

STATE OF IDAHO)
COUNTY OF BONNER)
CITY OF PRIEST RIVER)

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 03/27/23

SPECIAL MEETING

OPENING – Mayor Connolly called to order the special meeting of the City Council at 5:30 pm on Monday, March 27, 2023, at the Priest River City Hall Council Chambers, 552 High Street, Priest River, Idaho.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

Council Members Present: Council Member Turner, Council Member Yount (via telephone), and Council Member Mullaley. Absent: Council Member Wagner.

Staff Present: Mayor Connolly, City Clerk/Treasurer Thomas, City Attorney Ford Elsaesser, Planning & Zoning Administrator Quayle, Building & Zoning Assistant Ayers, Public Works Supervisor Coleman, and Director of Public Works Rollicheck.

3. PUBLIC HEARING

TO CONSIDER AND TO RECEIVE TESTIMONY ON THE FOLLOWING PLANNING AND ZONING APPLICATIONS:

A. PRIEST COMMUNITY FOREST CONNECTION HAS APPLIED TO ZONE A REQUESTED ANNEXATION TOGETHER WITH REZONING THEIR ADJACENT LAND AS “MUNICIPAL.”

THE PROPERTY IS GENERALLY LOCATED AT THE NORTH TERMINUS OF CEMETERY ROAD.

Mayor Connolly opened the public hearing at 5:30 pm. Planning and Zoning Administrator Quayle explained the reason for the public hearing and the applicant’s request in detail. Topics of discussion included the annexation, zoning, rezoning, and a suggested boundary line adjustment.

Questions from the Council:

None

Testimony from the Applicant:

Jim Martin, representative for the Priest Community Forest Connection, presented a brief overview of the proposed annexation and property rezone. Topics of his overview included the requested annexation, zoning, rezoning, and the suggested boundary line adjustment.

Written Testimony:

None

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

None

Testimony from Those Opposing:

None

Rebuttal from the Applicant:

None

ANNEXATION MOTIONS:

Council Member Turner made a motion that the application and submittals, evidence contained in the file, public hearing testimony, and the Planning and Zoning Report be adopted as presented and discussed as the findings of fact and conclusions. Council Member Mullaley seconded the motion. After consideration, the motion passed unanimously by the following vote: **AYES:** Council Member Turner, Council Member Yount, and Council Member Mullaley. **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** Council Member Wagner.

Council Member Turner made a motion based on the City's Comprehensive Plan, Ordinances, and the adopted findings of fact and conclusions, that the Priest Community Forest Connection's request to annex into the City be approved. Staff is directed to prepare the necessary documents for adoption by the City Council. This action does not result in the taking of private property. Council Member Mullaley seconded the motion. After consideration, the motion passed unanimously by the following vote: **AYES:** Council Member Turner, Council Member Yount, and Council Member Mullaley. **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** Council Member Wagner.

REZONE MOTIONS:

Council Member Mullaley made a motion that the application and submittals, evidence contained in the file, public hearing testimony, and the Planning & Zoning report be adopted as presented and discussed as the Findings of Fact and Conclusions. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the following vote: **AYES:** Council Member Turner, Council Member Yount, and Council Member Mullaley. **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** Council Member Wagner.

Council Member Mullaley made a motion based on the City's Comprehensive Plan, ordinances, Idaho Code, and the adopted findings of fact and conclusions, that the Priest Community Forest Connection's request to rezone the subject property from R-2 Residential to MUN Municipal be approved. This action does not result in the taking of private property. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the

following vote: **AYES:** Council Member Turner, Council Member Yount, and Council Member Mullaley. **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** Council Member Wagner.

B. CANDACE STEPHENS-STUART HAS APPLIED TO SUBDIVIDE THE 3.05-ACRE LOT 2 OF BRENNAN’S RUN INTO SIX (6) SINGLE FAMILY LOTS AND ONE (1) COMMON AREA.

THE PROPERTY IS GENERALLY LOCATED BETWEEN EASTSIDE ROAD AND THE PRIEST RIVER WITH RIVER’S END DRIVE DIVIDING THE PROPERTY.

Mayor Connolly opened the public hearing at 5:40 pm. Planning and Zoning Administrator Quayle explained the reason for the public hearing and the applicant’s request in detail. Topics of discussion included some shoreline and property development conducted on the property without the proper permitting, and the proposed conditions for approval.

Questions from the Council:

Council Member Mullaley asked what would happen if the common area was not maintained and asked for clarification regarding proposed condition #6 (stormwater management and erosion control plan).

Council Member Turner asked for clarification regarding the flood zones.

Testimony from the Applicant:

Lisa Moline, representative for the applicant, suggested an edit to condition #9 (inserting the word “or” instead of “and”), suggested an edit to condition #11 (inserting “responsible for any upgrades” instead of “correcting any deficiencies”), and suggested an edit to condition #12 (inserting “installation of two hydrants at predetermined locations” and removing the 300’ requirement). Discussion ensued.

Candace Stevens-Stuart, the applicant, apologized to the city for the work that was done without permitting and promised to bring the violations into compliance, and explained her history with the property and her vision for the future.

Jared Stuart, the applicant, explained his history with the property, and his vision for the future.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

None

Testimony from Those Opposing:

Tammy Daley, 306 Eastside Road, opposed the subdivision, and voiced her concerns with the road/traffic, and the proposed common area being delineated from her neighboring property.

Lora Scott, 78 Rivers End Drive, opposed the subdivision, and voiced her concerns with the effect on wildlife habitats, and the road/traffic.

Bruce Brownell, 108 Rivers End Drive, opposed the subdivision.

Written Testimony:

Bruce & Erricka Brownell, 108 Rivers End Drive, opposed the subdivision.

John & Lora Scott, 78 Rivers End Drive, opposed the subdivision.

Brian & Kristy Bidyk, 125 Osprey Lane, opposed the subdivision.

Mark & Christine Allen, 113 Osprey Lane, opposed the subdivision.

Larry & Susan Bashor, 40 Rivers End Drive, opposed the subdivision.

Timothy & Diane Douglas, 145 Osprey Lane, opposed the subdivision.

Questions from the Council:

Council Member Mullaley asked for clarification regarding the access to the properties from Eastside Road and Rivers End Drive and asked for clarification regarding the extension of utilities.

Rebuttal from the Applicant:

Candace Stevens-Stuart, the developer, stated that they are not opposed to having CC&Rs to cover the maintenance of the common area.

Mayor Connolly closed public testimony at 6:58 pm. Discussion ensued among the Mayor and Council.

Council Member Mullaley made a motion to continue the public hearing until 5:30 pm on Monday, April 17, 2023. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously.

4. BUSINESS

A. SOMMER – ELECTRICAL EASEMENT AT WATER RESERVOIR SITE

Planning & Zoning Administrator Quayle gave an update on the easement agreement. This item was tabled until the next city council meeting.

ADJOURN:

Council Member Mullaley made a motion to adjourn at 7:08 pm. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.

Motion to approve minutes of 03/27/23: _____

Second: _____

SIGNED:

ATTEST:

Jeff Connolly
Mayor

Laurel Thomas, CMC
City Clerk/Treasurer