

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 10/20/25

REGULAR MEETING

OPENING – Council President Turner called to order the regular meeting of the City Council at 5:30 pm on Monday, October 20, 2025, 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 President Turner, Council Member Wagner, Council Member Mullaley, and Council Member Brower. Absent: None.

Staff Present: City Clerk/Treasurer Thomas, City Attorney Elsaesser, Police Chief McLain, Director of Utility Operations Sifford, and Planning and Zoning Administrator Gabell.

3. PUBLIC HEARING

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

FILE 25-007 – SUB – DALEY’S RIVERS END EDITION

THE APPLICANTS, TAMERA AND BRIAN DALEY ARE PROPOSING TO SUBDIVIDE THEIR 4.93-ACRE PARCEL INTO ONE (1) 2.22-ACRE PARCEL AND ONE (1) 2.71-ACRE PARCEL.

THE PROPERTY IS GENERALLY LOCATED AT 306 EASTSIDE ROAD, PRIEST RIVER, ID, AND MORE SPECIFICALLY DESCRIBED AS:

LOT 1 OF BRENNAN’S RUN ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 14 OF PLATS, PAGE(S) 31, RECORDS OF BONNER COUNTY, IDAHO.

Council President Turner opened the public hearing at 5:31 pm. Planning and Zoning Administrator Gabell explained the reason for the public hearing and the applicant’s request for a Subdivision. He gave a project summary, listed the applicable city codes, reviewed the environmental factors, access to the property, and agency and public comments. The Standards Review topics were explained at length, as well as the Comprehensive Plan analysis, the Conditions of Approval, and the Conclusions of Law.

Testimony from the Applicant:

Brian Daley, the applicant, was present for the hearing.

Questions from the Council:

None

Written Testimony:

Terry Blankenship, no address provided, had no comment.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

None

Testimony from Those Opposing:

None

Rebuttal from the Applicant:

None

Council President Turner closed public testimony and the public hearing at 5:54 pm.

Council Member Mullaley made a motion to approve the project, File 25-007, finding that it was in accord with the Priest River City Code as enumerated in the following conclusions of law:

Conclusion 1: The proposed subdivision was in conformance with the comprehensive plan.

Conclusion 2: Public services were available to accommodate the proposed development.

Conclusion 3: The proposed subdivision would not exceed the public financial capability to provide supporting services.

Conclusion 4: The proposed subdivision would not create adverse health, safety, or environmental problems.

The decision was based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. They further moved to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (including Condition #6 as amended during this hearing) and directed planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Mayor sign, and transmit to all interested parties. This action did not result in the taking of private property.

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

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

FILE 25-009 – AM – TITLE 10, CHAPTER 10 AMENDMENTS

10-2-2: SPECIFIC DEFINITIONS:

THE PROPOSED CHANGE ADDS A DEFINITION FOR “SMALL SUBDIVISION” AND MODIFIES THE DEFINITION FOR “SUBDIVISION.”

10-10-2: LOT LINE ADJUSTMENT/MINOR NOTATIONAL CHANGE:

THE PROPOSED CHANGE REMOVES THE PROVISIONS FOR THE CREATION OF THREE (3) LOTS VIA THIS LAND USE ACTION, REMOVES THE PUBLIC NOTICE REQUIREMENT, AND UPDATES THE APPEAL PROCESS.

10-10-3: SMALL SUBDIVISION: (NEW SECTION)

THE PROPOSED CHANGE ADDS A NEW SECTION OF THE SUBDIVISION CODE FOR SMALL SUBDIVISIONS TO INCLUDE PROVISION FOR: APPLICATION CONTENTS, PROCEDURES, APPEALS, AND FINAL PLAT. THIS FILE TYPE IS PROPOSED TO BE ADMINISTRATIVELY APPROVED.

ORDINANCE 642

Council President Turner opened the public hearing at 5:59 pm. Planning and Zoning Administrator Gabell explained the reason for the public hearing and the request for an amendment to Title 10, Chapter 10 of the Priest River City Code. He explained the proposed changes to 10-2-2: Specific Definitions, 10-10-2: Lot Line Adjustment/Minor Notational Change, and 10-10-3: Small Subdivision, and explained the Standards Review topics.

Questions from the Council:

Council Member Mullaley asked if the code amendment would save staff time. Planning and Zoning Administrator Gabell responded.

Written Testimony:

None

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

None

Testimony from Those Opposing:

Anne Wilder, 349 Primrose Lane, opposed the proposed amendments and would like to see the public hearing requirement remain for small subdivisions.

Rebuttal from the Applicant:

Planning & Zoning Administrator Gabell addressed the comment brought up in public testimony. He clarified that public notice would still be provided to other agencies and surrounding properties for small subdivisions.

Council President Turner closed public testimony and the public hearing at 6:30 pm.

Council Member Brower made a motion to approve File 25-009, finding that it was in accord with the Priest River City Code as enumerated in the following conclusions of law:

Conclusion 1: The proposed amendment was in accord with Idaho Code, Title 31, Chapter 7.

Conclusion 2: The proposed amendment was in accord with Idaho Code, Title 67, Chapter 65.

Conclusion 3: The proposed amendment was not in conflict with the policies of the Comprehensive Plan.

The decision was based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. They further moved to adopt the analysis as set forth in the Staff Report (including PRCC 10-10-3-C-2-a as amended during this hearing) and directed the Administrator to draft written findings and conclusions to reflect this motion, have the Mayor sign, and transmit to all interested parties. This action did not result in the taking of private property.

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

Council Member Brower made a motion to adopt Ordinance 642, under suspension of the rules, citing its authority, and providing for the amendment to Title 10, Priest River City Code as presented or amended during this hearing, and providing for an effective date. Council Member Mullaley seconded the motion. After consideration, the motion passed by the following roll-call vote: AYES: Council Member Turner, Council Member Brower, Council Member Mullaley, and Council Member Wagner. NAYS: None. ABSTAINERS: None. ABSENT: None.

2. CONSENT AGENDA**A. PREVIOUS MINUTES – CC 10/06/25****B. PAYABLES**

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

3. ANNOUNCEMENTS/APPOINTMENTS

None

4. 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 Utility Operations Sifford gave an update on Public Works.

D. PROJECT UPDATES

1. WELCH COMER – PROJECT STATUS UPDATE

Welch Comer provided a written project status update.

Bryan Quayle gave various project updates.

E. BUILDING & ZONING

1. DIGITAL PLANNING FILES AND BUILDING PERMITS

Discussion ensued regarding the digitization of land use and building records.

2. PROVIDING EFFECTIVE AGENCY COMMENTS ON LAND USE APPLICATIONS

Discussion ensued regarding providing effective agency comments on land use applications.

3. COMPREHENSIVE PLAN UPDATE FRAMEWORK (2025-2026)

Discussion ensued regarding the timeline and process for the Comprehensive Plan updates.

Planning and Zoning Administrator Gabell gave an update on Building & Zoning.

5. BUSINESS

A. BARRON CONDITIONAL USE PERMIT – DEVELOPER’S AGREEMENT – 34 E JEFFERSON AVENUE

Discussion ensued.

Council Member Brower made a motion to approve the Developer’s Agreement with Proverbs 3:9, LLC for the Conditional Use Permit associated with 34 E Jefferson Avenue. Council Member Wagner seconded the motion. After discussion and consideration, the motion passed unanimously.

B. CONTROL 2025-10-01 – GOD’S PROVISION THRIFT STORE – REQUEST FOR REDUCED SEWER USAGE CHARGES DUE TO COMMUNITY GARDEN

Discussion ensued.

Council Member Mullaley made a motion to approve the request by God’s Provision Thrift Store for an exception to Resolution 25-040, allowing them to not pay sewer overage charges due to the irrigation of the Community Garden. Council Member Wagner seconded the motion. After consideration and discussion, the motion passed unanimously.

C. CONTROL #2025-10-02 – DAHLIN – REQUEST FOR ALLOWANCE OF OCCUPIED RV ON PROPERTY FOR SEVEN MONTHS – 432 HARRIET STREET

Discussion ensued.

Council Member Brower made a motion to deny the request by Jonathan and Jessica Dahlin to be allowed to have an occupied RV on their property located at 432 Harriet Street for seven months. Council Member Wagner seconded the motion. After consideration, the motion passed by the following vote: AYES: Council Member Turner, Council Member Brower, and Council Member Wagner. NAYS: Council Member Mullaley. ABSTAINERS: None. ABSENT: None.

D. CONTROL #2025-10-03 – RUNBERG – REQUEST FOR REDUCED UTILITIES – BEARDMORE BUILDING AT 50 MAIN STREET

Discussion ensued.

Council Member Mullaley made a motion to deny the request by Brian Runberg for reduced utilities at their property located at 50 Main Street. Council Member Brower seconded the motion. After consideration and discussion, the motion passed unanimously.

E. INTERMOUNTAIN LAND HOLDINGS, LLC – HOLD HARMLESS AGREEMENT – WATER MAIN LEAK IDENTIFICATION AND REPAIR ADJACENT TO 20 CEDAR STREET

Discussion ensued.

Council Member Brower made a motion to approve the Hold Harmless Agreement with Intermountain Land Holdings, LLC, for the identification and repair of a water main leak adjacent to their property located at 20 Cedar Street. Council Member Mullaley seconded the motion. After consideration and discussion, the motion passed unanimously.

F. BONNER PARK WEST – POTENTIAL ACQUISITION FROM BONNER COUNTY AND PRELIMINARY ASSESSMENT

This item was tabled for additional information.

6. PUBLIC COMMENT PERIOD

None

ADJOURN:

Council Member Brower made a motion to adjourn at 7:28 pm. Council Member Mullaley seconded the motion. After consideration, the motion passed unanimously.

Motion to approve minutes of 10/20/25: _____

Second: _____

SIGNED:

ATTEST:

Jeff Connolly
Mayor

Laurel Thomas, CMC
City Clerk/Treasurer