

# PUBLIC HEARING NOTICE

## CITY OF PRIEST RIVER

**THE CITY OF PRIEST RIVER CITY COUNCIL** will hold a Public Hearing on Tuesday, January 16, 2024, at 5:30 PM 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:

The applicant, Scott McArthur of McArthur Engineering Company, on behalf of the owner Wellesley Property II, LLC, is asking for a re-zone for the upper two parcels of their property, consisting of approximately 3.79 acres, from L-1 Light Industrial to R-2 High Density Residential to match the remaining 6.34-acre parcel. Additionally, they have applied for a Conditional Use Permit to allow them to develop a twenty-three (23) lot Subdivision within a Planned Unit Development on the entire +/-10.13 acres.

The property is generally located at 1315 Cemetery Road, Priest River, ID, and more specifically described as:

A parcel of land located in the South Half Quarter of Section 13, Township 56 North, Range 5 East, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

**Commencing** at the southeast corner of the Southwest Quarter of Section 13, Township 56 North, Range 5 East, Boise Meridian, from which the northeast corner of said Southwest Quarter bears North 03°09'13" West, a distance of 2618.30 feet;

Thence North 22°19'39" East, a distance of 1042.09 feet to the northerly right-of-way line of Cemetery Road and the **Point of Beginning**;

Thence North 47°07'51" West along said north right-of-way line of Cemetery Road, a distance of 525.19 feet;

Thence North 50°04'13" East leaving said north right-of-way line of Cemetery Road, a distance of 845.23 feet to the shoreline of Priest River;

Thence along the shoreline of Priest River the following 15 courses:

South 61°26'39" East, a distance of 5.96 feet;  
South 62°40'57" East, a distance of 28.84 feet;  
South 63°16'01" East, a distance of 54.41 feet;  
South 63°40'27" East, a distance of 35.67 feet;  
South 66°10'00" East, a distance of 35.78 feet;  
South 71°52'56" East, a distance of 39.88 feet;  
South 81°14'46" East, a distance of 39.58 feet;  
North 87°17'43" East, a distance of 40.17 feet;  
North 81°07'18" East, a distance of 40.30 feet;  
North 80°24'00" East, a distance of 36.60 feet;  
North 79°13'20" East, a distance of 37.37 feet;  
North 79°10'36" East, a distance of 41.83 feet;  
South 86°49'19" East, a distance of 38.88 feet;  
South 59°11'32" East, a distance of 35.18 feet;  
South 56°53'59" East, a distance of 8.48 feet;

Thence South 42°47'40" West leaving said shoreline of Priest River, a distance of 32.84 feet;

Thence continuing South 42°47'40" West, a distance of 1077.56 feet to the north right-of-way line of Cemetery Road and the **Point of Beginning**;

Containing 441,582 square feet or 10.137 acres, more or less.

**SUBJECT TO:**

Existing rights-of-way and easements of record and or appearing on said above-described parcel.

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

Written testimony concerning this public hearing must be received at City Hall by 5:00 pm on Thursday, January 11, 2024. It may either be dropped off at City Hall, emailed to [layers@priestriver-id.gov](mailto:layers@priestriver-id.gov), or mailed to the City of Priest River at PO Box 415, Priest River, ID 83856.

**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.**