

City of Priest River Planning & Zoning Department

P.O. Box 415

552 High Street Priest River, ID 83856

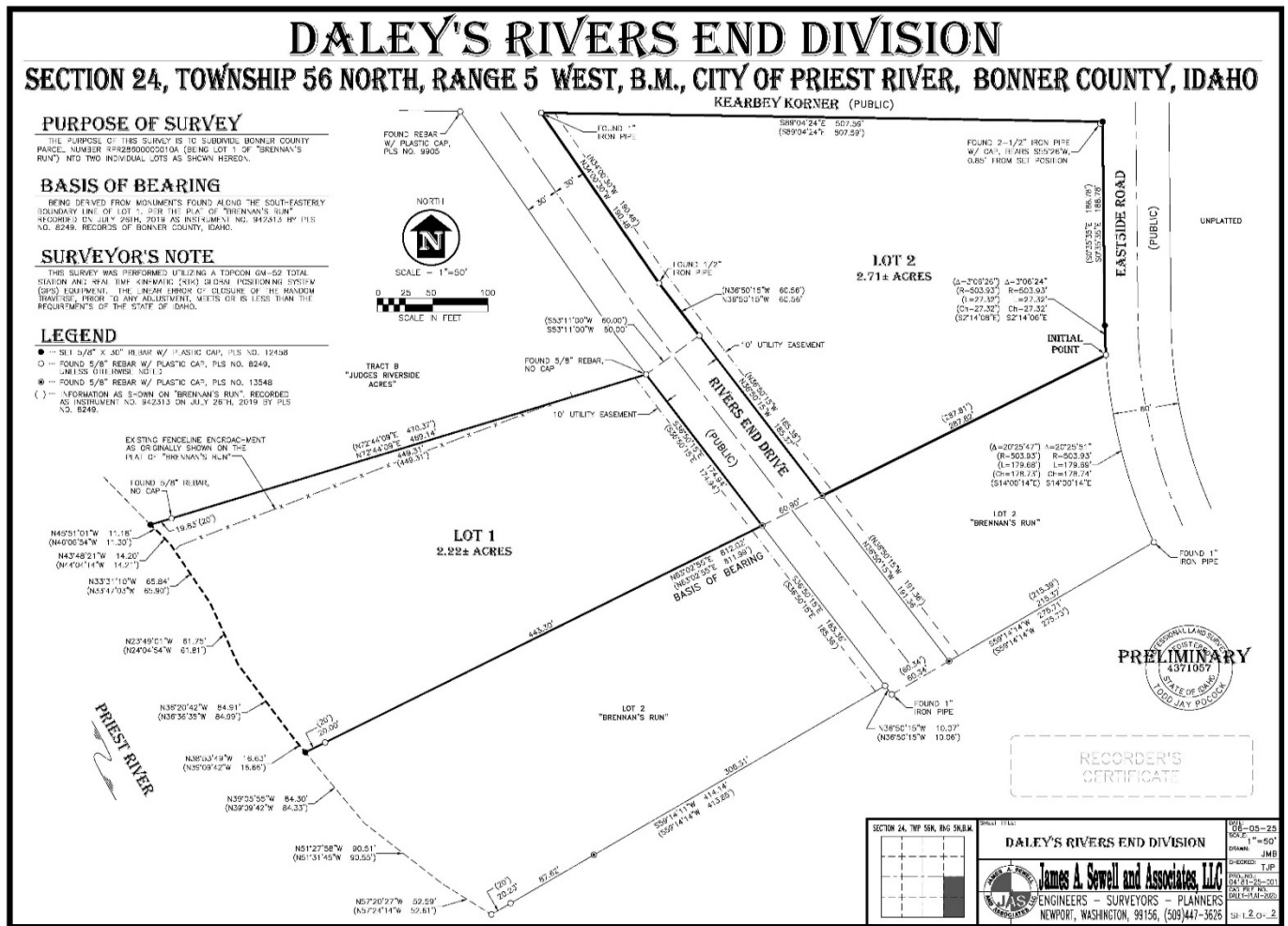
(208) 448-2123

Email: jgabell@priestriver-id.gov - Web site: www.priestriver-id.gov



Priest River City Council Staff Report for October 20, 2025

Project Name:	Daley's Rivers End Edition
File No./ Type:	2025-007, Subdivision
Request:	The applicants are proposing to Subdivide their 4.93-acre parcel into one (1) 2.22-acre parcel and one (1) 2.71-acre parcel.
Legal Description:	24-56N-5W BRENNAN'S RUN LOT 1
Location:	The property is generally located at 306 Eastside Road, Priest River, ID, and more specifically described as: <i>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.</i>
Parcel Number:	RPR28600000010A
Parcel Size:	Approximately 4.93 acres
Applicant/ Landowner:	Brian & Tamra Daley
Project Representative:	James A. Sewell & Associates 600 4 th Street West, Newport WA 99156
Application filed:	September 9, 2025
Notice provided:	Mail: September 25, 2025 Site Posting: October 2, 2025 Published in newspaper: October 1, 2025 Notice of the public hearing to consider the amendment to Title 10 has been provided at least 15 days prior to the hearing to the political subdivisions providing services in Bonner County, to area newspapers, radio and television stations, incorporated cities within Bonner County, and the school districts, consistent with Idaho Code §67-6509.
Appendices:	Appendix A: Notice of Public Hearing Record of Mailing Appendix B: Agency Comments Appendix C: Reasoned Statement Worksheet



Project Summary:

The applicants, Tamra 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 zoned R-1 and is located off Eastside Road. Both proposed lots are served by city water and sewer, and access will be provided off Rivers End Drive which is a city owned and maintained right of way, and Eastside Road which is a county owned and maintained right of way.

Applicable Codes:

The following sections apply to this project:

PRCC 8-3-3	Responsibility Provisions
PRCC 8-7-3	Water System Construction Standards
PRCC 8-7-4	Sewer System Construction Standards
PRCC 10-2-2	Specific Definitions
PRCC 10-4-1	R-1 Residential
PRCC 10-5-2	Performance Standards
PRCC 10-7-4	Stormwater Management
PRCC 10-7-9	Development Agreements
PRCC 10-10-1	Subdivision Regulations
PRCC 10-15-5	Hearing Notice

Background:

A. Site Data:

- Use: The property currently contains a single-family dwelling.
- Platted/ Unplatted: The site is platted.
- Size: Approximately 4.934 acres
- Zone: R-1

B. Access:

- The site has frontage on Eastside Road, Kearbey Korner, and Rivers End Drive.

C. Environmental Factors:

- The site is mostly flat with some slopes ranging from 15-30%.
- The site contains mapped lake and freshwater emergent wetlands.
- The site fronts Priest River with approximately 250 feet of river frontage.
- The site contains floodplain zone AE and some mapped floodway
- The mapped soil type on the site is Mission Silt Loam.
- There is mapped critical wildlife habitat, Bull Trout, mapped by US Fish and Wildlife within the vicinity of the subject property. The mapped habitat is located within the Priest River.

Flood Map



Slopes and Wetlands Map



D. Neighboring Zoning and Uses

Compass	Zoning	Current Use
Site	R-1	Residential
North	Suburban (Bonner County)	Residential
East	Light Industrial	Light Industrial
South	R-1	Residential
West	Suburban (Bonner County) & The Priest River	Residential

Agency and Public Comments:

Public Agencies were provided the public notice on September 26, 2025, see Appendix A for a complete list of agencies.

The following agencies replied with comments:

Idaho Department of Water Resources – 9/30/2025

Panhandle Health Department – 10/1/2025

Idaho Department of Environmental Quality – 10/9/25

The following agencies provided “no comment” replies:

No other agencies responded as of the date this report was published.

One public comment was received regarding this application.

Standards Review:

PRCC 8-3-3: Responsibility Provisions:

This section requires that new subdivisions comply with City regulations for water and sewer main extensions. In most cases, extensions are the responsibility of the applicant unless otherwise provided by ordinance and approved by the City Council.

Staff: Both proposed lots are already individually served by city water and sewer connections. No additional utility main extensions are required for this subdivision.

PRCC 8-7-3: Water System Construction Standards:

This section requires that all water system construction conform to the Idaho Standard Public Works Code (ISPWC) as adopted by the City, receive approval by the Idaho Department of Environmental Quality (DEQ) prior to installation, and undergo inspection before backfilling.

Staff: The subject property is already served by individual City water and sewer connections, and no new main extensions are proposed as part of this subdivision. Should any new or modified water infrastructure be required at the final plat or building stage, it must comply with PRCC 8-7-3 standards.

PRCC 8-7-4: Sewer System Construction Standards:

This section requires all sewer system construction within the city to be built in compliance with the Idaho Standard Public Works Construction (ISPWC) standards, reviewed and approved by the Idaho Department of Environmental Quality (DEQ), and inspected by City Public Works before backfilling. Unauthorized connections and tampering are prohibited, and violations may result in penalties.

Staff: The subject property is already served by individual City sewer connections, and no new sewer mains or extensions are proposed with this subdivision. As such, the construction standards in this section are not triggered at the subdivision stage. If any modifications or new connections are required in the future, they will need to comply with PRCC 8-7-4 and obtain the appropriate approvals and inspections.

PRCC 10-4-1: R-1 Residential:

This section states that the R-1 District is intended to provide a large-lot residential environment at densities consistent with the physical characteristics of the area. Single-family dwellings are the primary permitted use, with minimum lot size, width, and depth standards, as well as setback and height limitations.

Staff: The proposed two-lot subdivision is consistent with the purpose and standards of the R-1 zone. Both lots exceed the minimum dimensional requirements, and any future structures will be required to meet the setback, height, and use standards of this district.

PRCC 10-5-2: Performance Standards:

This section requires that all uses must be conducted in a manner that does not create dangerous, injurious, or objectionable conditions affecting surrounding properties. Standards address fire hazards, radioactivity, electrical disturbance, noise, vibration, air and water pollution, glare, erosion, and other potential impacts. Compliance may be verified through statements, plans, or measurement procedures as required by the Administrator.

Staff: The proposed subdivision will create two residential lots. No new uses or activities are proposed at this stage that would create objectionable conditions. Any future development on the lots will be required to comply with the performance standards of this section.

PRCC 10-7-4: Stormwater Management:

This section requires all subdivisions and certain development projects to comply with stormwater management standards designed to protect groundwater and surface water resources. Systems must be designed to control runoff, prevent erosion, and meet performance standards for stormwater retention and treatment. Final plats may not be recorded until facilities are installed or financial surety is provided.

Staff: This code section applies to all subdivisions. The proposed lots already front publicly owned and maintained roads, and no new roads or utilities are required as part of this application. Any future structures on the proposed lots will be subject to the stormwater management provisions of this section.

PRCC 10-7-9: Development Agreements:

This section establishes requirements for development agreements between the City and a developer to address subdivision improvements, conditions of approval, construction schedules, maintenance responsibilities, and related obligations. A development agreement may be waived when no improvements or conditions warrant one.

Staff: This code section applies to all subdivisions. The proposed lots already front publicly owned and maintained roads, and no new roads or utilities are required. Therefore, a development agreement is not necessary for this application.

PRCC 10-10-1: Subdivision Regulations:**A. Purpose**

This section establishes the subdivision ordinance's intent: orderly, harmonious development with coordinated streets, adequate open space and services, avoidance of

leap-frog growth and unnecessary public costs, clear requirements for roads/utilities, platting, administration, and developer responsibility for improvements.

Staff: The two-lot split continues an orderly residential pattern served by existing streets and utilities and does not create scattered development. No public expenditures are triggered. The proposal is consistent with the stated purposes.

B. Interpretation

All subdivisions must be approved by Council and comply with these regulations; where standards conflict, the more restrictive applies.

Staff: The application is being processed under PRCC 10-10 and applicable zoning and design standards. No conflicts with other regulations have been identified. (If any arise, the more restrictive will control.)

C. Combining of Permits

The Administrator coordinates needed City permits and related ordinances.

Staff: The Administrator provided the application and preliminary plat to the City department heads for simultaneous review. No additional City permits are required at this stage beyond those customarily addressed at building permit or final plat.

D. Scope

This code section sets the scope of the subdivision chapter. It establishes that this chapter does not affect lots created/recorded before the chapter's effective date; does not repeal other laws or private covenants; the stricter rule governs.

Staff: The request creates new lots and is subject to this chapter. No known private covenants conflict with City standards; if discovered, they will not supersede the City's more restrictive standards.

E. Financial

This code established that developers are financially responsible for construction of subdivision improvements and any required extensions; must provide guarantees showing the City won't bear O&M costs before acceptance.

Staff: No new public improvements or utility extensions are proposed or required for this two-lot subdivision. If unforeseen improvements are identified prior to final plat, a condition of approval will require the applicant to install them or post acceptable financial surety consistent with this section.

F. Procedure for Subdivision Approval

This section sets the process (submittal, enforcement limits, pre-app, preliminary plat contents/review/notice, Council hearing and findings, actions, appeal rights, approval periods, and phasing).

Staff:

- Pre-Application: The applicant met with staff and discussed the project prior the application being filed.

- **Process/Noticing:** The application is at preliminary plat. Agency/public noticing has been conducted consistent with PRCC and Idaho Code. See Appendix A for complete list of agencies notified and Appendix B their responses.
- **Council Findings:** Staff has provided draft findings on comp plan conformance, services, public financial capability, and health/safety/environmental considerations.
- **Conditions to Final Plat:** Proposed condition of approval have been included in this report and require full compliance with all final plat submission items, any outstanding agency requirements, and code-required specifications prior to recording.
- **Timing/Phasing:** Standard two-year preliminary approval window applies; no phasing proposed.
- **Final Plat:** The final plat will be required to conform to the provision of PRCC 10-10-1 (F)(5), see conditions of approval.

G. Design Standards

This section establishes minimum design standards for streets (location, alignment, grades, cul-de-sacs, names), intersections, pedestrian ways, easements, lots (dimensional compliance and future arrangement), and public sites/open space preservation/coordination.

Staff:

- **Streets/Access:** No new streets are proposed. Both lots front existing public rights-of-way (Rivers End Drive and Eastside Road), satisfying access standards.
- **Lots:** Proposed lots meet applicable dimensional standards and maintain neighborhood pattern.
- **Easements/Pedestrian:** No new easements or pedestrian walkways are required based on the current layout; if utility/drainage easements are identified during final review, a condition of approval will require dedication on the final plat.
- **Public Sites/Natural Features:** No mapped public site acquisition areas are affected. Existing natural features are preserved by the simple two-lot configuration.

H. Improvement Standards

This section requires applicants to provide construction plans prepared by a registered engineer and to install all required public improvements such as survey monuments, streets, curbs and gutters, storm drainage, utilities, water and sewer systems, fire hydrants, signage, sidewalks, and lighting. The City may require financial guarantees to ensure completion of improvements prior to final plat recordation. Improvements must be installed in accordance with adopted standards or secured through surety and are subject to agency review and inspection.

Staff: The proposed subdivision does not include new streets, utilities, or public infrastructure. Both lots are already served by existing city water and sewer, and access is provided from established public roads. Survey monuments will be required prior to recording of the final plat (See Conditions of Approval).

Panhandle Health District (PHD) has provided comment that their signature is required on the final plat, and that a PHD land application must be submitted for review before they can sign. The preliminary plat includes signature blocks for agency approvals, including PHD. Staff finds this requirement aligns with PRCC 10-10-1(H), which requires

agency review and approval of subdivision improvements prior to final plat recordation. PHD review is necessary to ensure compliance with public health and utility standards.

PRCC 10-15-5: Hearing Notice Requirements:

This section requires the City to provide notice for subdivision applications at least fifteen (15) days before the public hearing. Notice must be published in the newspaper, mailed to property owners within 300 feet, and posted on the site.

Staff: The public hearing notice was published and mailed in accordance with PRCC 10-15-5 and Idaho Code §67-6509. Notice was also sent to public agencies and political subdivisions, and property owners within 300 feet of the subject property were notified and given the opportunity to provide written comments or testify at the hearing.

PRCC Title 12: Flood Control Regulations

This chapter establishes standards for development within areas of special flood hazard, including limits on encroachments, fill, and construction practices to ensure no increase in base flood levels and to protect public safety and property.

Staff: The creation of this subdivision does not meet the definition of “development” under PRCC 12-1, as no physical alterations to the land are proposed with this application. While a portion of the property lies within the mapped floodplain, compliance with Title 12 will be required only at the time of future development or construction on the lot that sits in the mapped floodplain. No additional conditions of approval are required at the subdivision stage. Future development on the lots must comply with PRCC Title 12 floodplain regulations, as applicable.

Comprehensive Plan Analysis:

Unlike conditional use permits and zone change requests, the Local Land Use Planning Act (Idaho Code §67-65.) does not require an analysis of a proposed subdivision against the comprehensive plan. However, PRCC 10-10-1, Subdivision Regulations, Section F-f-2(A), requires the City Council, in order to approve an application, to find that the proposed subdivision conforms with the comprehensive plan. To assist the Council in making this determination, staff has reviewed the application against the plan and provides the following analysis.

The applicants are proposing to subdivide their 4.93-acre parcel into one 2.22-acre lot and one 2.71-acre lot. The property is zoned R-1 Residential, which is intended to provide a large-lot residential environment at densities consistent with the area’s character. Both proposed lots meet or exceed the minimum dimensional requirements of the R-1 zone, and each are already served by city water and sewer. Access will be provided from Rivers End Drive, a city-owned and maintained right-of-way, and Eastside Road, which is county-owned and maintained.

The 2013 Comprehensive Plan supports residential growth where city services are available and encourages orderly subdivision consistent with the community’s character. The plan’s Land Use element identifies residential neighborhoods as the foundation of the city’s development pattern, and the proposed lots fit within that framework. The Housing element calls for creating opportunities for additional housing units, and while this proposal is modest, it provides one more buildable lot within city limits. The Public Services element

emphasizes directing growth to areas with existing municipal utilities, which is the case here. Staff also notes that a portion of the property lies within a mapped floodplain, which is identified as a hazardous area in the Natural Resources and Hazardous Areas elements; however, the proposed lot configuration does not conflict with these policies. Finally, the Community Design element stresses compatibility with existing neighborhoods, and the proposed lot sizes maintain the large-lot character of the area.

Based on these considerations, staff finds that the proposed two-lot subdivision conforms with the 2013 Comprehensive Plan.

Staff Conclusion:

Based on the staff analysis included in this report, and the conditions of approval, the proposed project satisfies the applicable criteria and standards, and staff recommends approval of this application.

Administrator's Initials: JG Date: October 14, 2025

Note: The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Proposed Conditions of Approval:

1. Development Agreement - PRCC 10-7-9

A development agreement is not required for this subdivision as proposed. If improvements, phasing, or conditions are later identified that warrant one, the applicant shall execute a development agreement approved by the City Council prior to final plat approval.

2. Final Plat Compliance - PRCC 10-10-1(F)

The final plat shall substantially conform to the approved preliminary plat and comply with all applicable provisions of PRCC Title 10. If the Administrator determines that the final plat differs from the approved preliminary plat or that conditions of approval have not been met, the final plat shall be resubmitted to the City Council for review and action in accordance with PRCC 10-10-1(F)(5)(c).

3. Time Limits and Extensions - 10-10-1(F)(4)(h) and 10-10-1(F)(5)(f)

File the final plat within two years of City Council written decision on the preliminary plat. Any extension must be requested by the applicant and approved by the City Council before expiration.

4. Recording Procedure - PRCC 10-10-1(F)(5)

After City Council approval of the final plat, provide all required signatures and certifications and prepay recording fees. The Administrator will submit the plat to the County Recorder for recording in accordance with PRCC 10-10-1(5)(g).

5. Survey Monuments - Idaho Code §50-1303; PRCC 10-10-1(H)

All required survey monuments shall be installed prior to recording of the final plat.

6. Agency Approvals - PRCC 10-10-1(H)

All required agency approvals shall be obtained prior to recording of the final plat. Specifically, Panhandle Health District approval must be secured through submittal and review of a PHD land application as required.

7. Improvements or Financial Surety - PRCC 10-10-1(H)(3)

If any public or private subdivision improvements are required by the City or reviewing agencies before final plat, install them prior to recording or provide acceptable financial surety consistent with PRCC 10-10-1(H)(3).

Decision by the City Council:

MOTION TO APPROVE:

I move to approve this project, FILE 25-007, finding that it is in accord with the Priest River City Code as enumerated in the following conclusions of law:

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

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

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

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

The decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct 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 does not result in a taking of private property.

MOTION TO DENY:

I move to deny this project, FILE 25-007, finding that it is in accord with the Priest River City Code as enumerated in the following conclusions of law:

Conclusion 1: The proposed subdivision **is/is not** in conformance with the comprehensive plan.

Conclusion 2: Public services **are/are not** available to accommodate the proposed development.

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

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

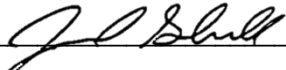
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1. File a new application with the Planning and Zoning Department and meet the standards required by Priest River City Code; or
2. Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

PUBLIC HEARING NOTICE



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this 26th day of **September 2025**.



Jake Gabell, Planning and Zoning Administrator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media.

THE CITY OF PRIEST RIVER CITY COUNCIL will hold a Public Hearing on Monday, October 20, 2025, at 5:30PM at the Priest River City Hall Council Chambers, 552 High Street, Priest River, ID to consider and to receive testimony on the following Planning and Zoning application:

File 25-007 – SUB Daley’s Rivers End Addition

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.

The file for this application may be reviewed at Priest River City Hall, 552 High Street, during regular business hours.

Written statements must be submitted to the planning and zoning department no later than 5:00 pm, one (1) business day prior to the public hearing. Written comments may be submitted at the public hearing. Statements can be delivered or sent to the Priest River City Hall at PO Box 415, Priest River, ID 83856; or emailed to layers@priestriver-id.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

If you have no comment or response, you may indicate below and return this form to the Planning and Zoning Department.

No Comment _____
Name Date

The City of Priest River encourages participation in public hearings. Information regarding the public hearing can be obtained by contacting the City Clerk at (208) 448-2123 or PO Box 415, Priest River, ID, 83856. Individuals with special needs of access to or participation in the public hearing should contact the City Clerk as soon as possible.

RECORD OF MAILING



Page 1 of 1

File: 25 – 007 – SUB - Daley's Rivers End Edition

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Emailed to Agencies

Army Corps of Engineers
Avista
Bonner County Airport Manager
Bonner County EMS
Bonner County Historical Society and Museum
Bonner County Road & Bridge
Federal Aviation Administration
Idaho Department of Environmental Quality
Idaho Department of Fish & Game
Idaho Department of Lands
Idaho Department of Water Resources

Idaho Department of Water Resources
Idaho Transportation Department
MiFiber
Panhandle Health District
School District #83
US Fish & Wildlife Services
West Bonner County Cemetery District
West Bonner Library
West Bonner School District 83
West Pend Oreille Fire District
Bonner County Daily Bee

US First Class Mail to Media/Agencies

Gem State Miner
KPBX-FM Spokane Public Radio
KSPT-KPND-KIBR Radio
Spokesman-Review

Priest River Departments

City Clerk – Laurel Thomas
Utility Ops – Paul Sifford
Police Chief – Drew McLain
Public Works – Chad Coleman

Notice to Property Owners within 300

Name

Anya Mefodievna Leeson
Heather & Mark Baird
Bruce & Erricka Brownell
Larry & Susan Bashor
John & Lora Scott
Bruce & Erricka Brownell
Jack Schenck III
Haley Smithers
Gould Trust
Larry & Bernice Ackerman
Mark & Christine Allen
Brian & Kristy Bidyk
Blankenship, Christine Family Trust
Del & Sheila Glasgow
Tamra Lyn & Brian Eugene Daley

Address

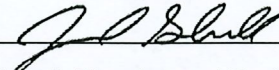
184 -Rivers End Dr Priest River ID 83856
384 Eastside Rd Priest River ID 83856
108 Rivers End Priest River ID 83856
7033 Elias Ave Bakersfield CA 93308
78 Rivers End Dr Priest River ID 83856
108 Rivers End Dr Priest River ID 83856
198 Eastside Rd Priest River ID 83856
81 Rivers End Dr Priest River ID 83856
725 Hullett Hills Dr Sandpoint ID 83864
E 4414 Big Meadows Chattaroy WA 99003
7907 N Rye Ct Spokane WA 99208
44 Westpark Court SW Calgary Alberta T3H 0C1 Canada
1612 Sicily Ln Richland WA 99352
PO Box 6197 Spokane WA 99217
146 Rivers End Dr Priest River ID 83856

Appendix A: Notice of Public Hearing Record of Mailing

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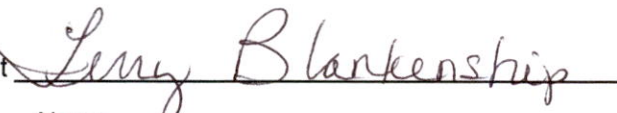
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No Comment  10/3/2025
Name Date

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Appendix B: Agency and Public Comments

RE: File 25-007-SUM - Daley's Rivers End Addition

From DEQ Comments <deqcomments@deq.idaho.gov>

Date Thu 10/9/2025 2:12 PM

To Jacob Gabell <jgabell@priestriver-id.gov>

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422
www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Jacob Gabell <jgabell@priestriver-id.gov>

Sent: Friday, September 26, 2025 2:36 PM

To: CENWW-RD-CDA@usace.army.mil; lijah.manus@avistacorp.com; don.petrerson@avistacorp.com; dave.schuck@bonnercountyid.gov; alan.brinkmeier@bonnercountyid.gov; jeff.lindsey@bonnercountyid.gov; DIRECTOR@BONNERCOUNTYHISTORY.ORG; matt.mulder@bonnercountyid.gov; Heather.pate@faa.gov; DEQ Comments <deqcomments@deq.idaho.gov>; Horsmon,Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; Northern Info <northerninfo@idwr.idaho.gov>; rzandhuisen@idl.idaho.gov; esjoquist@idl.idaho.gov; Bates, Luke <Luke.Bates@idwr.idaho.gov>; D1Permits@itd.idaho.gov; jason.kimberling@itd.idaho.gov; stacy.simkins@itd.idaho.gov; Kimberly.Hobson@itd.idaho.gov; denny@corefiber.com; EHapplications@phd1.idaho.gov; deandavis@sd83.org; fw1idahoconsultationrequests@fws.gov; frankiejdunn@hotmail.com; meagan <meagan@westbonnerlibrary.org>; kinspaceck@sd83.org; wpofd1.jamie@gmail.com

Cc: Laurel Thomas <lthomas@priestriver-id.gov>; Lynda Ayers <layers@priestriver-id.gov>

Subject: File 25-007-SUM - Daley's Rivers End Addition

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good afternoon,

Per Idaho Code §67-6509, the City is required to provide notice of public hearing to political subdivisions and service providers that offer services within the city limits of Priest River for any land use action requiring a public hearing.

Attached you will find the public hearing notice and application materials for the above referenced file.

If you have any questions or would like to provide comments, please don't hesitate to contact me directly.

Respectfully,

Jake Gabell
Planning & Zoning Administrator
208-448-2123, Ext 130
www.priestriver-id.gov

[EXTERNAL] This message originated outside of City of Priest River. Do not click links or open attachments unless you recognize the sender, are expecting something from them, and know the content is safe. Please report malicious emails to the Exbabilon Managed Service Team.



RE: File 25-007-SUM - Daley's Rivers End Addition

From Bates, Luke <Luke.Bates@idwr.idaho.gov>

Date Tue 9/30/2025 8:39 AM

To Jacob Gabell <jgabell@priestriver-id.gov>

Cc tammy.daley@gmail.com <tammy.daley@gmail.com>; jbailey@jasewell.com <jbailey@jasewell.com>

 1 attachment (2 KB)

Bates_ Luke.vcf;

REF: File 25-007-SUM

TO: Jake Gabell – Planning & Zoning Administrator

Brian & Tammy Daley – Applicants

Jesse Bailey – James A. Sewell & Associates, LLC - Representative

Good morning,

The proposed Application doesn't designate proposed water uses for current/future in-home or external use(s) from a ground water well nor surface water source.

Idaho Department of Water Resources (IDWR) – Northern Regional Office **doesn't have any conditions of approval requirements for the proposed project** but offer the following information as education for the property owners:

- Any water uses from an existing ground water well(s) or proposed future excavation of ground water well(s) that do not have established water rights, which shall exceed water uses authorized in Idaho Code §42-111 following project completion: a new Application for Permit is required prior to the diversion of water, and the property owner needs to contact IDWR to discuss water right requirements.
- Any water uses that contemplate diversion of surface water source(s) (River, Stream, Spring) require an approved Water Permit prior to the diversion of water in accordance with Idaho Code §42-351. The property owner(s) need to contact IDWR to discuss water right requirements.

Thank you for the opportunity to comment,



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Sent: Friday, September 26, 2025 2:36 PM

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Panhandle Health District

Healthy People in Healthy Communities

Public Health

Prevent. Promote. Protect.

Panhandle Health District

September 30, 2025

Priest River Planning and Zoning Department
Attn: Jake Gabell
Re: File 25-007- SUB Daley's Rivers End Addition

Panhandle Health District (PHD) notes that the preliminary plat indicates our signature is required. In order for PHD to sign a plat, a PHD land application is required for review. The applicant can obtain the application from our website or our office.

Amanda J Cerise
Registered Environmental Health Specialist
Panhandle Health District

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.265.6384

Appendix C: Land Use Decision Making Worksheet

City of Priest River

Planning & Zoning Department

P.O. Box 415

552 High Street Priest River, ID 83856

(208) 448-2123

Email: jgabell@priestriver-id.gov - Web site: www.priestriver-id.gov



Land Use Decision-Making Worksheet

Idaho Code §67-6535 (2): The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

STANDARDS FOR SUBDIVISION REVIEW:

In determining the acceptance of a proposed subdivision, the City Council shall consider the objectives of this chapter and at least the following:

- (A) The conformance of the subdivision with the comprehensive plan;
- (B) The availability of public services to accommodate the proposed development;
- (C) The public financial capability of supporting services for the proposed development; and
- (D) Any other health, safety or environmental problems that may be brought to the City Council's attention.

PRCC 8-3-3		Responsibility Provisions: This section requires that new subdivisions comply with City regulations for water and sewer main extensions. In most cases, extensions are the responsibility of the applicant unless otherwise provided by ordinance and approved by the City Council.
YES	NO	List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
PRCC 8-7-3		Water System Construction Standards: This section requires that all water system construction conform to the Idaho Standard Public Works Code (ISPWC) as adopted by the City, receive approval by the Idaho Department of Environmental Quality (DEQ) prior to installation, and undergo inspection before backfilling.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.

<i>PRCC</i> 8-7-4		Sewer System Construction Standards: This section requires all sewer system construction within the city to be built in compliance with the Idaho Standard Public Works Construction (ISPWC) standards, reviewed and approved by the Idaho Department of Environmental Quality (DEQ), and inspected by City Public Works before backfilling. Unauthorized connections and tampering are prohibited, and violations may result in penalties.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<i>PRCC</i> 10-4-1		R-1 Residential: This section states that the R-1 District is intended to provide a large-lot residential environment at densities consistent with the physical characteristics of the area. Single-family dwellings are the primary permitted use, with minimum lot size, width, and depth standards, as well as setback and height limitations.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<i>PRCC</i> 10-5-2		Performance Standards: This section requires that all uses must be conducted in a manner that does not create dangerous, injurious, or objectionable conditions affecting surrounding properties. Standards address fire hazards, radioactivity, electrical disturbance, noise, vibration, air and water pollution, glare, erosion, and other potential impacts. Compliance may be verified through statements, plans, or measurement procedures as required by the Administrator.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<i>PRCC</i> 10-7-4		Stormwater Management: This section requires all subdivisions and certain development projects to comply with stormwater management standards designed to protect groundwater and surface water resources. Systems must be designed to control runoff, prevent

		erosion, and meet performance standards for stormwater retention and treatment. Final plats may not be recorded until facilities are installed or financial surety is provided.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<i>PRCC 10-7-9</i>		PRCC 10-7-9: Development Agreements: This section establishes requirements for development agreements between the City and a developer to address subdivision improvements, conditions of approval, construction schedules, maintenance responsibilities, and related obligations. A development agreement may be waived when no improvements or conditions warrant one.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<i>PRCC 10-10-1</i>		Subdivision Regulations: A. Purpose: This section establishes the subdivision ordinance's intent: orderly, harmonious development with coordinated streets, adequate open space and services, avoidance of leap-frog growth and unnecessary public costs, clear requirements for roads/utilities, platting, administration, and developer responsibility for improvements. B. Interpretation: All subdivisions must be approved by Council and comply with these regulations; where standards conflict, the more restrictive applies. C. Combining of Permits: The Administrator coordinates needed City permits and related ordinances. D. Scope: This code section sets the scope of the subdivision chapter. It establishes that this chapter does not affect lots created/recorded before the chapter's effective date; does not repeal other laws or private covenants; the stricter rule governs. E. Financial: This code established that developers are financially responsible for construction of subdivision improvements and any required extensions; must provide guarantees showing the City won't bear O&M costs before acceptance. F. Procedure for Subdivision Approval: This section sets the

		process (submittal, enforcement limits, pre-app, preliminary plat contents/review/notice, Council hearing and findings, actions, appeal rights, approval periods, and phasing). G. Design Standards: This section establishes minimum design standards for streets (location, alignment, grades, cul-de-sacs, names), intersections, pedestrian ways, easements, lots (dimensional compliance and future arrangement), and public sites/open space preservation/coordination. H. Improvement Standards: This section requires applicants to provide construction plans prepared by a registered engineer and to install all required public improvements such as survey monuments, streets, curbs and gutters, storm drainage, utilities, water and sewer systems, fire hydrants, signage, sidewalks, and lighting. The City may require financial guarantees to ensure completion of improvements prior to final plat recordation. Improvements must be installed in accordance with adopted standards or secured through surety and are subject to agency review and inspection.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<i>PRCC 10-15-5</i>		Hearing Notice Requirements: This section requires the City to provide notice for subdivision applications at least fifteen (15) days before the public hearing. Notice must be published in the newspaper, mailed to property owners within 300 feet, and posted on the site.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<i>PRCC Title 12</i>		Flood Control Regulations: This chapter establishes standards for development within areas of special flood hazard, including limits on encroachments, fill, and construction practices to ensure no increase in base flood levels and to protect public safety and property.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.

Any contested facts or arguments raised during the public hearing