



CITY OF KETCHUM
MINUTES OF THE CITY COUNCIL
Thursday, June 11, 2026
191 5th Street West, Ketchum, ID

CALL TO ORDER: *(00:00:23 in video)*

Mayor Pete Prekeges called the Ketchum City Council meeting to order at 5:30 p.m.

ROLL CALL CITY COUNCIL:

Matthew McGraw
Randy Hall (remote)
Tripp Hutchinson
Spencer Cordovano

ALSO PRESENT:

Abby Rivin—Senior Planner
Amy DeGennaro—Administrative Specialist
Ben Whipple—Public Works Director
Bill Obreiter—Vice President, Zartico (remote)
Brent Davis—Director of Finance
Daniel Hansen—Director of Community Engagement
Jade Riley—City Administrator (remote)
Matt Johnson—City Legal Counsel (remote)
Robin Mattison—City Engineer (remote)

PUBLIC COMMENT

- Public comment opened *(00:00:53 in video)*
- Public comment closed *(00:01:15 in video)*

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

Comments by the Mayor and Council *(00:01:18 in video)*

CONSENT AGENDA:

Comments and discussion by Council and staff *(00:12:01 in video)*

- Spencer Cordovano pulled item #8 *(00:12:10 in video)*

Motion to approve Consent Agenda Items #3-9, excluding #8 *(00:12:23 in video)*

MOVER: Tripp Hutchinson

SECONDER: Matthew McGraw

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

RESULT: Motion Passes

Item #8: Recommendation to reappoint Tim Carter to the Planning & Zoning Commission

- Comments and questions by the Council and staff *(00:12:39 in video)*

Motion to approve Resolution 26-014 to reappoint Tim Carter to the Planning & Zoning Commission for a term expiring April 03, 2029 *(00:14:17 in video)*

MOVER: Tripp Hutchinson

SECONDER: Randy Hall

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

RESULT: Motion Passes

PUBLIC HEARING:

10. Recommendation to approve Mary's Place subdivision plat amendment for 430 and 440 Wood River Drive and adopt findings of fact/conclusion of law

- Presented by: Abby Riven (00:15:10 in video)
- Comments and questions by the Council and staff (00:15:37 in video)
- Public comment opened (00:23:44 in video)
 - Mark Phillips, Phillips Land Surveying, PLLC (00:23:55 in video)
- Comments and questions by the Council and staff (00:29:04 in video)
- Public comment closed (00:33:16 in video)
- Comments and questions by the Council and staff (00:33:24 in video)
- Public comment opened (00:38:02 in video)
 - Mark Phillips, Phillips Land Surveying, PLLC (00:38:02 in video)
- Public comment closed (00:39:03 in video)
- Comments and questions by the Council and staff (00:39:27 in video)

Motion to approve Lot 1B and 2A, Block 1 Mary Subdivision Plat Amendment application and adopt the findings of fact, conclusions of law, and decision (00:40:20 in video)

MOVER: Randy Hall

SECONDER: Matthew McGraw

AYES: Matthew McGraw, Randy Hall, Pete Prekeges

NAYS: Tripp Hutchinson, Spencer Cordovano

RESULT: Motion Passes

11. Recommendation to conduct first reading of Ordinance 1277, repeal and replace Title 5, Chapter 5.09 related to Short-Term Rental Permits

- Presented by: Jade Riley (00:41:59 in video)
- Comments and questions by the Council and staff (00:43:12 in video)
- Public comment opened (00:44:21 in video)
- Public comment closed (00:44:29 in video)

Recommendation to conduct first reading by title only of Ordinance 1277, repealing and replacing Title 5, Chapter 5.09 related to Short-Term Rental (STR) Permits (00:44:30 in video)

MOVER: Tripp Hutchinson

SECONDER: Matthew McGraw

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

RESULT: Motion Passes

Amy DeGennaro read Ordinance 1277 by title only (00:45:33 in video)

NEW BUSINESS:

12. Recommendation to approve right-of-way encroachment agreement for Observatory (Viceroy) Hotel

- Presented by: Ben Whipple (00:46:19 in video)
- Comments and questions by the Council and staff (00:50:13 in video)
- Public comment opened (00:51:59 in video)

- Jack Bariteau, Managing Member at Harriman Ketchum Hotel, LLC (00:52:08 in video)
- Public comment closed (00:55:13 in video)
- Comments and questions by the Council and staff (00:55:15 in video)
- Public comment opened (00:58:12 in video)
 - Jack Bariteau, Managing Member at Harriman Ketchum Hotel, LLC (00:58:14 in video)
- Public comment closed (00:59:15 in video)

Motion to approve Right-of-Way Encroachment Agreement #25980A, as conditioned, and authorize the mayor to sign the agreement (00:59:18 in video)

MOVER: Matthew McGraw

SECONDER: Tripp Hutchinson

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

RESULT: Motion Passes

13. November reauthorization vote for Original Local Option Tax

- Presented by: Brent Davis and Jade Riley (00:59:50 in video)
- Presentation by: Bill Obreiter (01:05:29 in video)
- Brent Davis and Bill Obreiter continued presentation (01:07:19 in video)
- Comments and questions by the Council and staff (01:14:30 in video)
- Brent Davis and Bill Obreiter continued presentation (01:15:48 in video)
- Public comment opened (01:24:47 in video)
 - Alan Pennay (01:25:10 in video)
 - Cindy Forgeon (01:28:36 in video)
 - Chris Strehle (01:30:03 in video)
 - Jack Bariteau (01:32:38 in video)
 - Anne Coates (01:37:08 in video)
 - John Curnow (01:39:22 in video)
 - Jim Garrison (01:41:14 in video)
 - Robert Vallee—remote (01:45:07 in video)
 - Dave Wilson—remote (01:53:09 in video)
 - Mel Jackson—remote (01:54:06 in video)
 - Robert Vallee—remote (01:55:33 in video)
- Public comment closed (01:56:14 in video)
- Comments and questions by the Council and staff (01:56:16 in video)

Motion to adjourn. *(02:43:17 in video)*

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

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

RESULT: Adjourned

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk