

**PRIEST RIVER CITY COUNCIL
MONDAY, AUGUST 4, 2025 – 5:30 PM
PRIEST RIVER CITY HALL, 552 HIGH STREET**

REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. PUBLIC HEARING

To consider and receive testimony on the following Planning and Zoning application:

The applicant, JBest3 Cubed, is requesting to Annex their 5.04-acre property into the City Limits of Priest River, and if approved, subdivide it with a Conditional Use Permit into a Planned Unit Development named Bews Acres, consisting of thirteen (13) lots. Nine (9) of which will be Duplex lots ranging in size from 6,000.040sf up to 9801.07sf. One (1) 40,989.13sf. lot will have two (2) 8-plex buildings with associated parking, one (1) 15,257.97sf lot will have a mini storage facility for the residents, one (1) 10,659.36sf lot will be a park, and the last lot containing 29,404.96sf will be open space for the residents to enjoy.

The property is generally located at the corner of Highway 57 and Durango Lane, Priest River, ID, and more specifically described as:

Lot 2 Block 1 Two Rivers Subdivision

1. Annexation Ordinance 639 – ACTION ITEM
2. Subdivision, Conditional Use Permit, and Planned Unit Development Decision – ACTION ITEM

4. CONSENT AGENDA

- A. Previous Minutes – CCWS 07/21/25 – ACTION ITEM
- B. Payables – ACTION ITEM
- C. Resolution 25-038 – Robinson Trust – Memorandum Agreement – Real Property Lease – Former Community Garden Site – ACTION ITEM
- D. Resolution 25-039 – Priest River Happy Agers, Inc. – Real Property Lease – 336 E Jackson Avenue – ACTION ITEM
- E. Resolution 25-040 – Idaho Department of Environmental Quality – New/Amended Environmental Covenant – Two Rivers Park – ACTION ITEM

5. ANNOUNCEMENTS/APPOINTMENTS

6. UPDATES

- A. Parks & Tree Commission
- B. Law Enforcement
- C. Public Works
- D. Project Updates
- E. Building & Zoning

7. BUSINESS

- A. Previously Approved Conditional Use Permits – Discussion Regarding Potentially Requiring All to Annually Report to Council – ACTION ITEM
- B. Bonner Park West – Potential Acquisition from Bonner County and Preliminary Assessment – ACTION ITEM
- C. Regence Blue Shield – Employee Health Insurance Renewal for Fiscal Year 2026 – ACTION ITEM
- D. Delta Dental – Employee Dental Insurance Renewal for Fiscal Year 2026 – ACTION ITEM
- E. AJ's Café – Real Property Lease – Propane Tank Site – ACTION ITEM

8. PUBLIC COMMENT PERIOD

Citizens wishing to participate in the public comment period are required to sign in at the beginning of the meeting, acknowledging the guidelines as adopted by the city.

EXECUTIVE SESSION

Under 74-206 1 (b) Personnel, (c) Property Acquisition, or (f) Pending Litigation

RECONVENE

ADJOURN