

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 04/20/26

REGULAR MEETING

OPENING – Mayor Connolly called to order the regular meeting of the City Council at 5:30 pm on Monday, April 20, 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, Council Member Brower, and Council Member Wagner. Absent: None.

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 CONTINUATION FROM APRIL 6, 2026

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 continuation at 5:31 pm. Planning and Zoning Administrator Gabell explained the reason for the public hearing continuation and the applicant’s request for a modification of a previously approved Planned Unit Development and Subdivision.

Testimony from the Applicant:

Trevor Price with Developro Construction, representative for the applicant, presented pictures representing the proposed reduced setbacks for the project and answered questions asked by the Mayor and Council members.

Questions from the Council:

Mayor Connolly asked for clarification regarding the setback distance from the patio columns versus the eaves.

Council Member Mullaley asked for clarification regarding the setback distance from the patio eaves because Mr. Price stated they were “about” one-foot eaves, and for clarification regarding patios versus covered porches.

City Attorney Elsaesser asked for clarification regarding the reduced rear setbacks being only for outdoor covered porches and not living spaces.

Council Member Turner asked if sidewalks were required in the overall plan.

Written Testimony:

Roger Gregory, 5499 Highway 2, opposed the application.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

Andy Aydelott, 550 Dirks Road, saw the reduction of setbacks as a negative.

Testimony from Those Opposing:

None

Rebuttal from the Applicant:

Trevor Price with Developro Construction, representative for the applicant, answered questions regarding the positive aspect of reduced setbacks.

Planning and Zoning Administrator Gabell stated for the record that Council Member Brower was absent for the April 6, 2026 public hearing, but that she had been provided with all documents, minutes, and audio, and was able to make an informed decision regarding the applicant’s request. He also reminded the Council that one of the conditions of approval included an extension of the final plat filing requirement date.

Mayor Connolly closed public testimony and the public hearing at 6:02 pm. Lengthy discussion and deliberation ensued. The conditions of approval were discussed.

Council Member Brower made a motion to approve the project, File 26-001, finding that it was in accord with the Priest River City Code as enumerated in the following conclusions of law:

Conclusion 1: The proposed PUD modification complies with the provisions and standards found in Title 10, Chapter 9, Conditional Uses and Title 10, Chapter 11, Planned Unit Developments.

Conclusion 2: The proposed PUD modification would not create adverse health, safety, or environmental problems.

The decision was based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. They further moved to adopt the

reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (as amended during this hearing) and directed planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Mayor sign, and transmit to all interested parties. This action did not result in the taking of private property.

Council Member Turner 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.

4. CONSENT AGENDA

A. PREVIOUS MINUTES – CC 04/06/26

B. PAYABLES

C. MONTHLY RESERVE TRANSFER – MARCH 2026

D. TREASURER’S MONTHLY REPORT – MARCH 2026

E. RESOLUTION 26-016 – STANCRAFT CONSULTING GROUP – REAL PROPERTY LEASE AGREEMENT ADDENDUM #1 – TWO RIVERS PARK

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.

5. ANNOUNCEMENTS/APPOINTMENTS

A. CITY ADMINISTRATOR – JACOB GABELL

Mayor Connolly recommended that Jacob Gabell be appointed as City Administrator.

Council Member Turner made a motion to approve the appointment of Jacob Gabell as the City Administrator. Council Member Wagner seconded the motion. After discussion and consideration, the motion passed unanimously.

Jacob Gabell took the oath of office.

6. UPDATES

A. PARKS AND TREE COMMISSION

Council Member Wagner, City/Clerk Treasurer Thomas, and Mayor Connolly gave an update on the Parks and Tree Commission.

B. LAW ENFORCEMENT

Police Chief McLain gave an update on Law Enforcement.

C. PUBLIC WORKS

Director of Public Works Sifford gave an update on Public Works.

D. PROJECT UPDATES

Various project updates were given. Mayor Connolly asked if there were any objections to him signing a letter of support for the Selkirk Connections Forest Legacy Project. There were none.

1. WELCH COMER – PROJECT STATUS UPDATE

Welch Comer provided a written project status update.

2. FY26 – SECOND QUARTER FINANCIAL REPORT

The fiscal year 2026 second quarter financial report was presented to the Mayor and City Council.

E. BUILDING & ZONING

1. COMPREHENSIVE PLAN PUBLIC ENGAGEMENT REPORT

Planning & Zoning Administrator Gabell presented the Comprehensive Plan Public Engagement Report. Lengthy discussion ensued.

Council Member Brower made a motion to accept the Public Engagement Summary and Community Vision Report and direct staff to prepare revisions to the draft Comprehensive Plan and schedule the updated draft for a public hearing. Council Member Mullaley seconded the motion. After discussion and consideration, the motion passed unanimously.

2. COMPREHENSIVE PLAN GRADE SCHOOL PRIZE

Lengthy discussion ensued. The Council will choose the winners at the next meeting.

7. BUSINESS

A. THE HIGHLANDS AT BODIE CANYON – PARTIAL BOND RELEASE AND UPDATED SURETY AGREEMENT – REQUEST TO REMOVE GATES AND CROSSWALK STRIPING FROM SURETY AGREEMENT

Bryan Quayle, representative for the Highlands development, presented the request for partial bond release and the request for removal of gates and crosswalk striping from the updated Surety Agreement. Lengthy discussion ensued. Scott MacArthur, engineer for the Highlands development, was also present for the discussion.

Council Member Turner made a motion to approve the partial bond release for File #22-006, Highlands Phase I, authorize release of the existing Surety Agreement, and approve a new Surety Agreement in the amount of \$231,951 with a 12-month term, with the removal of the two gates and crosswalk striping. Council Member Mullaley seconded the motion. After discussion and consideration, the motion passed unanimously.

B. VALENCIA – REQUEST FOR RELEASE OF SURETY BOND

Discussion ensued. Ron Stocking, the developer, was present for the discussion.

Council Member Turner made a motion to approve the bond release for File #24-001, Valencia, finding that the requirements of the Surety Agreement have been satisfied. Council Member Mullaley seconded the motion. After consideration and discussion, the motion passed unanimously.

C. EMPLOYEE JOB DESCRIPTION & GRADE/STEP SCALE – CITY ADMINISTRATOR

Discussion ensued.

Council Member Mullaley made a motion to approve the City Administrator Job Description and Grade/Step scale as presented. Council Member Brower seconded the motion. After consideration and discussion, the motion passed unanimously.

D. CONCERN REGARDING THE PROHIBITED DISCHARGE OF FIREWORKS IN CITY LIMITS

Discussion ensued regarding enforcement of the City's code regarding fireworks. City staff were instructed to develop and present an ordinance amendment for consideration.

E. CONTROL #2026-03-02 – PRIEST RIVER CHAMBER OF COMMERCE – TIMBER DAYS – REQUEST FOR WAIVER OF SPECIAL EVENT PERMIT FEE AND PARK RESERVATION FEE

Discussion ensued.

Council Member Turner made a motion to approve 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. Council Member Brower 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: None. ABSTAINERS: Council Member Mullaley. ABSENT: None.

F. CONTROL #2026-03-04 – WEST BONNER LIBRARY DISTRICT – SALTI TEENS SUMMER PROGRAM – 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 West Bonner Library District for the waiver of two \$25.00 special event permit fees and two \$70.00 park reservation fees for their SALTI Teens Summer Program. Council Member Mullaley seconded the motion. After consideration and discussion, the motion passed unanimously.

G. CONTROL #2026-04-01 – MULLALEY – REQUEST FOR CODE EXCEPTIONS – PANHANDLE BLUESFEST SPECIAL EVENT PERMIT

This item was removed from the agenda.

H. CONTROL #2026-04-02 – TAYLOR – REQUEST FOR WAIVER OF EMERGENCY (CALL-OUT) WATER TURN-OFF FEE

Discussion ensued.

Council Member Turner made a motion to deny the request by Tamara Taylor for the waiver of one \$75.00 emergency (call-out) water turn-off fee. Council Member Brower seconded the motion. After consideration and discussion, the motion passed unanimously.

I. RESOLUTION 26-017 – STATE INVESTMENT POOL TRANSFER OF FUNDS

Discussion ensued.

Council Member Mullaley made a motion to approve Resolution 26-017. Council Member Turner seconded the motion. After consideration and discussion, the motion passed unanimously.

8. PUBLIC COMMENT PERIOD

Nate Stifel, 453 Fourth Street, inquired about the lack of basketball hoops at the city's basketball courts.

ADJOURN:

Council Member Mullaley made a motion to adjourn at 7:48 pm. Council Member Brower seconded the motion. After consideration, the motion passed unanimously.

Motion to approve minutes of 04/20/26: _____

Second: _____

SIGNED:

ATTEST:

Jeff Connolly
Mayor

Laurel Thomas, CMC
City Clerk/Treasurer