

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 05/03/21

REGULAR MEETING

OPENING – Mayor Martin called to order the regular meeting of the City Council at 5:30 pm on Monday, May 3, 2021 at the Priest River Event Center, 5399 Highway 2, Priest River, Idaho.

1. AMENDMENTS TO THE AGENDA

None

2. ROLL CALL

Council Members Present: Council Member Wylie, Council Member Turner, and Council Member Wagner. Absent: None.

Staff Present: Mayor Martin, City Clerk Thomas, City Attorney Elsaesser, Police Chief McLain, Planning & Zoning Administrator Quayle, Deputy City Clerk Ayers, and Director of Public Works Rollicheck.

3. PUBLIC HEARING CONTINUATIONS FROM APRIL 19 AND APRIL 26, 2021

A. To consider and to receive testimony on the following Planning and Zoning application:

Gerald and Deloris Milliron have applied for a Conditional Use Permit to allow them to construct a 30' x 40' single level Commercial dog grooming and boarding facility on their R-1 Residential Zoned property.

The property is generally located at 40 Eastside Road. – ACTION ITEM

Planning & Zoning Administrator Quayle announced that the applicants had withdrawn their application for a Conditional Use Permit, and no further action was necessary.

B. To consider the following Planning and Zoning application:

Two Rivers at Priest, LLC, is proposing the annexation of approximately 31 acres of land off Highway 57 to be zoned Residential-1. They are also asking for a re-zone of their adjacent 5-acre parcel currently within City limits from Mixed-Use Residential to Residential-2. Additionally, they are proposing a Subdivision within a Planned Unit Development in the entire 36 acres.

The property is generally located off Highway 57. – ACTION ITEM

Mayor Martin opened the public hearing continuation at 5:32 pm. Planning & Zoning Administrator Quayle gave a brief overview of the testimony and discussion from April 26, 2021.

Ryan Fobes with Foresite Engineering, PLLC, and representative for the applicant, handed out Exhibit A, the proposed building setbacks, and Exhibit B, showing the proposed buffering. Planning & Zoning Administrator Quayle handed out Exhibit C, an aerial view of the proposed annexation and rezone area.

Mayor Martin asked if there was any public testimony related to the newly received Exhibits. There was no response and public testimony was not reopened.

Topics of discussion included the approval/denial process, concerns with traffic, privacy issues, and density provisions. Council Member Wylie expressed concern regarding Lots 6 & 7 being really close to the existing lots to the East of the proposed development. Planning & Zoning Administrator Quayle explained the City's Planned Unit Development ordinance and what is allowed within it.

ANNEXATION MOTIONS:

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 discussed as the Findings of Fact and Conclusions. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, and Council Member Wylie. NAYS: None. ABSTAINERS: None. ABSENT: None.

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 Two Rivers at Priest, LLC'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 Wagner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, and Council Member Wylie. NAYS: None. ABSTAINERS: None. ABSENT: None.

REZONE MOTIONS:

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 Conclusions. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously by the

following vote: AYES: Council Member Turner, Council Member Wagner, and Council Member Wylie. NAYS: None. ABSTAINERS: None. ABSENT: None.

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 Two Rivers at Priest, LLC's request to rezone the subject property from Mixed-Use Residential to R-2 Residential be approved. This action does not result in the taking of private property. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, and Council Member Wylie. NAYS: None. ABSTAINERS: None. ABSENT: None.

PUD & SUBDIVISION MOTIONS:

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 Conclusions. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, and Council Member Wylie. NAYS: None. ABSTAINERS: None. ABSENT: None.

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 Two Rivers at Priest, LLC's PUD Conditional Use Permit and associated 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 Wagner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, and Council Member Wylie. NAYS: None. ABSTAINERS: None. ABSENT: None.

Mayor Martin closed the public hearing at 6:03 pm.

4. CONSENT AGENDA

A. PREVIOUS MINUTES – CCPH 04/19/21, CCPH 04/26/21

B. PAYABLES

C. RESOLUTION 21-018 – HOTEL CHARBONNEAU, LLC – TEMPORARY CONSTRUCTION EASEMENT – LHTAC WISCONSIN STREET REALIGNMENT PROJECT

D. RESOLUTION 21-019 – GALBICKA/BROSE – TEMPORARY CONSTRUCTION EASEMENT – LHTAC WISCONSIN STREET REALIGNMENT PROJECT

E. RESOLUTION 21-020 – CAMPBELL 5, LLC – REAL PROPERTY LEASE – PARKING LOT AT 43 WISCONSIN STREET

Council Member Turner made a motion to approve the consent agenda. Council Member Wylie seconded the motion. After consideration, the motion passed unanimously by the following vote: **AYES: Council Member Turner, Council Member Wylie, and Council Member Wagner. NAYS: None. ABSTAINERS: None. ABSENT: None.**

5. ANNOUNCEMENTS/APPOINTMENTS

Mayor Martin announced that letters of interest for the vacant Council seat would be accepted through the month of May 2021.

He also announced that the City was awarded an Idaho Community Development Block Grant in the amount of \$500,000.00 for the Water System Improvements Project.

A. PRIEST RIVER URBAN RENEWAL AGENCY COMMISSIONER APPOINTMENT – DAN ESKELSON

Mayor Martin swore in Dan Eskelson.

B. PARKS & TREE COMMISSION MEMBER APPOINTMENT – JAYMEE KENNEDY

Mayor Martin swore in Jaymee Kennedy.

6. 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

Director of Public Works Rolichack gave an update on Public Works.

D. PROJECT UPDATES

None

E. BUILDING & ZONING

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

F. ADMINISTRATIVE COMMITTEE

None

7. OLD BUSINESS

A. CONTROL #2020-12-04 – HAPPY AGERS SENIOR CENTER – DISPUTE OF OIL SPILL REMEDIATION INVOICE

This item was tabled for additional information.

7. NEW BUSINESS

A. PANHANDLE AREA COUNCIL – TASK ORDER #1B – WATER SYSTEM IMPROVEMENTS PROJECT

Discussion ensued.

Council Member Turner made a motion to approve the professional services contract for Task Order #1B with Panhandle Area Council, not to exceed \$50,000.00, for the Water System Improvements Project. Council Member Wylie seconded the motion. After consideration, the motion passed unanimously by the following vote: **AYES:** Council Member Turner, Council Member Wagner, and Council Member Wylie. **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** None.

B. BONNER COUNTY – QUIT CLAIM DEED – CONVEYANCE OF REAL PROPERTY LOCATED AT 336 E JACKSON AVENUE

Discussion ensued.

Council Member Wylie made a motion to approve the Quit Claim Deed, conveying the real property located at 336 E Jackson Avenue to Bonner County. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the following vote: **AYES:** Council Member Turner, Council Member Wagner, and Council Member Wylie. **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** None.

C. ROAD PRODUCTS, INC. – REVISED 2021 STREET IMPROVEMENTS QUOTE

Discussion ensued.

Council Member Turner made a motion to approve the revised proposed 2021 Street Improvements Quote from Road Products, Inc., not to exceed \$135,130.58. Council Member Wylie seconded the motion. After consideration, the motion passed unanimously by the following vote: **AYES:** Council Member Turner, Council Member Wagner, and Council Member Wylie. **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** None.

D. COLUMBIA BANK – UPDATE OF AUTHORIZED CHECK SIGNERS ON CITY BANK ACCOUNTS

Discussion ensued.

Council Member Turner made a motion to approve the removal of Greg Edwards from the City's bank accounts at Columbia Bank, and to approve the addition of Kevin Wylie to the City's bank accounts at Columbia Bank. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously by the following vote: **AYES:** Council Member Turner, Council Member Wagner, and Council Member Wylie. **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** None.

E. ABANDONED IRRIGATION CONNECTIONS – LETTERS TO OWNERS

Discussion ensued. This item was tabled for additional information.

F. RESOLUTION 21-021 – PROCLAMATION DECLARING MAY 2021 AS MENTAL HEALTH AWARENESS MONTH

Mayor Martin read Resolution 21-021 Discussion ensued.

Council Member Turner made a motion to approve Resolution 21-021, declaring May 2021 as Mental Health Awareness Month. Council Member Wylie seconded the motion. After discussion and consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, and Council Member Wylie. NAYS: None. ABSTAINERS: None. ABSENT: None.

ADJOURN

Council Member Wagner made a motion to adjourn at 6:26 pm. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Wagner, Council Member Turner, and Council Member Wylie. NAYS: None. ABSTAINERS: None. ABSENT: None.

Motion to approve minutes of 04/19/21: _____

Second: _____

SIGNED:

James L Martin
Mayor

ATTEST:

Laurel Thomas, CMC
City Clerk/Treasurer