



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

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

Mayor Pete Prekeges called the Ketchum City Council meeting to order at 5:36 p.m.

ROLL CALL CITY COUNCIL:

Matthew McGraw
Randy Hall (remote)
Tripp Hutchinson
Spencer Cordovano

ALSO PRESENT:

Allison Kennedy—Senior Planner
Ben Whipple—Public Works Director
Brent Davis—Director of Finance
Daniel Hansen—Director of Community Engagement
Jade Riley—City Administrator (remote)
Jennifer Wells Green—Executive Director, SVMA
Joan Swift—President of the Board, SVMA
Matt Johnson—City Legal Counsel (remote)
Paige Nied—Associate Planner
Rian Rooney—Housing Policy & Program Strategist (remote)
Robin Mattison—City Engineer (remote)
Trent Donat—City Clerk and Business Manager

PUBLIC COMMENT

- Public comment opened *(00:01:14 in video)*
 - Scott Levy *(00:02:52 in video)*
- Public comment closed *(00:04:12 in video)*

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

Comments by the Mayor and Council *(00:04:13 in video)*

CONSENT AGENDA:

Comments and discussion by Council and staff *(00:13:30 in video)*
Item #10 was pulled by Matthew McGraw for recusal *(00:13:36 in video)*

#10. Recommendation to alter council hearing date for Sawtooth Serenade appeal *(00:14:04 in video)*
Comments and questions by the Council and staff *(00:14:05 in video)*

Motion to approve Consent Agenda Item #10 *(00:14:50 in video)*

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

AYES: Spencer Cordovano, Tripp Hutchinson, Randy Hall

RECUSED: Matthew McGraw

RESULT: Motion Passes

Motion to approve Consent Agenda Items #3, 4, 5, 6, 7, 8, 9 and 11 (00:15:08 in video)

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

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

RESULT: Motion Passes

PUBLIC HEARING:

12. Recommendation to conduct the first, second, and third reading of Ordinance 1276, amendment to section 16.03.020.F of the Land Development Code to add “Cultural Facility” as a conditional use in the Light Industrial No. 2 Zone District

- Presented by: Paige Nied (00:15:27 in video)
- Comments and questions by the Council and staff (00:21:37 in video)
- Presentation by applicants Jennifer Wells Green and Joan Swift (00:29:45 in video)
- Comments and questions by the Council and applicants (00:39:07 in video)
- Public comment opened (00:41:56 in video)
 - Mary Jones (00:42:33 in video)
 - Susan Desko (00:43:28 in video)
- Public comment closed (00:47:32 in video)
- Comments and questions by the Council and staff (00:47:34 in video)

Motion to approve the first reading of Ordinance 1276 and read by title only (01:02:28 in video)

MOVER: Spencer Cordovano

SECONDER: Matthew McGraw

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

RESULT: Motion Passes

Trent Donat read Ordinance 1276 by title only (01:03:22 in video)

13. Recommendation to hold second and third reading of Ordinance 1277; repealing and replacing Title 5-Chapter 5.09 (Short-term rental regulations)

- Presented by: Jade Riley (01:05:11 in video)
- Public comment opened (01:06:08 in video)
- Public comment closed (01:06:20 in video)
- Comments and questions by the Council and staff (01:06:23 in video)

Motion to conduct the second and third reading of Ordinance 1277 by title only (01:12:44 in video)

MOVER: Tripp Hutchinson

SECONDER: Matthew McGraw

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

RESULT: Motion Passes

Trent Donat read the second and third reading of Ordinance 1277 by title only (01:13:20 in video)

Motion to approve Ordinance 1277 (01:13:57 in video)

MOVER: Tripp Hutchinson

SECONDER: Spencer Cordovano

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

RESULT: Motion Passes

NEW BUSINESS:

14. Continuation of briefing regarding Floor Area Ratio (FAR) Exceedance program from May 29th Council Meeting

- Presented by: Rian Rooney (01:14:35 in video)
- Comments and questions by the Council and staff (01:29:30 in video)
- Rian Rooney continued presentation (01:31:43 in video)
- Comments and questions by the Council and staff (01:33:10 in video)
- Rian Rooney continued presentation (01:35:01 in video)
- Comments and questions by the Council and staff (01:36:30 in video)
- Rian Rooney continued presentation (01:47:04 in video)
- Comments and questions by the Council and staff (01:49:15 in video)
- Public comment opened (02:21:43 in video)
 - Annie Corrock (02:22:05 in video)
 - Heidi Scherthanner—remote (02:31:42 in video)
- Public comment closed (02:32:08 in video)
- Comments and questions by the Council and staff (02:32:11 in video)

15. November reauthorization vote for Original Local Option Tax

- Presented by: Brent Davis and Jade Riley (02:36:44 in video)
- Comments and questions by the Council and staff (02:41:16 in video)
- Public comment opened (03:02:42 in video)
 - Annie Corrock (03:03:09 in video)
 - Ned Burns—remote (03:12:21 in video)
- Public comment closed (03:14:50 in video)
- Comments and questions by the Council and staff (03:14:55 in video)

16. Briefing regarding water conservation education plan

- Presented by: Ben Whipple (03:15:07 in video)
- Comments and questions by the Council and staff (03:16:45 in video)
- Public comment opened (03:25:00 in video)
- Public comment closed (03:25:13 in video)

Motion to enact Stage One Water Conservation Restriction Guidelines immediately, and to begin the related education campaign (03:25:14 in video)

MOVER: Matthew McGraw

SECONDER: Tripp Hutchinson

AYES: Matthew McGraw, Tripp Hutchinson, Spencer Cordovano

RESULT: Motion Passes

Randy Hall left the meeting (03:25:31 in video)

EXECUTIVE SESSION:

17. Idaho Code 74-206(1)(a)- To consider hiring a public officer, employee, staff member, or individual agent, wherein the respective qualities of individuals are to be evaluated to fill a particular vacancy and to acquire an interest in real property not owned by a public agency.

Motion to move into Executive Session pursuant to Idaho Code 74-206(1)(a) to acquire an interest in real property not owned by a public agency (03:25:53 in video)

MOVER: Spencer Cordovano

SECONDER: Matthew McGraw

AYES: Matthew McGraw, Spencer Cordovano, Tripp Hutchinson

RESULT: Motion Passes

No formal action taken in Executive Session (03:26:23 in video)

Motion to adjourn. (03:26:32 in video)

MOVER: Tripp Hutchinson

SECONDER: Spencer Cordovano

AYES: Matthew McGraw, Tripp Hutchinson, Spencer Cordovano

RESULT: Adjourned

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk