

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 12/13/21

SPECIAL MEETING

OPENING – Council President Wylie called to order the special meeting of the City Council at 6:00 pm on Monday, December 13, 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 Schneider, Council Member Turner, Council Member Wylie, and Council Member Wagner. Absent: None.

Staff Present: City Clerk Thomas, City Attorney Elsaesser, Planning & Zoning Administrator Quayle, and Deputy City Clerk Ayers.

3. PUBLIC HEARING

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

THE APPLICANTS, DAVID & JILL SPIKER TOGETHER WITH JOHN & TAMARA SCARCELLO, ARE REQUESTING A CONDITIONAL USE PERMIT TO ALLOW THEM TO SUBDIVIDE APPROXIMATELY 5.5 ACRES INTO A PLANNED UNIT DEVELOPMENT CONSISTING OF 29 HOMES, A COMMUNITY BUILDING, AND 17 MINI-STORAGE UNITS FOR THE OCCUPANTS OF THE DEVELOPMENT.

THE PROPERTY IS GENERALLY LOCATED SOUTH OF THE TERMINATION OF W. BEARDMORE AVENUE, ON SHERMAN LANE, PRIEST RIVER, ID.

Council President Wylie opened the public hearing at 6:02 pm. Planning and Zoning Administrator Quayle explained the reason for the public hearing and the applicant’s requests in detail. Topics of discussion included the proposed conditional use and Planned Unit Development, setbacks, community clubhouse building, mini-storage units, anticipated completion date, and proposed conditions.

Questions from the Council:

Council Member Turner and Council Member Schneider asked clarifying questions regarding the emergency access easement across White Cross’ property.

Testimony from the Applicant:

Trevor Price from James A Sewell & Associates, representative for the applicant, presented the application for a conditional use permit to allow the applicants to

subdivide approximately 5.5 acres into a Planned Unit Development. Topics of his presentation included the emergency access easement across White Cross' property, fire hydrants, road widths, stormwater management, and the proposed layout of potential homes.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

Roger Gregory, 5499 Highway 2, did not oppose the application but had concerns.

Joe Hurd, 5499 Highway 2, did not oppose the application but had concerns.

Cody Flavel, son of Gwen Tipton, 476 E Beardmore Avenue, did not oppose the application but had concerns.

Gwen Tipton, 476 E Beardmore Avenue, did not oppose the application but had concerns.

Rich deBlaquiere, 5453 Highway 2, did not oppose the application but had concerns.

Testimony from Those Opposing:

Lisa Dickinson, 265 W Beardmore Avenue, opposed the application.

Jan Barbarino, 324 W Beardmore Avenue, opposed the application.

Wayne Dickinson, 265 W Beardmore Avenue, opposed the application.

Jim Kauffman, 324 W Beardmore Avenue, opposed the application.

Written Testimony: Roger Gregory, 5499 Highway 2, did not oppose the application but had concerns.

Gary deBlaquiere, owner of White Cross Pharmacy, 5453 Highway 2, opposed the application until his concerns can be met.

Planning & Zoning Administrator Quayle answered questions asked during public testimony regarding density, road width, road improvements, traffic study requirements, potential development to the North of West Beardmore Avenue, performance bond requirements, and the impacts of potential development of surrounding properties.

Rebuttal from the Applicant:

Trevor Price from James A Sewell & Associates, representative for the applicant, answered questions asked during public testimony regarding a buffer fence along portions of the development, road improvements, and the swale system for stormwater management.

Jill Spiker, one of the applicants, answered questions asked during public testimony regarding ensuring that the development remains a 55+ community, and the federal guidelines surrounding such designation.

John Scarcello, one of the applicants, answered questions asked during public testimony regarding landscaping and shared community spaces.

Dave Spiker, one of the applicants, answered questions asked during public testimony regarding density, the proposed clubhouse, traffic, ensuring that the development remains a 55+ community, road width and lack of sidewalks, fencing, and street lighting.

Council Member Wagner made a motion to continue the public hearing until January 3, 2022. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Wagner, Council Member Turner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

4. CONSENT AGENDA

A. PREVIOUS MINUTES – CC 12/06/21

B. PAYABLES

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

5. ANNOUNCEMENTS/APPOINTMENTS

None

6. UPDATES

A. PARKS AND TREE COMMISSION

Council Member Wagner gave an update on the Parks and Tree Commission.

B. LAW ENFORCEMENT

None

C. PUBLIC WORKS

None

D. PROJECT UPDATES

None

E. BUILDING & ZONING

None

F. ADMINISTRATIVE COMMITTEE

None

7. OLD BUSINESS

A. PURCHASE AND SALE AGREEMENT – ACCEPTING THE TRANSFER OF JOSLYN PARK PROPERTY

Discussion ensued. This item was tabled for additional review.

B. WELCH COMER – PROFESSIONAL SERVICES AGREEMENT – JOSLYN PARK MASTER PLAN

Discussion ensued. This item was tabled for additional review.

C. RESOLUTION 21-071 – CREATING CITIZEN ADVISORY COMMITTEE FOR JOSLYN PARK MASTER PLAN

Discussion ensued. This item was tabled for additional review.

8. NEW BUSINESS

A. 2022 COUNCIL MEETING SCHEDULE

Discussion ensued.

Council Member Wagner made a motion to approve the 2022 Council meeting schedule. Council Member Schneider seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Wagner, Council Member Turner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

B. J7 CONTRACTING, INC. – CHANGE ORDER #3 – WATER SYSTEM IMPROVEMENTS PROJECT

Ashley Williams from Welch Comer was in attendance to present the Change Order to the Council. Discussion ensued.

Council Member Turner made a motion to approve Change Order #3 with J7 Contracting, Inc. for the Water System Improvements Project, for no change in the contract price and no additional contract days. Council Member Schneider seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Wagner, Council Member Turner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

C. J7 CONTRACTING, INC. – PAY REQUEST #2 – WATER SYSTEM IMPROVEMENTS PROJECT

Ashley Williams from Welch Comer was in attendance to present the Pay Request to the Council. Discussion ensued.

Council Member Wagner made a motion to approve Pay Request #2 for J7 Contracting, Inc. for the Water System Improvements Project, in the amount of \$150,060.94. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Wagner, Council Member Wylie, Council Member Turner, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

D. IDEQ – INTERIM FINANCING LOAN DRAW #7 – WATER SYSTEM IMPROVEMENTS PROJECT

Discussion ensued.

Council Member Turner made a motion to approve the IDEQ Interim Financing Loan Draw #7, with \$33,444.13 being remitted to Welch Comer for Invoice #14778250-013, and \$108,043.88 being remitted to J7 Contracting, Inc. for Pay Request #2. Council Member Schneider seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Wagner, Council Member Wylie, Council Member Turner, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None

E. ICDBG PAY REQUEST #7 – WATER SYSTEM IMPROVEMENTS PROJECT

Discussion ensued.

Council Member Wagner made a motion to approve ICDBG Pay Request #7 for the Water System Improvement Project, with payment of \$2,750.00 being remitted to Panhandle Area Council and \$42,017.06 being remitted to J7 Contracting, Inc. for Pay Request #2. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Wagner, Council Member Wylie, Council Member Turner, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None

ADJOURN

Council Member Wagner made a motion to adjourn at 8:09 pm. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Wagner, Council Member Turner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

Motion to approve minutes of 12/13/21: _____

Second: _____

SIGNED:

James L Martin
Mayor

ATTEST:

Laurel Thomas, CMC
City Clerk/Treasurer