



**CITY OF KETCHUM**  
**MINUTES OF THE CITY COUNCIL**  
Monday, September 15, 2025  
191 5<sup>th</sup> Street West, Ketchum, ID

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**CALL TO ORDER:** (00:00:11S in video)

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

**ROLL CALL CITY COUNCIL:**

Amanda Breen  
Courtney Hamilton  
Tripp Hutchinson (remote)  
Spencer Cordovano (Council President)

**ABSENT:**

Neil Bradshaw

**ALSO PRESENT:**

Allison Kennedy—Senior Planner  
Ben Whipple – Senior Project Manager  
Jade Riley—City Administrator  
Morgan Landers—Director of Planning and Building  
Rian Rooney – Housing Policy and Program Strategist  
Robyn Mattison – City Engineer (remote)  
Trent Donat—City Clerk & Business Manager

**COMMUNICATIONS FROM MAYOR AND COUNCIL:**

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

**CONSENT AGENDA:**

**Motion to approve Consent Agenda item numbers #2 - #8** (00:01:57 in video)

**MOVER:** Amanda Breen

**SECONDER:** Courtney Hamilton

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

**RESULT: Motion Passes**

**PUBLIC HEARING:**

**9. Recommendation to conduct public hearing and combine the first, second, and third readings by title only of Ordinance 1268–FY 2025 Amended Budget, and approve Ordinance 1268**

Presented by: Brent Davis (00:02:16 in video)

Comments, questions and discussion by the Council (00:10:08 in video)

Public Hearing Opened (00:11:54 in video)

Public Hearing Closed (00:13:40 in video)

**Motion to approve Ordinance 1268 by title only as a first reading** (00:14:32 in video)

**MOVER:** Courtney Hamilton

**SECONDER:** Amanda Breen

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

**RESULT:** Motion Passes

**Trent Donat read Ordinance 1268 by title only (00:14:55 in video)**

**10. Recommendation to hold public hearing on Lot Line Shift Application for Bigwood Condominium No. III Garages and adopt the Findings of Fact, Conclusions of Law, and Decision**

Presented by: Allison Kennedy (00:15:30 in video)

Public Hearing Opened (00:18:59 in video)

Public Hearing Closed (00:19:20 in video)

Comments and discussion by the Council (00:19:26 in video)

**Motion to approve Bigwood Condominium No. III Garages Lot Line Shift Application and adopt the Findings of Fact, Conclusions of Law, and Decision (00:19:36 in video)**

**MOVER:** Amanda Breen

**SECONDER:** Courtney Hamilton

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

**RESULT:** Motion Passes

**NEW BUSINESS:**

**11. Recommendation to review Right-of-Way Encroachment Application for Snowmelt & Pavers at 520 N Walnut Avenue and approve Right-of-Way Encroachment Agreement 25982 between the City and Robert and Stacey Chess – 520 N Walnut Avenue**

Presented by: Robyn Mattison (00:19:54 in video)

Comments, questions and discussion by the Council and staff (00:21:49 in video)

Public Comment Opened (00:32:25 in video)

Public Comment Closed (00:32:48 in video)

**Motion to decline the application to install snowmelt in the Right-of-Way and direct staff to revise Right-of-Way Encroachment Agreement 25982 to exclude snowmelt and authorize the mayor to sign the revised agreement for pavers in the Right-of-Way (00:33:49 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Amanda Breen

**AYES:** Courtney Hamilton, Amanda Breen

**NAYES:** Spencer Cordovano, Tripp Hutchinson

**RESULT:** Motion Fails

Comments, questions and discussion by the Council (00:34:26 in video)

**Motion to continue the review and provision of direction regarding Right-of-Way Encroachment Agreement 25982 for snowmelt and pavers at 520 N Walnut Avenue (00:34:37 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** Spencer Cordovano

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

**Amendment to Motion: Motion to continue to the next meeting, October 6<sup>th</sup> and direct staff to have a conversation with the applicant to see whether they would be willing to voluntarily contribute the fee. If the applicant were to decline voluntary fee contribution, then staff would have the ability to execute the agreement with pavers only and decline the snowmelt in the right-of-way (00:40:56 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Amanda Breen

**AYES:** Courtney Hamilton, Amanda Breen, Spencer Cordovano

**NAYES:** Tripp Hutchinson

**RESULT: Motion Passes**

## **12. Introductory presentation on the Consolidated Land Development Code**

Presented by: Morgan Landers (00:41:47 in video)

Comments and questions by the Council (00:59:50 in video)

Public Comment Opened (01:13:32 in video)

- Ned Burns (01:13:58 in video)

Public Comment Closed (01:15:12 in video)

## **13. Discussion regarding rental policies at 141 Bird Drive**

Presented by: Jade Riley and Rian Rooney (01:15:36)

Comments, questions and discussion by the Council (01:20:12 in video)

Public Comment Opened (02:11:32 in video)

- Matthew McGraw (02:11:52 in video)

Public Comment Closed (02:15:18)

Comments and debrief by The Council (02:15:19 in video)

**Motion to set rents to not increase for the first twelve months and allow tenants to disclose their income should they wish to be eligible for a rent decrease (02:23:47)**

**MOVER:** Courtney Hamilton

**SECONDER:** Amanda Breen

**AYES:** Courtney Hamilton, Amanda Breen, Spencer Cordovano

**NAYES:** Tripp Hutchinson

**RESULT: Motion Passes**

## **ADJOURNMENT:**

**Motion to adjourn. (02:24:35 in video)**

**MOVER:** Amanda Breen

**SECONDER:** Courtney Hamilton

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

**RESULT: Adjourned**

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Neil Bradshaw, Mayor

**ATTEST:**

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Trent Donat, City Clerk