

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 09/14/23

SPECIAL MEETING

OPENING – Mayor Connolly called to order the special meeting of the City Council at 4:00 pm on Thursday, September 14, 2023, at the Priest River City Hall Council Chambers, 552 High Street, Priest River, Idaho.

1. ROLL CALL

Council Members Present: Council Member Wagner, Council Member Turner (arrived at 4:03 pm), Council Member Yount, and Council Member Mullaley. Absent: None
Staff Present: Mayor Connolly, City Clerk/Treasurer Thomas, City Attorney Elsaesser, Planning & Zoning Administrator Quayle, and Director of Public Works Rolichcheck.

2. PUBLIC HEARING

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

THE APPLICANT, KEYSTONE LAND, LLC, IS REQUESTING A SUBDIVISION WITH A CONDITIONAL USE AND PLANNED UNIT DEVELOPMENT TO ALLOW THEM TO SUBDIVIDE 6 ACRES INTO 42 SINGLE-FAMILY HOME LOTS, CALLED RIVERSIDE AT THE TRESTLE, WITH THE LARGEST LOT BEING 6,227 SF, AND THE SMALLEST BEING 3,023 SF. THIS IS A MODIFICATION OF, AND WOULD BE PHASE I OF, THE RIVERSIDE ESTATES SUBDIVISION APPROVED MAY 2, 2022.

THE PROPERTY IS GENERALLY LOCATED BETWEEN 6552 & 6736 HIGHWAY 2, PRIEST RIVER, ID – ACTION ITEM

Mayor Connolly opened the public hearing at 4:01 pm. Planning and Zoning Administrator Quayle explained the reason for the public hearing and the applicant’s request in detail.

Testimony from the Applicant:

Trevor Price, representative for the developer, presented the request for a conditional use permit to allow them to subdivide approximately 6 acres into a planned unit development. Topics of his presentation included the developer’s background, the history of the previously approved Riverside Estates Subdivision, the proposed number of lots and increased density, the proposed privately maintained roads and shared driveways, the proposed basketball court and soccer field and potentially dedicating the space to the city, the proposed storm and snow storage layout, and the proposed entrance road located on the city’s property and its relation to Umpqua Bank’s entrance.

Questions from the Council:

Council Member Mullaley asked who would be responsible for maintaining the shared driveways, for clarification regarding side yard setbacks, the proposed construction

