

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 02/18/25

SPECIAL MEETING

OPENING – Mayor Connolly called to order the special meeting of the City Council at 5:30 pm on Tuesday, February 18, 2025, 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, Council Member Mullaley, and Council Member Brower. Absent: None.

Staff Present: Mayor Connolly, City Clerk/Treasurer Thomas, City Attorney Elsaesser, Police Chief McLain, and Planning and Zoning Administrator Quayle.

Council Member Turner made a motion to move the scheduled public hearing to the end of the meeting after Business, due to the applicant not being in attendance. Council Member Mullaley seconded the motion. After discussion and consideration, the motion passed unanimously.

3. CONSENT AGENDA

A. PREVIOUS MINUTES – CC 02/03/25

B. PAYABLES

C. MONTHLY RESERVE TRANSFER – JANUARY 2025

D. TREASURER’S MONTHLY REPORT – JANUARY 2025

Council Member Mullaley made a motion to approve the consent agenda. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously.

4. ANNOUNCEMENTS/APPOINTMENTS

None

5. UPDATES

A. PARKS AND TREE COMMISSION

Council Member Wagner gave an update on the Parks & Tree Commission.

B. LAW ENFORCEMENT

Police Chief McLain gave an update on Law Enforcement.

C. PUBLIC WORKS

Mayor Connolly gave an update on Public Works.

D. PROJECT UPDATES

1. WELCH COMER – PROJECT STATUS UPDATE

Welch Comer provided a written project status update. Various project updates were given.

E. BUILDING & ZONING

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

6. BUSINESS

A. VALENCIA – SECURITY AGREEMENT FOR FINAL PLAT APPROVAL

Discussion ensued.

Council Member Brower made a motion to approve the Security Agreement for Final Plat Approval with 5 Soxs, LLC for the Valencia Addition to Priest River. Council Member Mullaley seconded the motion. After consideration and discussion, the motion passed unanimously.

B. VALENCIA – HOUSING STYLE DISCUSSION

Ron Stocking was in attendance to present the manufactured home style he's proposing to place at the Valencia Planned Unit Development instead of stick-built homes. Lengthy discussion ensued. The Council didn't oppose the placement of manufactured homes, so no action was needed.

C. GOMES – FINAL PLAT APPROVAL

Discussion ensued.

Council Member Mullaley made a motion to approve the final plat for Mark Gomes' Harriet Street Addition. Council Member Turner seconded the motion. After consideration and discussion, the motion passed unanimously.

D. INLAND FOREST MANAGEMENT, INC. – TIMBER SALE AGREEMENT – TWO RIVERS PARK

Jim Martin presented the Timber Sale Agreement. The Priest River Urban Renewal Agency has committed to reimbursing the City for the services performed under the Timber Sale Agreement, not to exceed \$5,625.00. Discussion ensued.

Council Member Turner made a motion to approve the Timber Sale Agreement with Inland Forest Management, Inc., for certain forest management practices at Two Rivers Park, not to exceed \$5,625.00. Council Member Brower seconded the motion. After consideration and discussion, the motion passed unanimously.

E. DAN ESKELSON MEMORIAL PARK – SIGN REQUEST

Discussion ensued.

Council Member Turner made a motion to approve the purchase of a sign for the Dan Eskelson Memorial Park as discussed. Council Member Mullaley seconded the motion. After consideration and discussion, the motion passed unanimously.

F. CITY HALL MULTI-FUNCTION MACHINE (PRINT/COPY/SCAN/FAX) PURCHASE QUOTES

Discussion ensued. Four multi-function machine quotes were received and compared. **Council Member Mullaley made a motion to approve the purchase of a Canon imageRUNNER Advance DX C5840I from Canon USA, Inc., not to exceed \$8,441.00. Council Member Wagner seconded the motion. After consideration and discussion, the motion passed by the following vote: AYES: Council Member Turner, Council Member Mullaley, and Council Member Wagner. NAYS: Council Member Brower. ABSTAINERS: None. ABSENT: None.**

G. DECLARATION OF VALUE AND INTENT TO EXCHANGE REAL PROPERTY – WISCONSIN STREET

This item was tabled for additional information.

7. PUBLIC HEARING

TO CONSIDER AND TO RECEIVE TESTIMONY ON THE FOLLOWING PLANNING AND ZONING APPLICATION:

THE APPLICANT, ADAM BARRON, IS REQUESTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE BUILDING OF DUPLEXES ON TWO SEPARATE LOTS. EACH DUPLEX WILL CONSIST OF TWO 1,184SF UNITS. BOTH LOTS ARE WITHIN THE R-2 RESIDENTIAL- HIGH- DENSITY ZONE AND ARE APPROXIMATELY 6,539 SQUARE FEET EACH, WHICH EXCEEDS THE 6,000 SQUARE FOOT MINIMUM REQUIRED OF THIS ZONE. CONDITIONAL USES ARE THOSE DEEMED BY THE CITY TO BE IN KEEPING WITH THE INTENT OF TITLE 10 OF THE CITY MUNICIPAL CODE.

THE PROPERTY IS GENERALLY LOCATED AT 368 HARRIET STREET.

Mayor Connolly opened the public hearing at 6:21 pm. Planning and Zoning Administrator Quayle explained the reason for the public hearing and the applicant's request for a Conditional Use Permit. He reviewed the proposed conditions and addressed a question from Mayor Connolly regarding off-street parking. Access to the City's sewer system was also discussed.

Testimony from the Applicant:

Adam Barron, the applicant, presented his request for a Conditional Use Permit. He addressed the questions regarding access to the City's sewer system and off-street parking.

Questions from the Council:

Council Member Mullaley had questions regarding increased traffic. Discussion ensued.

Written Testimony:

Jim & Carrie Dean, 393 E Lincoln Avenue, opposed the applicant's request.

Pamela Ellison, 351 E Lincoln Avenue, opposed the applicant's request.

Nancy Holmes, 302 Second Street, opposed the applicant's request.
Anonymous, unknown address, opposed the applicant's request.
Donna Terry, 350 Harriet Street, opposed the applicant's request.
Veronica & Jacob Bonagofski, 321 Fourth Street, opposed the applicant's request.
Dave & Barbara Bauer, 335 E Beardmore Avenue, opposed the applicant's request.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

None

Testimony from Those Opposing:

None

Rebuttal from the Applicant:

Adam Barron, the applicant, addressed written comments regarding "cheap labor" and potential water pressure issues.

Mayor Connolly closed public testimony and the public hearing at 6:46 pm.

8. PUBLIC COMMENT PERIOD

None

ADJOURN:

Council Member Mullaley made a motion to adjourn at 6:49 pm. Council Member Brower seconded the motion. After consideration, the motion passed unanimously.

Motion to approve minutes of 02/18/25: _____

Second: _____

SIGNED:

ATTEST:

Jeff Connolly
Mayor

Laurel Thomas, CMC
City Clerk/Treasurer