



CITY OF KETCHUM
***SPECIAL MEETING* MINUTES OF THE CITY COUNCIL**
Thursday, June 25, 2026
191 5th Street West, Ketchum, ID

CALL TO ORDER: *(00:00:48 in video)*

Mayor Pete Prekeges called the Ketchum City Council meeting to order at 5:37 p.m.

ROLL CALL CITY COUNCIL:

Matthew McGraw
Tripp Hutchinson
Randy Hall (remote)

ABSENT:

Spencer Cordovano

ALSO PRESENT:

Ben Whipple—Public Works Director (remote)
Brent Davis—Director of Finance
Genoa Beiser—Associate Planner
Daniel Hansen—Director of Community Engagement
Jade Riley—City Administrator
Jennifer Wells Green—Executive Director, SVMA
Joan Swift—President, SVMA
Jake Jones—City Legal Counsel (remote)
Morgan Landers—Consulting Planner
Paige Nied—Associate Planner
Trent Donat—City Clerk and Business Manager

PUBLIC COMMENT:

- Public comment opened *(00:01:24 in video)*
 - Scott Levy *(00:01:46 in video)*
- Public comment closed *(00:03:15 in video)*

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

Comments by the Mayor and Council *(00:03:24 in video)*

PUBLIC HEARING:

Matthew McGraw recused himself from item #3 *(00:08:00 in video)*

3. Recommendation to review and approve Townhouse Subdivision Preliminary Plat P26-009 for Chalets at Warm Springs and adopt draft Findings of Fact, Conclusions of Law, and Decision

- Presented by: Genoa Beiser *(00:08:09 in video)*
- Comments and discussion by the Council and staff *(00:16:38 in video)*
- Public comment opened *(00:17:45 in video)*
- Public comment closed *(00:18:10 in video)*

Motion to approve with staff-recommended conditions, Townhouse Subdivision Plat P26-009 for the Chalets at Warm Springs, and adopt the findings of fact, conclusions of law, and decision (00:18:23 in video)

MOVER: Tripp Hutchinson

SECONDER: Randy Hall

AYES: Tripp Hutchinson, Randy Hall

RECUSED: Matthew McGraw

RESULT: Motion Passes

4. Recommendation to review and approve the Condominium Subdivision Preliminary Plat for the 300 E River Street Condominiums, as conditioned, and adopt the Findings of Fact

- Presented by: Morgan Landers (00:19:18 in video)
- Comments and questions by the Council and staff (00:21:15 in video)
- Public comment opened (00:21:35 in video)
- Public comment closed (00:21:46 in video)

Motion to approve the condominium subdivision preliminary plat for the 300 East River Street condominiums as conditioned and adopt the findings of fact, conclusions of law, and decision (00:22:00 in video)

MOVER: Matthew McGraw

SECONDER: Tripp Hutchinson

AYES: Matthew McGraw, Tripp Hutchinson, Randy Hall

RESULT: Motion Passes

5. Recommendation to consolidate the second and third readings by title only and approve Ordinance 1276, amendment to section 16.03.020.F of the Land Development Code to add “Cultural Facilities” as a conditional use in the Light Industrial No.2 Zone District

- Presented by: Paige Neid (00:22:36 in video)
- Comments and questions by the Council and staff (00:28:29 in video)
- Presentation by Joan Swift and Jennifer Wells-Green (00:31:07 in video)
- Public comment opened (00:38:58 in video)
 - Carol King-Klein (00:39:06 in video)
 - Jake Peters (00:40:40 in video)
- Public comment closed (00:42:19 in video)
- Comments and questions by the Council and staff (00:42:25 in video)
- Public comment opened (00:48:56 in video)
 - Scott Levy (00:49:06 in video)
- Public comment closed (00:49:54 in video)
- Comments and questions by the Council and staff (00:49:55 in video)

Motion that portions of Idaho Code 50-902 requiring an ordinance be read on three different days, twice by title and once in full, be dispensed with for Ordinance 1276 and read by title only (00:50:01 in video)

MOVER: Tripp Hutchinson

SECONDER: Matthew McGraw

AYES: Tripp Hutchinson, Matthew McGraw, Randy Hall

RESULT: Motion Passes

Trent Donat read Ordinance 1276 by title only (00:50:33 in video)

Motion to approve Ordinance 1276 (00:51:45 in video)

MOVER: Tripp Hutchinson

SECONDER: Matthew McGraw

AYES: Tripp Hutchinson, Matthew McGraw, Randy Hall

RESULT: Motion Passes

Comments and questions by the Council (00:53:57 in video)

Amended motion that portions of Idaho Code 50-902 requiring an ordinance be read on three different days, twice by title and once in full be dispensed with for Ordinance 1276 on the second and third reading and read by title only (00:55:00 in video)

MOVER: Matthew McGraw

SECONDER: Tripp Hutchinson

AYES: Matthew McGraw, Tripp Hutchinson, Randy Hall

RESULT: Motion Passes

6. Recommendation to conduct first, second, and third reading by title only and approve Ordinance 1280-Multiple Water Conservation Regulations

- Presented by: Ben Whipple and Jade Riley (00:56:12 in video)
- Comments and questions by the Council and staff (00:56:43 in video)
- Public comment opened (01:05:05 in video)
 - Katherine Noble (01:05:17 in video)
- Public comment closed (01:22:14 in video)
- Comments and questions by the Council and staff (01:22:15 in video)

Motion to consolidate first, second, and third readings by title only for Ordinance 1280 and instruct staff to correct Scriveners errors (01:29:40 in video)

MOVER: Matthew McGraw

SECONDER: Tripp Hutchinson

AYES: Matthew McGraw, Tripp Hutchinson, Randy Hall

RESULT: Motion Passes

Trent Donat read Ordinance 1280 by title only (01:30:11 in video)

Motion to adopt Ordinance 1280, water restrictions stages 1, 2 and 3 (01:31:58 in video)

MOVER: Matthew McGraw

SECONDER: Tripp Hutchinson

AYES: Matthew McGraw, Tripp Hutchinson, Randy Hall

RESULT: Motion Passes

Motion to adjourn. (01:32:21 in video)

MOVER: Matthew McGraw

SECONDER: Tripp Hutchinson

AYES: Matthew McGraw, Tripp Hutchinson, Randy Hall

RESULT: Adjourned

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk