

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 04/07/25

REGULAR MEETING

OPENING – Mayor Connolly called to order the regular meeting of the City Council at 5:31 pm on Monday, April 7, 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, Director of Utility Operations Sifford, Planning and Zoning Administrator Quayle, and Building and Zoning Assistant Ayers.

3. PUBLIC HEARING

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

THE APPLICANTS, DAVID & TAMARA SCARCELLO ALONG WITH DAVE AND JILL SPIKER, ARE REQUESTING A MODIFICATION TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT THAT ALLOWED THEM TO SUBDIVIDE APPROXIMATELY 5.5 ACRES INTO A PLANNED UNIT DEVELOPMENT CONSISTING OF 29 HOMES, A COMMUNITY BUILDING, AND 17 STORAGE UNITS FOR THE OCCUPANTS OF THE DEVELOPMENT. THE PROPOSED MODIFICATIONS ARE SPECIFIC TO THE SMALLER 0.8-ACRE PROPERTY TO THE SOUTH. THE ORIGINALLY APPROVED 17-UNIT STORAGE FACILITY WILL BE DOWNSIZED AND MOVED TO THE SOUTHERN PROPERTY LINE. THIS SIZE REDUCTION WILL ALLOW FOR THE PROPOSED CONSTRUCTION OF FOUR (4) ADDITIONAL SINGLE-FAMILY RESIDENCES, THE SMALLER MINI STORAGE UNIT, AND PROVIDE ADDITIONAL PARKING FOR WHITE CROSS PHARMACY. THE ORIGINALLY PROPOSED COMMUNITY CENTER BUILDING WILL REMAIN IN THE PREVIOUSLY PROPOSED POSITION. THE VACANT HOME CURRENTLY ON THE PARCEL WOULD BE DEMOLISHED TO ACCOMMODATE THIS PLAN MODIFICATION.

THE PROPERTY IS GENERALLY LOCATED OFF W. BEARDMORE AVENUE.

Mayor Connolly opened the public hearing at 5:33 pm. Planning and Zoning Administrator Quayle explained the reason for the public hearing and the applicant's request for a modification of their previously approved Conditional Use Permit/Subdivision/PUD.

Testimony from the Applicant:

Trevor Price, representative of the applicant, presented the request for a modification of the previously approved Conditional Use Permit/Subdivision/PUD. In his presentation, he addressed the location of the proposed changes, the common area/open space, fencing around the project, and stormwater. Discussion ensued.

Questions from the Council:

Mayor Connolly asked for clarification regarding the WPOFD's previous approval of the placement of a bollard and lockbox to block the emergency access via the southern property owner.

Council Member Mullaley had general questions regarding the placement of the proposed additional housing, mini-storages, and parking spaces. Discussion ensued.

Written Testimony:

Mike McGranahan, 358 El Rio Drive, supported the applicant's request.

Robin Kreager, 279 Bodie Canyon Road, had a comment regarding the applicant's request.

William Hill, 14419 SE McLoughlin Blvd, supported the applicant's request.

Anonymous, unknown address, opposed the applicant's request.

Mike Sullivan, 238 Sherman Avenue, had no comment regarding the applicant's request.

Roger Gregory, 5499 Highway 2, had comments regarding the applicant's request.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

None

Testimony from Those Opposing:

None

Rebuttal from the Applicant:

None

Mayor Connolly closed public testimony and the public hearing at 5:53 pm.

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 Mullaley seconded the motion. After consideration, the motion passed by the following vote: **AYES:** Council Member Turner, Council Member Brower, Council Member Mullaley, and Council Member Wagner. **NAYS:** None. **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 the Silver Spike 55+ Planned Unit Development, Conditional Use Permit, and associated 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 Mullaley seconded the motion. After consideration, the motion passed 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. CONSENT AGENDA

A. PREVIOUS MINUTES – CC 03/17/25

B. PAYABLES

C. RESOLUTION 25-010 – BARRON CONDITIONAL USE PERMIT – DEVELOPER'S AGREEMENT

D. RESOLUTION 25-011 – BARRON – ACCEPTANCE OF EASEMENT AGREEMENT
Council Member Mullaley made a motion to approve the consent agenda. Council Member Brower seconded the motion. After discussion and consideration, the motion passed unanimously.

5. ANNOUNCEMENTS/APPOINTMENTS

None

6. UPDATES

A. PARKS AND TREE COMMISSION

1. TWO RIVERS PARK UPDATE

Jim Martin was present and provided a written update regarding the progress at Two Rivers Park.

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

Director of Utility Operations Sifford provided a written update regarding public works.

D. PROJECT UPDATES

None

E. BUILDING & ZONING

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

7. BUSINESS

A. VALENCIA – REQUEST TO PLACE GARAGE INSTEAD OF HOUSE ON ONE LOT WITHIN DEVELOPMENT

This item was removed from the agenda at the developer's request.

B. EHRMANTROUT THINNING SERVICES, LLC – TIMBER HARVEST CONTRACT

Discussion ensued.

Council Member Mullaley made a motion to approve the Timber Harvest Contract with Ehrmantrout Thinning Services, LLC for Two Rivers Park. Council Member Turner seconded the motion. After consideration and discussion, the motion passed unanimously.

C. BONNER COUNTY BONFIRE – PERMISSION TO ENTER PREMISES AND PERFORM WORK – TWO RIVERS PARK

Discussion ensued.

Council Member Mullaley made a motion to grant permission to Bonner County BonFire to enter Two Rivers Park to evaluate and perform work. Council Member Brower seconded the motion. After consideration and discussion, the motion passed unanimously.

D. CONTROL #2025-03-02 – WEST BONNER COUNTY SCHOOL DISTRICT #83 – REQUEST FOR DISCOUNTED OR FREE WATER AT PRIEST RIVER PUBLIC SCHOOLS

Discussion ensued. This item was removed from the agenda.

E. BONNER COUNTY – MEMORANDUM OF UNDERSTANDING – LARCH STREET IMPROVEMENTS

Discussion ensued.

Council Member Brower made a motion to approve the Memorandum Agreement with Bonner County for improvements to Larch Street with the addition of "as set forth in Exhibit A" under Section III-b. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.

F. ROBINSON TRUST – MEMORANDUM AGREEMENT – EXCHANGE OF REAL PROPERTY – WISCONSIN STREET AND CEDAR STREET

Discussion ensued.

Council Member Turner made a motion to approve the Memorandum Agreement with the Robinson Trust for the exchange of real properties generally located at Wisconsin Street and Cedar Street. 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.

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

Discussion ensued.

Council Member Brower made a motion to declare the City's intent to exchange a parcel of city-owned underutilized real property located on Wisconsin Street for a 1.37-acre parcel located at Gillingham's Addition Block 7 Lot 3, and to declare the value of the city's property equal to said lot. Council Member Turner seconded the motion. After consideration and discussion, 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.

H. RESOLUTION 25-012 – PROCLAIMING APRIL 14-17, 2025 AS “LIVE GIVE 7B” WEEK

Discussion ensued.

Council Member Mullaley made a motion to approve Resolution 25-012. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.

I. RESOLUTION 25-013 – STATE INVESTMENT POOL TRANSFER OF FUNDS

Discussion ensued.

Council Member Turner made a motion to approve Resolution 25-013. Council Member Wagner seconded the motion. After 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 6:37 pm. Council Member Brower seconded the motion. After 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.

RECONVENE

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

Council Member Mullaley made a motion to credit a resident on West Beardmore Avenue for water services as discussed. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.

ADJOURN:

Council Member Brower made a motion to adjourn at 6:50 pm. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.

Motion to approve minutes of 04/07/25: _____

Second: _____

SIGNED:

ATTEST:

Jeff Connolly
Mayor

Laurel Thomas, CMC
City Clerk/Treasurer