



**CITY OF KETCHUM**  
**\*SPECIAL JOINT MEETING\* MINUTES OF THE**  
**CITY COUNCIL AND PLANNING & ZONING COMMISSION**

Monday, May 04, 2026  
191 5<sup>th</sup> Street West, Ketchum, ID

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**CALL TO ORDER:** (00:02:03 in video)

Mayor Pete Prekeges called the Ketchum City Council meeting to order at 2:30 p.m.

**ROLL CALL CITY COUNCIL:**

Matthew McGraw  
Randy Hall  
Tripp Hutchinson  
Spencer Cordovano

**ROLL CALL PLANNING AND ZONING COMMISSION:**

Brenda Moczygemba  
Hannah Harris  
Joey Stevenson  
Tim Carter

**ABSENT:**

Alex Monge—Planning and Zoning Commission

**ALSO PRESENT:**

Allison Kennedy—Senior Planner  
Genoa Beiser—Associate Planner  
Jade Riley—City Administrator  
Matt Goebel—Goebel Partners (remote)  
Matt Prosser—Economic Planning Systems (remote)  
Morgan Landers—Director of Planning and Building  
Professor Randall Teal—University of Idaho Architecture  
Eliza Montague—University of Idaho Architecture student  
Isaac Maust—University of Idaho Architecture student  
Karli Yoshida-Williams—University of Idaho Architecture student  
Marissa Ward—University of Idaho Architecture student

**PUBLIC COMMENT**

Public comment opened (00:03:54 in video)

Public comment closed (00:04:28 in video)

**NEW BUSINESS:**

3. Recommendation to review and provide feedback on initial changes considered for the Phase 3 zoning code update project. (00:04:45 in video)

- Comments and questions by the Council, Planning and Zoning Commission, and staff (00:11:38 in video)
- Morgan Landers' continued presentation (00:16:40 in video)
- Comments and questions by the Council, Planning and Zoning Commission, and staff (00:24:18 in video)
- Morgan Landers' continued presentation (00:31:50 in video)
- Comments and questions by the Council, Planning and Zoning Commission, and staff (00:36:10 in video)
  
- Morgan Landers' continued presentation (00:42:13 in video)
- Comments and questions by the Council, Planning and Zoning Commission, and staff (00:50:34 in video)

*in video)*

- Morgan Landers' continued presentation (01:40:15 *in video*)
- Comments and questions by the Council, Planning and Zoning Commission, and staff (01:44:52 *in video*)

Public comment opened (02:13:57 *in video*)

- Amanda Breen (02:14:10 *in video*)
- Kate Klossner (02:18:14 *in video*)
- Ned Burns – remote (02:26:18 *in video*)

Public comment closed (02:30:10 *in video*)

- Morgan Landers continued presentation (02:30:12 *in video*)
- Comments and questions by the Council, Planning and Zoning Commission, and staff (02:37:55 *in video*)
- Spencer Cordovano presented Code Drafting Process Fast Track Proposal 02:59:50 *in video*)
- Comments and questions by the Council, Planning and Zoning Commission, and staff (03:06:50 *in video*)
- Hannah Harris left the meeting (03:29:05 *in video*)
- Comments and questions by the Council, Planning and Zoning Commission, and staff (03:29:07 *in video*)

4. “Bridging the Gap” | A student-led visualization of the potential middle-income housing that Ketchum is missing – University of Idaho Architecture Students (03:32:26 *in video*)

- Comments and questions by the Council and Planning and Zoning Commission (03:51:07 *in video*)

Public comment opened (03:55:07 *in video*)

- M Carr (03:55:41 *in video*)

Public comment closed (03:58:31 *in video*)

Planning and Zoning Commission lost a quorum so is unable to motion to adjourn.

Planning and Zoning Commission dismissed (03:58:54 *in video*)

#### **EXECUTIVE SESSION:**

5. Idaho Code 74-206 (1-A): to consider hiring a public officer, employee, staff member, or individual agent. (03:58:36 *in video*)

**Motion to move into Executive Session** (03:58:55 *in video*)

**MOVER:** Matthew McGraw

**SECONDER:** Randy Hall

**AYES:** Matthew McGraw, Randy Hall, Tripp Hutchinson, Spencer Cordovano

**Result: Motion Passes**

No formal action taken in Executive Session (03:59:45 *in video*)

**Motion to adjourn.** (04:00:12 *in video*)

**MOVER:** Spencer Cordovano

**SECONDER:** Tripp Hutchinson

**AYES:** Matthew McGraw, Tripp Hutchinson, Spencer Cordovano, Randy Hall

**RESULT: Adjourned**

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Tim Carter, Planning and Zoning Commission  
Chair

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Morgan Landers, Director of Planning & Building