

# PUBLIC HEARING NOTICE

## CITY OF PRIEST RIVER

**THE CITY OF PRIEST RIVER CITY COUNCIL** will hold a Public Hearing on Monday, April 7, 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:

The applicants, David & Tamara Scarcello along with Dave and Jill Spiker, are requesting a modification to a previously approved Conditional Use Permit that allowed them to Subdivide approximately 5.5 acres into a Planned Unit Development consisting of 29 homes, a community building, and 17 storage units for the occupants of the development. The proposed modifications are specific to the smaller 0.8-acre property to the south. The originally approved 17-unit storage facility will be downsized and moved to the southern property line. This size reduction will allow for the proposed construction of four (4) additional single-family residences, the smaller mini storage unit, and provide additional parking for White Cross Pharmacy. The originally proposed community center building will remain in the previously proposed position. The vacant home currently on the parcel would be demolished to accommodate this plan modification.

The property is generally located off W. Beardmore Avenue, Priest River, ID and more specifically described as:

*Parcel 1:*

*That portion of the Southeast Quarter of Section 23, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, described as follows:*

*BEGINNING at a point 1782 feet West of the Southeast corner of said Section; thence North, 33 feet to the North right of way line of U.S. Highway No. 2; thence North, 500 feet to the TRUE POINT OF BEGINNING; thence West, 230 feet; thence North, 12 feet; thence West, 100 feet; thence North, 675 feet to the Southwest corner of the land conveyed to James E. Murray by Deed, recorded in Book 123 of Deeds, Page 396, records of said County; thence East, 160 feet; thence North, 100 feet; thence East, 50 feet; thence South, 315 feet; thence East, 120 feet; thence South, 472 feet to the TRUE POINT OF BEGINNING; EXCEPT road right of way.*

*Parcel 2:*

*A tract of land located in the Southwest Quarter of the Southeast Quarter in Section 23, Township 56 North, Range 5 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:*

*BEGINNING at a point North 88°02'41" West along the South line of said Section 23, 2012 feet, and North 1°57'19" East, 183.00 feet from the Southeast corner of said Section 23; thence North 1°57'19" East, 362 feet; thence North 88°02'41" West, 100 feet; thence South 1°57'19" West, 362 feet; thence South 88°02'41" East, 100 feet to the POINT OF BEGINNING.*

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 Friday, April 4, 2025. 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.**