

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 03/03/25

REGULAR MEETING

OPENING – Mayor Connolly called to order the regular meeting of the City Council at 5:00 pm on Monday, March 3, 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 (via telephone), and Council Member Brower. Absent: None.

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

3. CONSENT AGENDA

A. PREVIOUS MINUTES – CCPH 02/18/25

B. PAYABLES

C. MONTHLY RESERVE TRANSFER – SEPTEMBER 2024

D. TREASURER’S MONTHLY REPORT – SEPTEMBER 2024

E. RESOLUTION 25-006 – VALENCIA – SECURITY AGREEMENT FOR FINAL PLAT APPROVAL

F. RESOLUTION 25-007 – INLAND FOREST MANAGEMENT, INC. – TIMBER SALE AGREEMENT – TWO RIVERS PARK

G. RESOLUTION 25-008 – CANON USA, INC. – MASTER SALES & SERVICES AGREEMENT

Council Member Brower made a motion to approve the consent agenda. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously by the following vote: **AYES:** Council Member Turner, Council Member Brower, Council Member Mullaley, and Council Member Wagner. **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** None.

4. ANNOUNCEMENTS/APPOINTMENTS

None

5. UPDATES

A. PARKS AND TREE COMMISSION

1. TWO RIVERS PARK – JIM MARTIN

Jim Martin was in attendance to provide an update on the progress at Two Rivers Park.

B. LAW ENFORCEMENT

Police Chief McLain gave an update on Law Enforcement.

C. PUBLIC WORKS

1. LARCH STREET BST PROJECT

Mayor Connolly presented a proposal from Bonner County regarding the Larch Street BST materials. A Memorandum of Understanding between the City and Bonner County will be provided for consideration at a future meeting.

Director of Utility Operations Sifford provided a written update on Public Works.

D. PROJECT UPDATES

None

E. BUILDING & ZONING

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

6. BUSINESS

A. BARRON CONDITIONAL USE PERMIT DECISION – REQUEST FOR TWO DUPLEXES ON HARRIET STREET

Planning & Zoning Administrator Quayle gave a summary of the request by Adam Barron for a conditional use permit. Discussion ensued regarding the sewer main location and its condition, water pressure issues, potential demand on the city's systems from a single-family house versus a duplex, proposed setbacks, proposed snow storage, and granting the city a utility easement for the portion of sewer line on the applicant's property.

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 by the following vote: AYES: Council Member Turner, Council Member Brower, and Council Member Wagner. NAYS: Council Member Mullaley. ABSTAINERS: None. ABSENT: None.

Council Member Turner made a motion based on the City's Comprehensive Plan, Ordinances, and the adopted findings of fact and conclusions, that Adam Barron's Conditional Use Permit be approved subject to the conditions as discussed and as listed in the Planning & Zoning Report, with the addition of granting the City a necessary utility easement over the sewer line. 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 by the following vote: AYES: Council Member Turner, Council Member Brower, and Council Member Wagner. NAYS: Council Member Mullaley. ABSTAINERS: None. ABSENT: None.

B. THE HIGHLANDS – FINAL PLAT APPROVAL

Planning & Zoning Administrator Quayle gave an update on The Highlands request for final plat approval. Discussion ensued.

C. VALENCIA – FINAL PLAT APPROVAL

Discussion ensued.

Council Member Mullaley made a motion to approve the final plat for the Valencia Addition to Priest River. Council Member Turner seconded the motion. After consideration and discussion, the motion passed unanimously.

D. CONTROL #2025-02-01 – RAZO – REQUEST FOR WAIVER OF BUSINESS REGISTRATION LATE FEE

Discussion ensued.

Council Member Turner made a motion to deny the request from Thomas Razo for a waiver of a business registration late fee. Council Member Brower seconded the motion. After consideration and discussion, the motion passed unanimously.

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

This item was tabled for additional information.

7. PUBLIC COMMENT PERIOD

None

ADJOURN:

Council Member Brower made a motion to adjourn at 5:39 pm. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.

Motion to approve minutes of 03/03/25: _____

Second: _____

SIGNED:

ATTEST:

Jeff Connolly
Mayor

Laurel Thomas, CMC
City Clerk/Treasurer