



CITY OF KETCHUM
MINUTES OF THE CITY COUNCIL
Monday, October 20, 2025
191 5th Street West, Ketchum, ID

CALL TO ORDER: (00:00:14 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:

Ben Whipple—Director of Public Works
Brent Davis—Director of Finance
Carissa Connelly—Director of Housing
Jade Riley—City Administrator
Morgan Landers—Director of Planning and Building
Rian Rooney—Housing Policy and Program Strategist (remote)
Robyn Mattison—City Engineer (remote)
Trent Donat—City Clerk and Business Manager (remote)
Wally Morgus—Mountain Rides Executive Director (remote)

COMMUNICATIONS FROM MAYOR AND COUNCIL:

Comments and discussion by the Council (00:00:49 in video)

CONSENT AGENDA:

12. Recommendation to approve Agreement 26031 for the reroof of the Visitor Center at 491 Sun Valley Road (00:19:21 in video)

Presented by: Ben Whipple

Comments and discussion among the Council and staff (00:19:57 in video)

14. Recommendation to reclassify two community homes as Category Local

Presented by: Rian Rooney (00:24:53 in video)

Comments and discussion among the Council and staff (00:25:04 in video)

Motion to approve Consent Agenda item numbers #3 - #18, excluding #14 (00:34:31 in video)

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

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

RESULT: Motion Passes

Comments and discussion among the Council and staff (00:34:49 in video)

Motion to recommend reclassifying two community homes as category local (00:36:02 in video)

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

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

RESULT: Motion Passes

PUBLIC HEARING:

19. Recommendation to hold a public hearing and conduct the first reading of Ordinance 1260 by title only for the consolidation of the City's land development regulations

Presented by: Morgan Landers (00:38:26 in video)

Public Hearing Opened (00:40:40 in video)

- Ned Burns, Government Affairs Director, Sun Valley Board of Realtors (00:41:02 in video)
- Perry Boyle (00:44:27 in video)

Public Hearing Closed (00:45:15 in video)

Comments and discussion among the Council and staff (00:45:20 in video)

Motion to approve Ordinance 1260 with amendments to the Historic Preservation Section and amendments to the decision-making authority of certain subdivision procedures to state that plat amendments shall be reviewed by staff and approved by City Council and minor subdivisions shall be reviewed by staff, reviewed by the Planning Commission with a recommendation to City Council and approved by City Council and that Ordinance 1260 would be read by number and title only, and scheduled for a second reading on November 03, 2025 (01:16:50 in video)

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

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

RESULT: Motion Passes

Trent Donat read Ordinance 1260 by title only (01:18:07 in video)

20. Recommendation to approve a Highway 75 lane configuration striping option (Serenade to River)

Presented by: Ben Whipple (01:19:25 in video)

Comments and discussion among the Council and staff (01:34:20 in video)

Public Hearing Opened (01:41:26 in video)

- Jordan Youngblood (01:41:35 in video)
- Ned Burns (01:42:18 in video)
- Kiera Keefer (01:43:14 in video)
- Paddy McIlvoy (01:44:17 in video)
- Johnny Ellison (01:47:10 in video)
- Matthew Harrigan (01:48:47 in video)
- Jed Gray (01:49:55 in video)
- Randi McEntree (01:52:00 in video)
- Ira Shapiro (01:52:32 in video)
- Steve Riley (01:55:01 in video)
- Bob Brandt (01:56:08 in video)

- Alaska Zull (01:57:35 in video)
- Perry Boyle (01:58:33 in video)
- Sean McEntee (01:59:45 in video)
- Susie Michael (02:00:55 in video)
- Joni Cashman (02:03:58 in video)
- Taylor Sundali – remote (02:04:38 in video)
- Michael David – remote (02:08:14 in video)
- Dick Fenton – remote (02:10:54 in video)
- Kathy Carbonetti – remote (02:13:04 in video)
- Matthew McGraw – remote (02:16:17 in video)

Public Hearing Closed (02:18:41 in video)

Comments and discussion among the Council and staff (02:18:52 in video)

Motion to approve a letter sent to ITD requesting initial striping option number 1, 2 travel lanes, one northbound, one southbound, and one middle turn (02:58:24 in video)

MOVER: Tripp Hutchinson

SECONDER: Courtney Hamilton

AYES: Tripp Hutchinson, Courtney Hamilton

NAYS: Spencer Cordovano, Amanda Breen, Neil Bradshaw

RESULT: Motion Fails

Motion to recommend ITD investigate the EIS impact of moving to option 2 or 3 and return to Council with findings of fact (03:03:00 in video)

MOVER: Spencer Cordovano

SECONDER: Amanda Breen

AYES: Spencer Cordovano, Amanda Breen, Neil Bradshaw

NAYS: Courtney Hamilton, Tripp Hutchinson

RESULT: Motion Passes

NEW BUSINESS:

21. Recommendation to review and approve the Limelight Hotel Planned Unit Development Conditional Use Permit Amendment Findings and Development Agreement Amendment

Presented by: Morgan Landers (03:18:18 in video)

Motion to approve the Limelight Hotel Planned Unit Development Conditional Use Permit Amendment Findings, conclusions of law, and decision (03:15:17 in video)

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

AYES: Courtney Hamilton, Amanda Breen, Neil Bradshaw

NAYS: Spencer Cordovano, Tripp Hutchinson

RESULT: Motion Passes

Motion to approve and authorize the Mayor to sign the Limelight Hotel Development Agreement Amendment (03:17:07 in video)

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

AYES: Amanda Breen, Courtney Hamilton, Neil Bradshaw

NAYS: Spencer Cordovano, Tripp Hutchinson

RESULT: Motion Passes

22. Quarterly Update and recommendation to approve FY26 contract (26006) for services with Mountain Rides

Presented by: Wally Morgus (03:17:41 in video)

Comments and discussion by the Council and staff (03:25:29 in video)

Motion to approve FY26 contract (26006) for services with Mountain Rides (03:46:25 in video)

MOVER: Tripp Hutchinson

SECONDER: Courtney Hamilton

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

RESULT: Motion Passes

23. Tabled due to time constraints

24. Discussion and approval of 141 Bird Drive Rent and Prioritization Policies

Presented by: Rian Rooney (03:48:00 in video)

Motion to approve a rent policy for the property, setting rents at \$1,100 a month per one bedroom and a certain dollar amount per month, X for the two bedrooms, with \$150.00 plus or minus variability based on unit condition (04:01:03 in video)

MOVER: Tripp Hutchinson

SECONDER: Spencer Cordovano

AYES: Tripp Hutchinson, Spencer Cordovano

NAYS: Amanda Breen, Courtney Hamilton, Neil Bradshaw

RESULT: Motion Fails

Motion to approve a rent policy for new tenants presented by staff, including setting rent based on tenants' verified income category (04:02:16 in video)

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

AYES: Courtney Hamilton, Amanda Breen, Neil Bradshaw

NAYS: Spencer Cordovano, Tripp Hutchinson

RESULT: Motion Passes

Motion to approve an eligibility and prioritization policy for new tenants as presented by staff, including prioritizing two apartments for city employees (04:02:57 in video)

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

AYES: Courtney Hamilton, Amanda Breen, Neil Bradshaw

NAYS: Spencer Cordovano, Tripp Hutchinson

RESULT: Motion Passes

EXECUTIVE SESSION

25. Idaho Code 74-206(1)(f)- To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated

Motion to move into Executive Session pursuant to Idaho Code 74-206(1)(f)- To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated (04:03:24 in video)

MOVER: Courtney Hamilton

SECONDER: Spencer Cordovano

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

RESULT: Motion Passes

Motion to adjourn. (04:04:34 in video)

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

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

RESULT: Adjourned

Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk