



CITY OF KETCHUM
MINUTES OF THE CITY COUNCIL
Monday, July 21, 2025
191 5th Street West, Ketchum, ID

CALL TO ORDER: *(00:58:00 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
Spencer Cordovano
Tripp Hutchinson

ABSENT:

Courtney Hamilton

ALSO PRESENT:

Ben Whipple—Senior Project Manager
Brent Davis—Finance Director & City Treasurer
Carissa Connelly—Housing Director
Daniel Hansen—Director of Community Engagement
Jade Riley—City Administrator
Matt Johnson—City Legal Counsel
Morgan Landers—Director of Planning and Building
Rian Rooney—Housing Policy & Program Strategist
Trent Donat—City Clerk & Business Manager

COMMUNICATIONS FROM MAYOR AND COUNCIL:

Neil Bradshaw altered the agenda order with item 11 to follow consent agenda *(00:01:27 in video)*

CONSENT AGENDA:

Motion to approve Consent Agenda item numbers #2 - #8 *(01:49:00 in video)*

MOVER: Spencer Cordovano

SECONDER: Amanda Breen

AYES: Spencer Cordovano, Amanda Breen, Tripp Hutchinson

RESULT: Motion Passes

NEW BUSINESS:

11. Recommendation to review and decide of Administrative Appeal (P25-008a) for the design review and floodplain development permit extension denial for the PEG Hotel development

Presented by: Deborah Nelson, Land Use Attorney *(00:03:01 in video)*

Questions, comments, and discussion by the Council. *(00:16:07 in video)*

Joined by: Morgan Landers and Matt Johnson

Motion to remand the decision to the Planning and Zoning Commission with specific direction on criteria B to discuss and apply the application of land use to its decision and whether the criteria is met and criteria D as to what community needs and services are appropriate to be considered including whether there is a need for employee housing. (00:47:58 in video)

MOVER: Amanda Breen

SECONDER: Spencer Cordovano

AYES: Amanda Breen, Spencer Cordovano

NAYS: Tripp Hutchinson

RESULT: Motion Passes

9. Sun Valley Economic Development (SVED) Update

Presented by: Harry Griffith, Executive Director (00:50:03 in video)

Questions, comments, and discussion by the Council. (00:56:57 in video)

10. Project update/general discussion regarding cohesive Ketchum Comprehensive Plan (no vote recommended)

Presented by: Morgan Landers (01:02:42 in video)

Questions, comments, and discussion by the Council. (01:04:46 in video)

PUBLIC HEARING:

12. Recommendation to conduct second reading of Ordinance 1263 for Intermountain Gas Franchise Agreement

Presented by: Jade Riley (03:37:51 in video)

Questions, comments, and discussion by the Council. (03:38:53 in video)

Public Hearing Opened (03:41:31 in video)

Public Hearing Closed (03:40:45 in video)

Motion to conduct public hearing and second reading of Ordinance 1263 for Intermountain Gas Franchise Agreement. (03:41:43 in video)

MOVER: Spencer Cordovano

SECONDER: Amanda Breen

AYES: Spencer Cordovano, Amanda Breen, Tripp Hutchinson

RESULT: Motion Passes

Reading of Ordinance #1263 by title only.

Read by: Trent Donat (03:42:08 in video)

13. FY 2026 Fees & Charges Public Hearing

Presented by: Brent Davis (03:13:11 in video)

Public Hearing Opened (03:18:06 in video)

- Heidi Scherthanner (03:18:17 in video)

Public Hearing Closed (03:19:53 in video)

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

Motion to adopt Resolution 26-001, a revised fee schedule for the City of Ketchum, Idaho effective October 01, 2025 *(03:24:55 in video)*

MOVER: Tripp Hutchinson

SECONDER: Amanda Breen

AYES: Spencer Cordovano, Amanda Breen, Tripp Hutchinson

RESULT: Motion Passes

Motion to adopt Resolution 26-001, a revised fee schedule for the City of Ketchum, Idaho effective October 01, 2025 *(03:24:55 in video)*

MOVER: Tripp Hutchinson

SECONDER: Amanda Breen

AYES: Spencer Cordovano, Amanda Breen, Tripp Hutchinson

RESULT: Motion Passes

14. FY 2026 Budget Public Hearing and Budget Workshop Follow-Up

Presented by: Brent Davis *(01:37:41 in video)*

Questions, comments, and discussion by the Council. *(01:49:49:00 in video)*

- Jim Laski, Starbucks lease discussion *(02:15:41 in video)*
- Jane Rizzo, Starbucks lease discussion *(02:20:01 in video)*

ADJOURNMENT:

Motion to adjourn. *(03:43:28 in video)*

MOVER: Spencer Cordovano

SECONDER: Amanda Breen

AYES: Amanda Breen, Spencer Cordovano, Tripp Hutchinson

RESULT: Adjourned

Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk