

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

**MINUTES OF THE PRIEST RIVER CITY COUNCIL – 05/02/22**

**REGULAR MEETING**

**OPENING** – Mayor Wylie called to order the regular meeting of the City Council at 5:37 pm on Monday, May 2, 2022, at the Priest River Event Center, 5399 Highway 2, Priest River, Idaho.

**1. ROLL CALL**

Council Members Present: Council Member Wagner, Council Member Turner, Council Member Yount, and Council Member Mullaley. Absent: None  
Staff Present: Mayor Wylie, City Clerk/Treasurer Thomas, City Attorney Elsaesser, Police Chief McLain, Planning & Zoning Administrator Quayle, and Deputy City Clerk Ayers.

**2. PUBLIC HEARING CONTINUATION – FROM APRIL 18, 2022**

**TO CONSIDER AND TO RECEIVE TESTIMONY ON THE FOLLOWING PLANNING AND ZONING APPLICATION:**

**THE APPLICANT, KEYSTONE LAND, LLC, IS REQUESTING A SUBDIVISION TO ALLOW THEM TO SUBDIVIDE APPROXIMATELY 24.75 ACRES INTO 80 SINGLE-FAMILY HOME LOTS, WITH THE LARGEST LOT BEING 12,492 SF, AND THE SMALLEST BEING 6,030 SF.**

**THE PROPERTY IS GENERALLY LOCATED BETWEEN 6552 & 6736 HIGHWAY 2, PRIEST RIVER, ID.**

Mayor Wylie opened the public hearing continuation at 5:38 pm. Planning and Zoning Administrator Quayle explained the reason for the public hearing continuation.

**Testimony from the Applicant:**

**Trevor Price** from James A Sewell & Associates, representative for the applicant, presented information regarding temporary structures within 40-ft setbacks, snow storage concerns at hammer heads, the fence line between residential and commercial lots, fire infrastructure, coordination with the future Joslyn property

development, and the proposed dedication of approximately 5 acres of land to the City.

Planning & Zoning Administrator Quayle address the information presented by Trevor Price and presented the proposed revised conditions.

**Questions from the Council:**

Council Member Mullaley had questions regarding the proposed electrical stub outs on the pathway on the property that will be dedicated to the City, the potential issues regarding snow storage in the cul-de-sac, the possibility of lowering the speed limit on Highway 2 in front of the development to 35 miles per hour, the proposed easement between lots 3 and 4, and potentially extending the gravel pathway over or under the railroad tracks to the Joslyn Property. Discussion ensued.

**Written Testimony:** None

**Testimony from Those Opposing:** None

**Testimony from Those Uncommitted:** None

**Testimony from Those Supporting:** None

**Rebuttal from the Applicant:** None

**Council Member Wagner made a motion to close public testimony. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.**

**Council Member Turner 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 that based on the Findings of Fact, the conditions, and conclusions as presented and discussed, that the application complies with applicable City Ordinances. Council Member Yount seconded the motion. After consideration, the motion passed unanimously.**

**Council Member Turner made a motion based on the City's Comprehensive Plan, ordinances, Idaho Code, and the adopted findings of fact and conclusions, that the Riverside Estates Subdivision be approved subject to the conditions as discussed and as listed in the Planning & Zoning report. Action to obtain the permit is to complete the conditions as approved. This action does not result in the taking of private property. Council Member Yount seconded the motion. After consideration, the motion passed unanimously.**

**3. CONSENT AGENDA**

**A. PREVIOUS MINUTES – CCPH 04/18/22, CC 04/22/22**

**B. PAYABLES**

**C. RESOLUTION 22-014 – J7 CONTRACTING, INC. – CHANGE ORDER #4 – WATER SYSTEM IMPROVEMENTS PROJECT**

Council Member Mullaley made a motion to approve the consent agenda. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.

**4. ANNOUNCEMENTS/APPOINTMENTS**

Mayor Wylie announced a public meeting scheduled for May 10, 2022, at 6:00 pm at the Priest River Event Center to gather public input regarding the Joslyn Property master plan conceptual drawings.

**5. UPDATES**

**A. PARKS AND TREE COMMISSION**

Council Member Wagner gave an update on the Parks and Tree Commission.

**B. LAW ENFORCEMENT**

Police Chief McLain gave an update on Law Enforcement.

**C. PUBLIC WORKS**

None

**D. PROJECT UPDATES**

None

**E. BUILDING & ZONING**

Planning & Zoning Administrator Quayle gave an update on Building & Zoning.

**F. ADMINISTRATIVE COMMITTEE**

None

**6. BUSINESS**

**A. CONTROL #2022-04-02 – ROBINSON – COMMUNITY GARDEN DISCUSSION**

Mike Robinson, representative for Carol Robinson, Trustee of the Carol Sommer Robinson Revocable Trust, owner of the community garden property, was in attendance to address the Council regarding the community garden. Discussion ensued regarding the property owner's interest in trading the community garden lot for the City's lot on Wisconsin Street, the lease agreements for the use of the property, pictures of the current condition of the property, two invoices for remediation of the alleged property damage, and the grant documents from the grant awarded to the University of Idaho. City Attorney Elsaesser advised the City Council to address and discuss the invoices for remediation of the alleged property damage in executive session. Lengthy discussion ensued.

**B. CITY PARK ADA WALKWAY PROJECT – BID ACCEPTANCE AND CONSTRUCTION CONTRACT APPROVAL**

Two bids for the City Park ADA Walkway Project were received, one from GCX, LLC, for \$98,524.20 and one from Sonray Enterprises, LLC for \$117,306.00. The engineer's estimate and the amount of pledged funds from the Priest River

Urban Renewal Agency was \$78,752.08. The bid documents were sent out to three different contractors two times. Lengthy discussion ensued.

**Council Member Turner made a motion to accept the lowest bid from GCX, LLC in the amount of \$98,524.20, for the City Park ADA Walkway Project, understanding that the City may have to fund the difference between the bid and the engineer's estimate, and to approve the Construction Contract. Council Member Yount seconded the motion. After consideration, the motion passed unanimously by the following roll-call vote: AYES: Council Member Wagner, Council Member Turner, Council Member Yount, and Council Member Mullaley. NAYS: None. ABSTAINERS: None. ABSENT: None.**

**C. RESOLUTION 22-015 – PROCLAIMING MAY 5, 2022, AS ARBOR DAY IN THE CITY OF PRIEST RIVER**

Discussion ensued.

**Council Member Mullaley made a motion to approve Resolution 22-015, proclaiming May 5, 2022, as Arbor Day in the City of Priest River. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.**

**D. IDAHO DEPARTMENT OF HEALTH & WELFARE – LOW-INCOME HOME WATER ASSISTANCE PROGRAM (LIHWAP) VENDOR AGREEMENT**

Discussion ensued.

**Council Member Mullaley made a motion to approve the vendor agreement with the Idaho Department of Health and Welfare for the Low-Income Home Water Assistance Program. Council Member Yount seconded the motion. After consideration, the motion passed unanimously.**

**ADJOURN:**

**Council Member Mullaley made a motion to adjourn at 7:14 pm. He withdrew his motion. Discussion ensued.**

**Council Member Mullaley made a motion to adjourn at 7:15 pm. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.**

Motion to approve minutes of 05/02/22: \_\_\_\_\_

Second: \_\_\_\_\_

SIGNED:

ATTEST:

\_\_\_\_\_  
Kevin Wylie  
Mayor

\_\_\_\_\_  
Laurel Thomas, CMC  
City Clerk/Treasurer