

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 11/30/22

SPECIAL MEETING

OPENING – Council President Turner called to order the special meeting of the City Council at 5:30 pm on Wednesday, November 30, 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, Planning & Zoning Administrator Quayle, and Director of Public Works Rollicheck.

3. PUBLIC HEARING CONTINUATION

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 continuation at 5:31 pm. Planning and Zoning Administrator Quayle explained the packet documents provided to the Council, including the proposed phasing of the project, written testimony received, alternate roadways into the development suggested by Roger Gregory, the development agreement for the Bodie Lane Subdivision and an email from Roger Gregory regarding the south connecting road within his development (Roger’s Way), a draft map of Phase II of the Bodie Lane Subdivision, a map of the preliminary plat of the Green Meadow Estates and related documents, a map of the Bodie Lane Subdivision preliminary plat, maps showing the encroachments on Shorty’s Lane, the proposed lot sizes for the development, and a street section map for the development. Topics of discussion included the proposed improvement of Roger’s Way, the proposed common area/open

space area, extending the cul-de-sac to connect with Tundra Avenue, making the alley that connects the cul-de-sac to Tundra Avenue public, and the proposed amended conditions.

Questions from the Council:

Council Member Mullaley asked if the city would be responsible for maintaining the open space area if becomes public property, asked for clarification regarding the utility connections to the property owned by Richard Sommer, asked for clarification regarding the proposed buffer on the east side of the development, and recommended Dark Sky outdoor lighting. Council Member Yount asked if one access to the property was sufficient. Council President Turner asked if there could be another emergency access to the east of the property through the City's property and commented on the capacity of the James Street Lift Station and potentially having Phase II connect to Highway 2 instead.

Planning & Zoning Administrator Quayle, Scott McArthur, and Fire Chief Painton addressed all questions.

Testimony from the Applicant:

Scott McArthur, McArthur Engineering Company, LLC, representative for the developer, was available to answer questions posed by the Council.

Written Testimony:

Georgina Clark, 1506 Bodie Canyon Road, had concerns regarding the potential impacts to the school system, traffic, and the city's water and sewer systems.

Sandra Fedora, 127 Westfall Lane, opposed the application and had concerns regarding traffic impacts and noise.

Michelle Hurd, 98 Shady Lane, opposed using Roger's Way for anything other than foot traffic and emergency vehicle access.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

Roger Gregory, 38 Shady Lane, had concerns about emergency access into the development and opposed using Roger's Way for anything other than foot traffic and emergency vehicle access.

Jeff Connolly, 770 Fourth Street, spoke about the connectivity between the developments and supported the improvement to Roger's Way. He also spoke regarding the potential impact to the James Street Lift Station and potential traffic impacts to Bodie Canyon.

Jan Barbarino, 324 W Beardmore Avenue, asked about the proposed improvements to Beardmore Avenue, had concerns about vehicle traffic on the proposed trail, sledding within the open space, parking for the multi-family units, congestion at the Bodie Canyon/Highway 2 intersection, and asked about the placement of the single-family homes proposed south of Bluff Loop.

Testimony from Those Opposing:

None

Rebuttal from the Applicant:

Scott McArthur, McArthur Engineering Company, LLC, representative for the developer, answered questions posed during public testimony.

Discussion ensued. Council President Turner closed the public hearing at 7:13 pm. Staff was directed to proceed with the preparation of amended conditions for consideration.

ADJOURN:

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

Motion to approve minutes of 11/30/22: _____

Second: _____

SIGNED:

Candace Turner
Council President
Exercising the Office of Mayor

ATTEST:

Laurel Thomas, CMC
City Clerk/Treasurer