

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 04/06/26

REGULAR MEETING

OPENING – Mayor Connolly called to order the regular meeting of the City Council at 5:30 pm on Monday, April 6, 2026, 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 President Turner, Council Member Mullaley, and Council Member Wagner. Absent: Council Member Brower.

Staff Present: Mayor Connolly, City Clerk/Treasurer Thomas, City Attorney Elsaesser, Chief of Police McLain, Director of Public Works Sifford, and Planning & Zoning Administrator Gabell.

3. PUBLIC HEARING

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

FILE 26-001 – PUD MODIFICATION SILVER SPIKE 55+

THE APPLICANT HAS REQUESTED TO MODIFY THE PREVIOUSLY APPROVED FILES 21-009 PUD/SUB AND 25-003 PUD. THE REQUEST IS TO DEVIATE FROM FRONT AND REAR SETBACK REQUIREMENTS WITH A FRONT SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED AND A REAR SETBACK OF 2 FEET WHERE 8 FEET IS REQUIRED.

THE PROPERTY IS APPROXIMATELY 5.14 ACRES, ZONED R-2 RESIDENTIAL AND GENERALLY LOCATED OFF W. BEARDMORE AVENUE, PRIEST RIVER, ID AND MORE SPECIFICALLY DESCRIBED AS: 23-56N-5W TAX 145

Mayor Connolly opened the public hearing at 5:31 pm. Planning and Zoning Administrator Gabell explained the reason for the public hearing and the applicant’s request for a modification of a previously approved Planned Unit Development and Subdivision. He gave a project summary, listed the applicable city codes, reviewed the Comprehensive Plan analysis, the Conditions of Approval, the Conclusions of Law, and staff recommendations.

Testimony from the Applicant:

Trevor Price and Zach Stewart with DeveloPro Construction, representatives for the applicant, presented the request for modification and answered questions regarding the reduced setbacks and common area.

Questions from the Council:

Mayor Connolly asked if the reduced setbacks applied to all lots and the distances to properties outside of the development.

Council Member Turner asked the reason why they wanted reduced setbacks, expressed concern regarding the units neighboring the community center, and asked about the swales in the common areas.

Council Member Mullaley asked for clarification regarding the proposed reduced setbacks and if roofs would be allowed on the back patios.

Written Testimony:

Roger Gregory, 5499 Highway 2, opposed the application.

Idaho Department of Fish and Game had no comment.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

Chief Jamie Painton, West Pend Oreille Fire District, had a concern regarding on-street parking.

Testimony from Those Opposing:

Roger Gregory, 5499 Highway 2, opposed the application and had questions regarding setbacks, water runoff affecting his neighboring property, the emergency access, and sidewalks.

Rebuttal from the Applicant:

Trevor Price with Developro Construction, representatives for the applicant, answered questions regarding the proposed reduced setbacks and parking.

Dave Spiker, the applicant, explained the reason for the reduced setback request.

Mayor Connolly closed public testimony and the public hearing at 6:17 pm. Lengthy discussion ensued. The applicant was asked to return in two weeks with either a 3D rendering or pictures of what they are proposing for the front and rear setbacks.

Council Member Mullaley made a motion to continue the public hearing deliberations to Monday, April 20, 2026 at 5:30 pm to allow the applicant to provide the information as discussed. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously.

4. CONSENT AGENDA

A. PREVIOUS MINUTES – CC 03/16/26

B. PAYABLES

C. RESOLUTION 26-014 – EMPLOYEE JOB DESCRIPTION UPDATES – LAW ENFORCEMENT AND CODE ENFORCEMENT DEPARTMENTS

D. RESOLUTION 26-015 – KG&T SEPTIC – INSTALLATION PROPOSAL – HIGHWAY 2 LIFT STATION REHABILITATION PROJECT

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

1. TWO RIVERS PARK UPDATE

Jim Martin provided a written update on the status of Two Rivers Park.

B. LAW ENFORCEMENT

Police Chief McLain gave an update on Law Enforcement.

C. PUBLIC WORKS

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

D. PROJECT UPDATES

Various project updates were given.

E. BUILDING & ZONING

1. COMPREHENSIVE PLAN PUBLIC ENGAGEMENT UPDATE

Planning & Zoning Administrator Gabell gave an update regarding the Comprehensive Plan public engagement process.

2. 2026 LEGISLATIVE UPDATE

Planning and Zoning Administrator Gabell provided a list of applicable House and Senate Bills that had been considered and their disposition.

7. BUSINESS

A. STANCRAFT CONSULTING GROUP – REAL PROPERTY LEASE AGREEMENT ADDENDUM #1 – TWO RIVERS PARK

Discussion ensued.

Council Member Mullaley made a motion to approve Addendum #1 to the Lease Agreement with StanCraft Consulting Group, for Two Rivers Park. Council Member Wagner seconded the motion. After discussion and consideration, the motion passed by the following vote: **AYES:** Council Member Wagner and Council Member Mullaley. **NAYS:** None. **ABSTAINERS:** Council Member Turner. **ABSENT:** Council Member Brower.

B. CONTROL #2026-03-01 – INDEPENDENT ORDER OF ODDFELLOWS/PRIEST RIVER YOUTH CONNECTIONS – 4TH OF JULY FAMILY FUN FESTIVAL – REQUEST FOR WAIVER OF SPECIAL EVENT PERMIT FEE

Discussion ensued.

Council Member Turner made a motion to approve the request by the Independent Order of Oddfellows/Priest River Youth Connections for the waiver of one special

event permit fee, in the amount of \$50.00. Council Member Wagner seconded the motion. After consideration and discussion, the motion passed by the following vote: AYES: Council Member Turner and Council Member Wagner. NAYS: None. ABSTAINERS: Council Member Mullaley. ABSENT: Council Member Brower.

C. CONTROL #2026-03-02 – PRIEST RIVER CHAMBER OF COMMERCE – 4TH OF JULY FIREWORKS DISPLAY AND TIMBER DAYS – REQUEST FOR WAIVER OF SPECIAL EVENT PERMIT FEES AND PARK RESERVATION FEES

Discussion ensued.

Council Member Turner made a motion to approve the request by the Priest River Chamber of Commerce for the waiver of one \$100.00 special event permit fee and one \$70.00 park reservation fee for the 4th of July Fireworks Display. Council Member Wagner seconded the motion. After consideration and discussion, the motion passed by the following vote: AYES: Council Member Turner and Council Member Wagner. NAYS: None. ABSTAINERS: Council Member Mullaley. ABSENT: Council Member Brower.

Council Member Turner made a motion to table the request by the Priest River Chamber of Commerce for the waiver of one \$150.00 special event permit fee and one \$70.00 park reservation fee for Timber Days for additional information. Council Member Wagner seconded the motion. After consideration and discussion, the motion passed by the following vote: AYES: Council Member Turner and Council Member Wagner. NAYS: None. ABSTAINERS: Council Member Mullaley. ABSENT: Council Member Brower.

D. CONTROL #2026-03-03 – HOEPFER – REQUEST FOR WAIVER OF UTILITY BILL FOR TWO DAYS DUE TO WATER MAIN SHUT-DOWN

Discussion ensued.

Council Member Mullaley made a motion to approve the request for reimbursement of two days of water and sewer charges for Olivia Hoepfer at 47 Highway 57 in the amount of \$2.54. Council Member Turner 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 Mullaley made a motion to enter executive session under 74-206 1 (b) Personnel at 7:12 pm. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Mullaley, and Council Member Wagner. NAYS: None. ABSTAINERS: None. ABSENT: Council Member Brower.

RECONVENE

Council Member Mullaley made a motion to reconvene at 7:16 pm. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.

ADJOURN:

Council Member Mullaley made a motion to adjourn at 7:17 pm. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.

Motion to approve minutes of 04/06/26: _____

Second: _____

SIGNED:

ATTEST:

Jeff Connolly
Mayor

Laurel Thomas, CMC
City Clerk/Treasurer