



**CITY OF KETCHUM**  
**MEETING MINUTES OF THE CITY COUNCIL**  
Monday, December 2, 2024  
191 5<sup>th</sup> St. W, Ketchum, ID

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**CALL TO ORDER:** *(00:00:19 in video)*

Neil Bradshaw called the meeting of the Ketchum City Council to order. *(00:00:19 in video)*

**ROLL CALL:**

Tripp Hutchinson

Courtney Hamilton *(via teleconference)*

Amanda Breen

Spencer Cordovano joined the meeting following New Business Item #2. *(01:59:19 in video)*

**ALSO PRESENT:**

Jade Riley—City Administrator

Trent Donat—City Clerk & Business Manager

Brent Davis—Director of Finance

Matthew Johnson—City Attorney

Morgan Landers—Planning and Building Director

Abby Rivin—Senior Planner

Paige Nied—Associate Planner

Carissa Connelly—Housing Director

Gary Slette—Attorney representing appellants, New Business item #2

Ed Lawson—Attorney for the applicants, New Business item #2

**COMMUNICATIONS FROM COUNCIL AND STAFF:**

Amanda Breen *(00:00:51 in video)*

Neil Bradshaw *(00:01:21 in video)*

Neil Bradshaw explained the order for business for today's meeting beginning with New Business, item #2. *(00:01:55 in video)*

**NEW BUSINESS:**

**2.** Recommendation to review and make a determination of Administrative Appeal (P23-014C) for the floodplain development permit issued as 121 Badger Lane.

- Amanda Breen recused herself from this item. *(00:03:06 in video)*
- Courtney Hamilton disclosed she had worked on energy materials for this project with a previous employer. *(00:03:20 in video)*

Process introduced by: Matt Johnson *(00:03:41 in video)*

- Gary Slette presented on behalf of the appellant. *(00:09:10 in video)*
- Nicholas Osborne presented as the appellant. *(00:30:18 in video)*

Matt Johnson reminded the council about the time limit for today's hearing, noting that, if necessary, the hearing could be continued to a specific future date. *(00:52:38 in video)*

- Ed Lawson presented the response for the applicant. *(00:53:22 in video)*
- David Duffield presented as the applicant. *(00:55:16 in video)*

- Erick Powell, Brockway Engineering presented. *(01:03:16 in video)*
- Jason Ro, Ro Rockett Design presented. *(01:15:23 in video)*
- Ed Lawson delivered a summary. *(01:20:28 in video)*

Neil Bradshaw paused the meeting while Courtney Hamilton switched from zoom to call to attend the meeting. *(01:24:44 in video)*

- Ed Lawson continued with his summary. *(01:26:49 in video)*
- Nicholas Osborne issued a rebuttal. *(01:42:22 in video)*
- Gary Slette continued the appellants' rebuttal. *(01:45:20 in video)*

***Comments, questions, and discussion by council.*** *(01:51:53 in video)*

Question addressed by Erick Powell. *(01:54:32 in video)*

- Discussion ensued to determine a date for a continuance. *(01:55:25 in video)*

**Motion to continue this hearing to Wednesday, the 11<sup>th</sup> of December at 4:30 PM.** *(01:58:24 in video)*

**MOVER:** Courtney Hamilton

**SECONDER:** Tripp Hutchinson

**AYES:** Tripp Hutchinson, Courtney Hamilton

**RECUSED:** Amanda Breen

**RESULT: MOTION PASSES**

Courtney Hamilton left the meeting, and there was a pause for a 10-minute break. *(01:59:03 in video)*

**3. Monthly review of Fiscal Year 2025 City Action Plan.**

Presented by: Jade Riley *(01:59:19 in video)*

Neil Bradshaw stated for the record that Spencer Cordovano and Amanda Breen rejoined the meeting after item #2, the Badger Lane appeal. *(02:15:51 in video)*

***Comments, questions, and discussion by council.*** *(02:16:13 in video)*

**CONSENT AGENDA:**

Spencer Cordovano asked a question about item #7. *(02:49:46 in video)*

- Paige Nied responded.

Spencer Cordovano inquired about item #8. *(02:51:37 in video)*

***Comments, questions, and discussion by council.*** *(02:52:31 in video)*

Matt Johnson joined the conversation. *(02:59:12 in video)*

**Motion to approve Consent Agenda items #4 – #11.** *(03:05:03 in video)*

**MOVER:** Tripp Hutchinson

**SECONDER:** Amanda Breen

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

**ABSENT:** Courtney Hamilton

**RESULT: ADOPTED**

**PUBLIC HEARING:**

**12.** Recommendation to hold a public hearing and approve the Limelight Condominiums Lot Line Shift Application and adopt the Findings of Fact, Conclusions of Law, and Decision.

Presented by: Paige Nied (03:05:14 in video)

Public Hearing Open: (03:05:34 in video)

- Chelsey Nye, Limelight Condominium Member (03:05:54 in video)

Public Hearing Closed: (03:07:41 in video)

**Comments, questions, and discussion by Council.** (03:07:44 in video)

Paige Nied joined the conversation. (03:07:54 in video)

Morgan Landers joined the Conversation. (03:08:36 in video)

**Motion to approve the Limelight Condominiums Lot Line Shift Application and Adopt the Findings of Fact, Conclusions of Law, and Decision.** (03:13:30 in video)

**MOVER:** Spencer Cordovano

**SECONDER:** Tripp Hutchinson

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

**ABSENT:** Courtney Hamilton

**RESULT: ADOPTED**

**13.** Recommendation to hold a public hearing and approve the Bigwood Subdivision No. 2 & 3: Lot 7A & 8A Lot Line Shift Application. (03:13:46 in video)

Public Hearing Open: (03:14:05 in video)

Public Hearing Closed: (03:14:18 in video)

Presented by: Abby Rivin (03:15:07 in video)

**Comments, Questions and Discussion by Council.** (03:16:21 in video)

**Motion to approve the approve the Bigwood Subdivision No. 2 & 3: Lot 7A & 8A Lot Line Shift Application.** (03:16:32 in video)

**MOVER:** Amanda Breen

**SECONDER:** Spencer Cordovano

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

**ABSENT:** Courtney Hamilton

**RESULT: ADOPTED**

**EXECUTIVE SESSION:**

**14.** Idaho Code 74-206(1)(c) - To acquire an interest in real property not owned by a public agency and (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 per Idaho Code 74-206(1)(c) and F.** (03:16:53 in video)

**MOVER:** Spencer Cordovano  
**SECONDER:** Amanda Breen  
**AYES:** Tripp Hutchinson, Spencer Cordovano, Amanda Breen  
**ABSENT:** Courtney Hamilton  
**RESULT: ADOPTED**

**ADJOURNMENT:**

**Motion to adjourn.** *(03:17:30 in video)*

**MOVER:** Spencer Cordovano  
**SECONDER:** Courtney Hamilton  
**AYES:** Spencer Cordovano, Tripp Hutchinson, Courtney Hamilton, Amanda Breen  
**RESULT: UNANIMOUS**

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Neil Bradshaw, Mayor

**ATTEST:** \_\_\_\_\_  
Trent Donat, City Clerk