

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 11/14/22

SPECIAL MEETING

OPENING – Council President Turner called to order the special meeting of the City Council at 5:30 pm on Monday, November 14, 2022, 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 Yount, and Council Member Mullaley. Absent: None

Staff Present: City Clerk/Treasurer Thomas, City Attorney Elsaesser, Police Chief McLain, Planning & Zoning Administrator Quayle, Building & Zoning Assistant Ayers, Public Works Supervisor Coleman, and Director of Public Works Rolicheck.

3. PUBLIC HEARING

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

THE APPLICANT, NIC INVESTMENTS, LLC, IS REQUESTING A CONDITIONAL USE PERMIT TO ALLOW THEM TO SUBDIVIDE APPROXIMATELY 25.14+/- ACRES INTO A PLANNED UNIT DEVELOPMENT CONSISTING OF 90 SINGLE FAMILY LOTS, A COMMON AREA WITH A COMMUNITY TRAIL, AND 4 TRI-PLEX MULTI-FAMILY UNITS. THE SINGLE-FAMILY AREA WILL BE ACCESSED FROM BODIE CANYON ROAD. THE MULTI-FAMILY UNITS WILL BE ACCESSED FROM W. BEARDMORE AVENUE.

THE PROPERTY IS GENERALLY LOCATED OFF BODIE CANYON ROAD, PRIEST RIVER, ID.

Council President Turner opened the public hearing at 5:32 pm. Planning and Zoning Administrator Quayle explained the reason for the public hearing and the applicant's request in detail. Topics of discussion included phasing of the project, proposed access to the development, Shorty's Lane, the proposed open space, and the proposed conditions. Director of Public Works Rolicheck addressed the council with concerns regarding the proposed open space and proposed lighting within the open space, and his request to see additional park space within the development.

Questions from the Council:

Council Member Mullaley asked about the width of Roger's Way. Council President Turner and Council Member Mullaley asked for clarification regarding Shorty's Lane. Council Member Wagner and Council Member Mullaley asked about the proposed open space. Council Member Yount asked about parking for the tri-plexes. Council Member Wagner asked about on-street parking. Council Member Mullaley asked about whether or not the trail within the open space was proposed to be ADA compliant. Council Member Mullaley asked if there were any plans to plant trees within the open space. Council President Turner and Council Member Mullaley asked for clarification regarding the proposed buffer plan on the East side of the development. Council Member Mullaley asked for clarification regarding snow storage. Council President Turner asked about drainage in the swales. Council Member Wagner asked how close the houses were going to be to each other, and about street lighting. Council Member Mullaley stated his concerns with improving Bodie Lane and asked if there had been a water and sewer feasibility study completed. Planning & Zoning Administrator Quayle and Director of Public Works Rollicheck addressed all questions.

Testimony from the Applicant:

Scott McArthur, McArthur Engineering Company, LLC, representative for the developer, presented a brief overview of the proposed development. Topics of his overview included the proposed open space, Shorty's Lane, the additional park space requested by Director of Public Works Rollicheck, the proposed buffer plan on the East side of the development, proposed snow storage and snow removal, swale drainage, house setbacks, and street lighting.

Written Testimony:

Roger Gregory, 38 Shady Lane, did not oppose the application, but opposed the improvements to Roger's Way and the traffic impacts through the Bodie Lane Subdivision.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

Steve Cona, 42 Bodie Lane, had concerns regarding fire flow, the water and sewer system, and traffic impacts through the Bodie Lane subdivision.

Testimony from Those Opposing:

Jim Kauffman, 324 W Beardmore Avenue, had concerns regarding the slope of the trail and fire access.

Cain Gardner, 65 Bodie Lane, opposed improvements to Roger's Way with concerns regarding the traffic impacts through the Bodie Lane Subdivision.

Roger Gregory, 38 Shady Lane, did not oppose the development, but opposed the improvements to Roger's Way and the traffic impacts through the Bodie Lane Subdivision.

Mimi Hurd, 98 Shady Lane, did not oppose the development, but did oppose the improvements to Roger's Way and suggested fencing the North side of the development.

Rebuttal from the Applicant:

Scott McArthur, McArthur Engineering Company, LLC, representative for the developer, addressed concerns regarding fire flow, looping the water system, the sanitary sewer, fire access, and the improvements to Roger's Way.

Council Member Mullaley made a motion to leave public testimony open and continue the public hearing to November 30, 2022 at 5:30 pm. Council Member Yount seconded the motion. After discussion and consideration, the motion passed unanimously.

4. BUSINESS

A. IDAHO IMPLEMENT – YANMAR TRACTOR PURCHASE QUOTE

Lengthy discussion ensued regarding the Yanmar warranty and potentially getting a smaller tractor that better suited the city's needs.

Council Member Mullaley made a motion to approve the Yanmar tractor purchase quote from Idaho Implement, not to exceed \$35,009.00. Council Member Yount seconded the motion. After discussion and consideration, the motion passed unanimously.

B. MOUNTAIN HOME AUTO RANCH GROUP – POLICE VEHICLE PURCHASE QUOTE

Discussion ensued.

Council Member Yount made a motion to approve the police vehicle purchase quote from Mountain Home Auto Ranch Group, not to exceed \$40,676.18. Council Member Wagner seconded the motion. After discussion and consideration, the motion passed unanimously.

ADJOURN:

Council Member Mullaley made a motion to adjourn at 7:55 pm. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously.

Motion to approve minutes of 11/14/22: _____

Second: _____

SIGNED:

Candace Turner
Council President

ATTEST:

Laurel Thomas, CMC
City Clerk/Treasurer