



**CITY OF KETCHUM
MINUTES OF THE CITY COUNCIL**

Monday, July 7, 2025, at 4 PM
191 5th Street West, Ketchum, ID

CALL TO ORDER: *(00:00:21 in video)*

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

ROLL CALL CITY COUNCIL: *(00:00:30 in video)*

Mayor Neil Bradshaw
Spencer Cordovano
Amanda Breen
Courtney Hamilton
Tripp Hutchinson

ALSO PRESENT:

Jade Riley—City Administrator
Brent Davis—Finance Director & City Treasurer
Trent Donat—City Clerk & Business Manager
Daniel Hansen—Director of Community Engagement
Aly Swindley – Management and Communications Analyst
Morgan Landers—Director of Planning and Building
Paige Nied – Associate Planner
Abby Riven – Senior Planner
Matt Johnson—City Legal Counsel (via teleconference)

COMMUNICATIONS FROM MAYOR AND COUNCIL: *(Comments started at 00:00:39 in video)*

- Amanda Breen – Mentioned American Airlines starting flights in early winter
- Spencer Cordovano – Commented on the agenda
- Neil Bradshaw introduced Lucas King – recently hired Administrative Manager for Planning & Building

CONSENT AGENDA: *(00:03:39 in video)*

- Spencer wanted to pull Item 6 and have it considered separately
- Courtney asked a question on #10 and #14...Morgan answered the question

Motion to approve Consent Agenda item numbers #2 - #13 sans #6. *(00:04:54 in video)*

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

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

RESULT: Motion Passes

- Courtney had question on Item #7...Morgan answered the question. *(00:05:11 in video)*
- Neil moved Item #6 to the end of the agenda. Spencer questioned this move and Council confirmed good with moving this item to the end of the agenda. *(00:05:25 in video)*

PUBLIC HEARING: (00:07:06 in video)

14. Recommendation to hold Public Hearing and approve the Jade Subdivision Amendment Lot Line Shift Application and adopt the Findings of Fact, Conclusions of Law, and Decision – Associate Planner Paige Nied

- Neil Bradshaw summarized this agenda item and unless questions/comments from Council he will move to hearing from public (00:07:09 in video)
- **Public Comments Opened and Closed** (00:07:31 in video)
 - No public comments

Motion made to approve the Jade Subdivision Amendment Lot Line Shift Application and adopt the Findings of Fact, Conclusions of Law. (00:07:56 in video)

MOVER: Courtney Hamilton

SECONDER: Tripp Hutchinson

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

RESULT: Motion Passes

15. Recommendation to conduct public hearing and consider the Limelight Hotel Planned Unit Development Conditional Use Permit and Development Agreement Amendment Applications – Senior Planner Abby Rivin (00:08:19 in video)

- Neil Bradshaw summarized this agenda item, and turned it over to Abby Rivin (00:08:30 in video)
- Questions and discussion from Council (00:14:23 in video)
- Jim Garrison (applicant) answered questions from Council (00:15:20 in video)
- **Public Comments Opened** (00:21:14 in video)
 - Heidi Scherntanner made public comment in person (00:21:28 in video)
 - Alicia Cavanee made public comment in person (02:06:34 in video)
 - Heidi Schertanner made public comment in person (02:08:21 in video)
 - Jade Riley made clarifying point for this ordinance and educational next steps (02:09:04 in video)
- **Public Comments Closed** (00:21:54 in video)
- Council questions and discussion with Neil Bradshaw, Morgan Landers, Abby Rivin, and Jade Riley contributing to the conversation (00:22:19 in video)
- Neil Bradshaw suggested tabling this item and doing some additional homework (00:41:29 in video)
- Additional questions and discussion from Council (00:41:52 in video)
 - Jim Garrison (applicant) made additional comments (00:44:06 in video)

Motion made to continue conducting public hearing and the consideration of the Limelight Hotel Planned Unit Development Conditional Use Permit and Development Agreement Amendment Applications to the August 4, 2025, City Council meeting. (00:51:20 in video)

MOVER: Amanda Breen

SECONDER: Spencer Cordovano

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

RESULT: Motion Passes

16. Recommendation to conduct second public hearing and approve Resolution 25-012 adopting the Cohesive Ketchum 2025 Comprehensive Plan – Senior Planner Abby Rivin (00:51:42 in video)

- Neil Bradshaw summarized this agenda item (00:51:44 in video)
- Abby Rivin and Morgan Landers presented this agenda item including on the Retail Core and Mixed-Use Industrial areas of Ketchum with questions from Council during the presentation (00:52:56 in video)
- Neil Bradshaw asked for additional clarifying questions with further discussion including participation from Morgan Landers, Abby Rivin, Neil Bradshaw, and Jade Riley (01:36:54 in video)
- **Public Comments Opened (01:58:52 in video)**
 - Ned Burns made public comment in person (01:59:49 in video)
 - Jeff Isles made public comment in person (02:02:28 in video)
 - Claudia Graham made public comment in person (02:03:41 in video)
 - Ron Strateotto made public comment in person (02:05:09 in video)
 - Andy Ross made public comment in person (02:07:29 in video)
 - Neil Bradshaw and Spencer Cordovano made clarifying comments to this public comment.
 - Marty Kaplan made public comment in person (02:09:42 in video)
 - Jim Laski made public comment in person (02:12:59 in video)
 - Tim Mott made public comment in person (02:15:41 in video)
 - Mark Maykranz made public comment in person (02:20:02 in video)
 - Leigh Barer made public comment in person (02:22:47 in video)
 - Susan McGuidan made public comment in person (02:24:09 in video)
 - Carey Sharp made public comment in person (02:27:09 in video)
 - Sophie Maltby made public comment in person (02:30:13 in video)
 - Heidi Wantanabe made public comment in person (02:31:12 in video)
 - Amy Whiler made public comment in person (02:33:20 in video)
 - William Glenn made public comment in person (02:34:40 in video)
 - Diane Scurlock made public comment in person (02:36:11 in video)
 - Heidi Scherntanner made public comment in person (02:39:10 in video)
 - Mark Gilbraith made public comment in person (02:39:49 in video)
 - Jeff Smart made public comment in person (02:42:05 in video)
 - Ellie Newman made public comment in person (02:43:27 in video)
 - Susie Michael made public comment in person (02:46:03 in video)
 - Jonno Weidiben made public comment in person (02:49:50 in video)
 - Michelle Stennet made public comment in person (02:51:37 in video)
 - Tara Martin made public comment in person (02:52:49 in video)
 - Joe Larue made public comment in person (02:54:46 in video)
 - Barbara Amick made public comment in person (02:56:37 in video)
 - Andy Cooley made public comment online (02:58:56 in video)
 - Taylor Sundali made public comment online (03:00:44 in video)
 - Courtney Hamilton read public comment she received from Becky Claussen (03:02:52 in video)
- **Public Comments Closed (03:03:50 in video)**
- Neil Bradshaw opened open Council discussion and questions with a brief summary including participation from Morgan Landers, Jade Riley, and Neil Bradshaw (03:04:07 in video)

Motion made continue to public hearing and approve Resolution 25-012 adopting the Cohesive Ketchum 2025 Comprehensive Plan to the August 4, 2025, Council meeting (03:43:05 in video)

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

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

RESULT: Motion Passes

NEW BUSINESS:

17. Blaine County Sheriff Department quarterly check-in presentation – Sheriff Morgan Ballis (03:43:37 in video)

- Sheriff Morgan Ballis presented to Council with questions following from Council (03:44:01 in video)

CONSENT AGENDA (continuation)

6. Recommendation to approve alcohol beverage license renewals – Business & Tax Specialist Kelsie Choma

- Neil Bradshaw moved the agenda back to this Consent Agenda item by having Jade Riley summarized the item (04:03:49 in video)
- Neil Bradshaw opened Council discussion and questions with participation from Jade Riley and Brent Davis (04:08:07 in video)

Motion made to approve alcohol beverage licenses renewals including the new alcohol beverage license in question (04:39:35 in video)

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

AYES: Amanda Breen & Courtney Hamilton

NAYS: Tripp Hutchinson & Spencer Cordovano

AYE: Neil Bradshaw cast the deciding vote

RESULT: Motion Passes

18. Recommendation to approve various requests for snowmelt within the public right-of-way adjacent to residential properties – Director of Planning & Building Morgan Landers (04:40:05 in video)

- Morgan Landers did not have a formal presentation but made opening comments (04:40:19)
- Council questions and discussion (04:41:41 in video)

Motion made motion to approve requests for snowmelt within the public right-of-way for the first two snowmelt addresses – 108 Gates Road and 130 E River Street (04:53:29 in video)

MOVER: Courtney Hamilton

SECONDER: Tripp Hutchinson

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

RESULT: Motion Passes

Motion made to deny requests for snowmelt within the public right-of-way for the last three snowmelt addresses – 191 N 3rd Avenue, 305 Sage Road, and 165 Bald Mountain Road (04:54:06 in video)

MOVER: Courtney Hamilton

SECONDER: Tripp Hutchinson

AYES: Tripp Hutchinson & Courtney Hamilton

NAYS: Amanda Breen & Spencer Cordovano

NAY: Neil Bradshaw cast the deciding vote

RESULT: Motion Fails

Motion made to approve requests for snowmelt within the public right-of-way for the last three snowmelt addresses – 191 N 3rd Avenue, 305 Sage Road, and 165 Bald Mountain Road (04:55:20 in video)

MOVER: Spencer Cordovano

SECONDER: Amanda Breen

AYES: Amanda Breen & Spencer Cordovano

NAYS: Tripp Hutchinson & Courtney Hamilton

AYE: Neil Bradshaw cast the deciding vote

RESULT: Motion Passes

19. Follow-up from Budget Workshop and finalization of budget – Director of Finance Brent Davis (04:55:48 in video)

- Neil Bradshaw proposed tabling this item and Jade Riley explained that this would be ok administratively with additional comments from Brent Davis (04:55:57 in video)
- Brent Davis went over next steps with this item moving to July 21, 2025, Council meeting (04:56:49 in video)

ADJOURNMENT:

Motion to adjourn. (04:59:19 in video)

MOVER: Spencer Cordovano

SECONDER: Amanda Breen

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

RESULT: Adjourned

Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk