only (00:39:54 in video)

NEW BUSINESS:

14. Recommendation to approve Contract for Services 26053 to facilitate the sale of Category Local condominiums (00:41:02 in video)

Presented by: Carissa Connelly

Comments and discussion by the Council and staff (00:41:25 in video)

Motion to approve contracts with Windermere Real Estate PO 26053 to facilitate the sale of the Hyperborean condos for category local buyers (01:01:36 in video)

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

AYES: Courtney Hamilton, Amanda Breen, Neil Bradshaw

NAYS: Spencer Cordovano, Tripp Hutchinson

RESULT: Motion Passes

Comments by the Council and staff (01:02:30 in video)

15. Update on appointments to city boards and commissions

Presented by: Neil Bradshaw (01:07:18 in video)

Comments and discussion by the Council and staff (01:09:01 in video)

16. Briefing regarding proposed updates to City Code (Titles1-4) (01:26:16 in video)

Presented by: Jade Riley

Comments and discussion by the Council and staff (01:42:14 in video)

Motion to adjourn. (01:47:25 in video)

MOVER: Amanda Breen

SECONDER: Spencer Cordovano

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

RESULT: Adjourned

Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk