

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 01/16/24

SPECIAL MEETING

OPENING – Mayor Connolly called to order the special meeting of the City Council at 5:30 pm on Tuesday, January 16, 2024, at the Priest River City Hall Council Chambers, 552 High Street, Priest River, Idaho.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

Council Members Present: Council Member Wagner, Council Member Turner (via telephone), and Council Member Brower. Absent: Council Member Mullaley.

Staff Present: Mayor Connolly, City Clerk/Treasurer Thomas, City Attorney Elsaesser, Director of Utility Operations Sifford, Planning & Zoning Administrator Quayle, and Building & Zoning Assistant Ayers.

3. PUBLIC HEARING

A. 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.

THE PROPERTY IS GENERALLY LOCATED AT 1315 CEMETERY ROAD, PRIEST RIVER, ID.

Mayor Connolly opened the public hearing at 5:32 pm. Planning and Zoning Administrator Quayle explained the reason for the public hearing and the applicant’s request for a zone change in detail. He also reviewed the proposed condition for approval.

Testimony from the Applicant:

Scott McArthur, representative for the applicant, presented the applicant’s request for a zone change from Light Industrial (L-1) to Residential-2 (R-2).

Questions from the Council:

Mayor Connolly inquired about the history of the zoning on the property.

Council Member Brower asked about the difference between R-1 and R-2 zoning. Discussion ensued.

Written Testimony:

Roger Gregory, 38 Shady Lane, was uncommitted regarding the applicant's request.

Joyce Ackerman, 1229 Cemetery Road, opposed the applicant's request.

Chris Pearson, 361 Riversong Lane, opposed the applicant's request.

Chris Reiner, 261 Mick and Ern Drive, opposed the applicant's request.

Sean Peterson, 120 Mick and Ern Drive, opposed the applicant's request.

Dan & Cindy Eskelson, 1226 Cemetery Road, opposed the applicant's request.

B Demar Hooper, 1195 Cemetery Road, opposed the applicant's request.

John & Kathy Jensen, 1204 Cemetery Road, opposed the applicant's request.

Dick & Mary Chase, 69 Saccs Lane, opposed the applicant's request.

Tom & Pam Peterson, 120 Mick and Ern Drive, opposed the applicant's request.

Marcie Rentfro, 1159 Cemetery Road, opposed the applicant's request.

Alyssa Larion, 1159 Cemetery Road, opposed the applicant's request.

Hannah Martin, 1159 Cemetery Road, opposed the applicant's request.

Glen & Suzie Gamma, 1025 Cemetery Road, opposed the applicant's request.

Paul & Kennie Gottwald, 1264 Cemetery Road, opposed the applicant's request.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

None

Testimony from Those Opposing:

B Demar Hooper, 1195 Cemetery Road, opposed the applicant's request.

Donovan Maupin, 1213 Cemetery Road, opposed the applicant's request.

Dick Chase, 69 Saccs Lane, opposed the applicant's request.

Rebuttal from the Applicant:

Scott McArthur, representative for the applicant, addressed the public's concern regarding the request for R-2 zoning.

Mayor Connolly closed the public hearing at 5:56 pm. Lengthy discussion and deliberation ensued.

Council Member Turner made a motion that the application and submittals, evidence contained in the file, public hearing testimony, and the Planning and Zoning Report be adopted as presented and discussed as the findings of fact and conclusions. Council Member Brower seconded the motion. After consideration, the motion passed unanimously.

Council Member Turner made a motion based on the City's Comprehensive Plan, Ordinances, and the adopted findings of fact and conclusions, that Scott McArthur's Zone Change be approved subject to the conditions as discussed and as listed in the Planning & Zoning Report. Action to obtain the permit is to complete the conditions as approved. This action does not result in the taking of private

property. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously.

B. 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, HAS 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.

Mayor Connolly opened the public hearing at 6:13 pm. Planning and Zoning Administrator Quayle explained the reason for the public hearing and the applicant's request for a conditional use permit, planned unit development, and subdivision in detail. He also reviewed the proposed conditions for approval.

Testimony from the Applicant:

Scott McArthur, representative of the applicant, presented the applicant's request for a conditional use permit, planned unit development, and subdivision. He clarified proposed conditions #7, #14 and #16, and asked for clarification regarding proposed condition #9. Emergency access to the property was reviewed and discussed.

Questions from the Council:

Mayor Connolly asked if sidewalks were proposed.

Council Member Turner voiced her concern with the lack of proposed sidewalks within the development. The proposed wider streets, proposed internal pathway and no on-street parking were discussed.

Written Testimony:

Roger Gregory, 38 Shady Lane, was uncommitted regarding the applicant's request.

Joyce Ackerman, 1229 Cemetery Road, opposed the applicant's request.

Chris Pearson, 361 Riversong Lane, opposed the applicant's request.

Chris Reiner, 261 Mick and Ern Drive, opposed the applicant's request.

Sean Peterson, 120 Mick and Ern Drive, opposed the applicant's request.

Dan & Cindy Eskelson, 1226 Cemetery Road, opposed the applicant's request.

B Demar Hooper, 1195 Cemetery Road, opposed the applicant's request.

John & Kathy Jensen, 1204 Cemetery Road, opposed the applicant's request.

Dick & Mary Chase, 69 Saccs Lane, opposed the applicant's request.

Tom & Pam Peterson, 120 Mick and Ern Drive, opposed the applicant's request.

Marcie Rentfro, 1159 Cemetery Road, opposed the applicant's request.

Alyssa Larion, 1159 Cemetery Road, opposed the applicant's request.

Hannah Martin, 1159 Cemetery Road, opposed the applicant's request.

Glen & Suzie Gamma, 1025 Cemetery Road, opposed the applicant's request.
Paul & Kennie Gottwald, 1264 Cemetery Road, opposed the applicant's request.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

None

Testimony from Those Opposing:

B Demar Hooper, 1195 Cemetery Road, opposed the applicant's request.

Donovan Maupin, 1213 Cemetery Road, opposed the applicant's request.

Rebuttal from the Applicant:

Scott McArthur, representative for the applicant, addressed the public's concerns regarding the proposed rear yard setbacks, proposed water and sewer infrastructure, potential traffic impacts, and the proposed landscape buffer on Cemetery Road.

Planning & Zoning Administrator Quayle addressed the public's concerns regarding density, potential impacts to the water system, and the design of the intersection and emergency access.

Mayor Connolly addressed the public's concerns regarding the potential impacts to the water system and the condition of and traffic on Cemetery Road.

Mayor Connolly closed the public hearing at 7:18 pm. Lengthy discussion and deliberation ensued.

Council Member Turner made a motion that the application and submittals, evidence contained in the file, public hearing testimony, and the Planning and Zoning Report be adopted as presented and discussed as the findings of fact and conclusions. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously.

Council Member Turner made a motion based on the City's Comprehensive Plan, Ordinances, and the adopted findings of fact and conclusions, that Scott McArthur's Conditional Use Permit, Planned Unit Development, and Subdivision be approved subject to the conditions as discussed and as listed in the Planning & Zoning Report. Action to obtain the permit is to complete the conditions as approved. This action does not result in the taking of private property. Council Member Brower seconded the motion. After consideration, the motion passed unanimously.

4. **CONSENT AGENDA**
 - A. **PREVIOUS MINUTES – CCPH 01/02/24**
 - B. **PAYABLES**

- C. MONTHLY RESERVE TRANSFER – OCTOBER 2023
- D. MONTHLY RESERVE TRANSFER – NOVEMBER 2023
- E. MONTHLY RESERVE TRANSFER – DECEMBER 2023
- F. TREASURER’S MONTHLY REPORT – OCTOBER 2023
- G. TREASURER’S MONTHLY REPORT – NOVEMBER 2023
- H. TREASURER’S MONTHLY REPORT – DECEMBER 2023
- I. RESOLUTION 24-006 – POLICY & PROCEDURE MANUAL UPDATE – ISSUANCE OF TEMPORARY KEYS

Council Member Brower made a motion to approve the consent agenda. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously.

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

Director of Utility Operations Sifford and Mayor Connolly gave updates on Public Works.

D. PROJECT UPDATES

Mayor Connolly gave various project updates.

1. WELCH COMER – PROJECT STATUS UPDATE

Welch Comer provided a written project status update.

2. FY24 – FIRST QUARTER FINANCIAL REPORT

E. BUILDING & ZONING

Planning & Zoning Administrator Quayle gave an update on Building & Zoning.

7. BUSINESS

A. SONRAY ENTERPRISES, LLC – CHANGE ORDER #3 – PRJH AND CITY PARK SAFE ROUTE

Discussion ensued.

Council Member Turner made a motion to approve Change Order #3 to the Independent Contractor Agreement with Sonray Enterprises, LLC for the PRJH and City Park Safe Route Project, not to exceed an additional \$9,406.10 and no change in contract days. Council Member Brower seconded the motion. After consideration, the motion passed unanimously.

B. SONRAY ENTERPRISES, LLC – PAY REQUEST #2 (FINAL) – PRJH AND CITY PARK SAFE ROUTE

Discussion ensued.

Council Member Brower made a motion to approve Sonray Enterprises, LLC’s Pay Request #2 (FINAL) for the PRJH and City Park Safe Route, not to exceed

\$22,996.48. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously.

C. RESOLUTION 24-007 – STATE INVESTMENT POOL TRANSFER OF FUNDS INTO THE GENERAL CHECKING ACCOUNT

Discussion ensued.

Council Member Wagner made a motion to approve Resolution 24-007. Council Member Brower seconded the motion. After discussion and consideration, the motion passed unanimously.

8. PUBLIC COMMENT PERIOD

None

EXECUTIVE SESSION

UNDER 74-206 1 (b) Personnel

Council Member Brower made a motion to enter executive session under 74-206 1 (b) Personnel at 7:41 pm. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Brower, and Council Member Wagner. NAYS: None. ABSTAINERS: None. ABSENT: Council Member Mullaley.

RECONVENE

Council Member Turner made a motion to reconvene at 7:45 pm. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.

ADJOURN:

Council Member Wagner made a motion to adjourn at 7:45 pm. Council Member Brower seconded the motion. After consideration, the motion passed unanimously.

Motion to approve minutes of 01/16/24: _____

Second: _____

SIGNED:

ATTEST:

Jeff Connolly
Mayor

Laurel Thomas, CMC
City Clerk/Treasurer