



**CITY OF KETCHUM**  
**MINUTES OF THE CITY COUNCIL**  
Monday, April 21, 2025  
191 5<sup>th</sup> Street West, Ketchum, ID

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**CALL TO ORDER:** *(00:00:12 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  
Spencer Cordovano  
Amanda Breen  
Courtney Hamilton  
Tripp Hutchinson

**ALSO PRESENT:**

Jade Riley—City Administrator  
Brent Davis—Finance Director & City Treasurer *(via teleconference)*  
Trent Donat—City Clerk & Business Manager  
Ben Whipple—Senior Project Manager  
Daniel Hansen—Director of Community Engagement  
Carissa Connelly—Director of Housing  
Morgan Landers—Director of Planning and Building  
Abby Rivin—Senior Planner  
Wally Morgus—Executive Director, Mountain Rides  
Carter Hedberg—Chairperson Ketchum Arts Commission  
Rian Rooney—Housing Program & Policy Strategist *(via teleconference)*  
Jamie Shaw—Police Chief City of Ketchum  
Andrew Schiers—Sargeant Blaine County Sherrif's Office

**COMMUNICATIONS FROM MAYOR AND COUNCIL:**

Neil Bradshaw welcomed the new Senior Planner Allison Kennedy *(00:00:36 in video)*  
Tripp Hutchinson asked for a timeline regarding building permit process. *(00:01:30 in video)*

- Morgan Landers responded. *(00:02:41 in video)*

Tripp Hutchinson asked about the Marriot Hotel timeline process. *(00:04:48 in video)*

- Morgan Landers responded. *(00:04:49 in video)*

**Further questions by Council members, addressed by Morgan Landers. *(00:05:54 in video)***

Spencer Cordovano *(00:06:54 in video)*  
Neil Bradshaw *(00:10:00 in video)*  
Courtney Hamilton *(00:10:13 in video)*  
Amanda Breen *(00:10:45 in video)*  
Daniel Hansen *(00:11:02 in video)*

**2. International Dark Sky Week Proclamation.**

Proclamation made by: Neil Bradshaw *(00:11:26 in video)*

**CONSENT AGENDA:**

- Spencer Cordovano asked for discussion on items #5 and #7 and pull items #9 and #10. (00:12:11 in video)
- Brent Davis responded to question regarding item #5. (00:12:35 in video)
- Spencer Cordovano asked a question regarding item #7. (00:12:41 in video)
- Neil Bradshaw responded. (00:12:50 in video)

**Motion to approve Consent Agenda item numbers #3, #4, #5, #6, #7, #8, and #11.**

**MOVER:** Amanda Breen (00:13:13 in video)

**SECONDER:** Spencer Cordovano

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

**RESULT: Motion Passes**

- Spencer Cordovano asked questions regarding item #9. (00:13:35 in video)
- Abby Rivin responded. (00:14:14 in video)

**Questions, comments, and discussion by the Council regarding item #9. (00:16:21 in video)**

- Morgan Landers joined the discussion (00:18:28 in video)

**Motion to deny the FAR Exceedance Agreement 25963 with 140 West Second Street LLC. (Consent Agenda item #9). (00:22:49 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** Spencer Cordovano

**AYES:** Spencer Cordovano, Tripp Hutchinson

**NAYS:** Amanda Breen, Courtney Hamilton, Neil Bradshaw

**RESULT: Motion Fails**

**Motion to authorize the Mayor to approve the FAR Exceedance Agreement 25963 with 140 West Second Street LLC. (Consent Agenda item #9). (00:23:19 in video)**

**MOVER:** Amanda Breen

**SECONDER:** Courtney Hamilton

**AYES:** Amanda Breen, Courtney Hamilton, Neil Bradshaw

**NAYS:** Tripp Hutchinson, Spencer Cordovano

**RESULT: Motion Passes**

**Questions, comments, and discussion by Council. (00:23:45 in video)**

- Spencer Cordovano spoke about Consent Agenda item #10. (00:25:02 in video)
- Ben Whipple commented. (00:26:40 in video)

**Motion to approve Task Order 4, 2025 Main Street, Fourth Street to Sixth Street for Jacobs Engineering that provides design and planning services for finishing the Main Street Project. (Consent Agenda item #10). (00:26:58 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Amanda Breen

**AYES:** Amanda Breen, Courtney Hamilton, Neil Bradshaw

**NAYS:** Tripp Hutchinson, Spencer Cordovano

**RESULT: Motion Passes**

**NEW BUSINESS:**

**12.** Mountain Rides Second Quarter check-in.

Presented by: Wally Morgus *(00:27:44 in video)*

**Questions, comments, and discussion by Council.** *(00:36:04 in video)*

**13.** Annual Ketchum Arts Commission report to Council.

Presented by: Carter Hedberg *(00:52:13 in video)*

**Questions, comments, and discussion by Council.** *(01:04:44 in video)*

Joined by: Daniel Hansen *(01.06.41 in video)*

**14.** Cohesive Ketchum – Recommendation to review and provide direction on prioritizing of code changes for the Phase 3 Code update.

Presented by: Morgan Landers. *(01:14:18 in video)*

**Questions, comments, and discussion by the Council.** *(01:25:53 in video)*

Joined by Morgan Landers throughout.

**15.** Recommendation to approve Rental Preservation Program Policies.

Presented by: Rian Rooney *(02:10:37 in video)*

**Questions, comments, and discussion by Council and staff.** *(02:23:22 in video)*

Joined by: Carissa Connelly and Rian Rooney throughout the discussion.

**Motion to approve the rental preservation program policies and instruct staff to launch the program in June with the remaining budget from the current contract with Placemate with a couple of amendments.**

*(02:34:23 in video)*

**MOVER:** Spencer Cordovano

**SECONDER:** Tripp Hutchinson

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

**RESULT: Motion Passes**

**16.** Update on the General Fund, Capital Improvement Plan and Fiscal Year 2025 Budget Development.

Presented by: Brent Davis *(02:34:51 in video)*

**Questions, comments, and discussion by Council.** *(02:41:43 in video)*

Joined by: Jade Riley, Neil Bradshaw, and Carissa Connelly.

**17.** Policy direction regarding E-Bike Regulations.

Presented by: Jade Riley *(03:04:00 in video)*

**Questions, comments, and discussion by Council and staff.** *(03:11:25 in video)*

Joined by: Jamie Shaw *(03:13:05 in video)*

Joined by: Andrew Schiers *(03:17:28 in video)*

**Joined by: Public Comment**

Bruce Smith *(03:33:31 in video)*

Tracey Nichols *(03:36:34 in video)*

Barbara Amick *(03:39:26 in video)*

**ADJOURNMENT:**

**Motion to adjourn.** (03:42:19 in video)

**MOVER:** Courtney Hamilton

**SECONDER:** Tripp Hutchinson

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

**RESULT:** Adjourned

DocuSigned by:



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Neil Bradshaw, Mayor

**ATTEST:**

Signed by:



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Trent Donat, City Clerk

Signed by:

