



CITY OF KETCHUM
***SPECIAL MEETING* MINUTES OF THE CITY COUNCIL**
Thursday, February 12, 2026
191 5th Street West, Ketchum, ID

CALL TO ORDER: (00:00:20 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
Tripp Hutchinson
Spencer Cordovano

ALSO PRESENT:

Abby Rivin—Senior Planner
Allison Kennedy—Senior Planner
Ben Whipple—Director of Public Works
Brent Davis—Director of Finance
Brett Kohring—HDR Engineering (remote)
Brian Barsotti—Ketchum resident
Daniel Hansen—Director of Community Engagement
Jade Riley—City Administrator
Matt Johnson—City Attorney
Morgan Landers—Director of Building and Planning
Pete Seidner—Senior Development Manager for Presidio Development
Ramsy Hoehn—Street Superintendent (remote)
Samantha Stalnaker—Opal Engineering
Trent Donat—City Clerk and Business Manager (remote)
Zach Rockett—Row Rocket Design

PUBLIC COMMENT

Public comment opened (00:00:47 in video)

Public comment closed (00:01:39 in video)

COMMUNICATIONS FROM MAYOR AND COUNCIL

Comments and discussion by the Council (00:02:15 in video)

CONSENT AGENDA:

Comments and discussion by the Council (00:25:04 in video)

Motion to approve the Consent Agenda (00:25:22 in video)

MOVER: Tripp Hutchinson

SECONDER: Matthew McGraw

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

RESULT: Motion Passes

PUBLIC HEARING:

8. Recommendation to review Lot Line Shift Application proposing to expand building envelope on Lot 9A of Greyhawk II Subdivision located at 243 Lloyd Court
Presented by: Allison Kennedy (00:25:36 in video)

Spencer Cordovano recused himself from the discussion (00:26:31 in video)

Public comment opened (01:03:44 in video)

- Brian Poster—Poster Construction (01:03:53 in video)

Public comment closed (01:06:00 in video)

Comments and discussion by the Council, staff, and applicants (01:06:12 in video)

Motion to approve the lot line shift application due to the determination that opposite in this instance would be the lot line along the river in this site-specific instance, and direct staff to return with findings of fact (01:21:37 in video)

MOVER: Matthew McGraw

SECONDER: Tripp Hutchinson

ABSTAINED: Spencer Cordovano

AYES: Matthew McGraw, Tripp Hutchinson, Randy Hall

RESULT: Motion Passes

Council moved Item #11 (01:22:50 in video)

Matthew McGraw recused himself from Item #11 (01:23:56 in video)

11. Recommendation to review and approve Lot Consolidation Preliminary Plat Application (P25-16A) and Waiver Requests for the Knob Hill Residence Project

Presented by: Abby Rivin (01:24:30 in video)

Comments and discussion by the Council and staff (01:49:36 in video)

Public comment opened (02:09:49 in video)

Public comment closed (02:10:01 in video)

Comments and discussion by the Council and staff (02:10:19 in video)

Mayor Prekeges called for a ten-minute recess to consult with legal counsel (02:27:28 in video)

Mayor Prekeges called the meeting to order (02:27:44 in video)

Motion to approve the Lot Consolidation preliminary plat application and waiver request of the Knob Hill Residence project and direct staff to return with draft findings of fact and decision based off the three recommendations listed in the staff report (02:32:33 in video)

MOVER: Randy Hall

SECONDER: None

ABSTAINED: Matthew McGraw

RESULT: Motion Fails

Motion to deny the lot consolidation preliminary plat application and waiver request for Knob Hill residence project and direct staff to return with findings of fact and decision (02:33:37 in video)

MOVER: Spencer Cordovano
SECONDER: Tripp Hutchinson
ABSTAINED: Matthew McGraw
AYES: Spencer Cordovano, Tripp Hutchinson
NAYS: Randy Hall
RESULT: Motion Passes

NEW BUSINESS:

9. Recommendation to Approve Memorandum of Understanding with SVMoA for Adam West Pop-Up Exhibition at Forest Service Park

Presented by: Daniel Hansen *(02:34:55 in video)*

Motion to Approve Memorandum of Understanding 26-001 with Sun Valley Museum of Art to support the 2026 Adam West Exhibition *(02:35:48 in video)*

MOVER: Tripp Hutchinson
SECONDER: Matthew McGraw
AYES: Tripp Hutchinson, Matthew McGraw, Spencer Cordovano, Randy Hall
RESULT: Motion Passes

10. Briefing regarding downtown stop sign analysis

Presented by: Ben Whipple *(02:36:40 in video)*

Comments and discussion by the Council *(02:55:40 in video)*

Motion to adjourn. *(03:33:19 in video)*

MOVER: Spencer Cordovano
SECONDER: Matthew McGraw
AYES: Matthew McGraw, Tripp Hutchinson, Spencer Cordovano, Randy Hall
RESULT: Adjourned

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk