

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

**MINUTES OF THE PRIEST RIVER CITY COUNCIL – 04/26/21**

**SPECIAL MEETING**

**OPENING** – Mayor Martin called to order the special meeting of the City Council at 5:00 pm on Monday, April 26, 2021 at the Priest River Event Center, 5399 Highway 2, Priest River, Idaho.

**1. AMENDMENTS TO THE AGENDA**

None

**2. ROLL CALL**

Council Members Present: Council Member Wagner, Council Member Turner, and Council Member Wylie. Absent: Council Member Edwards.

Staff Present: Mayor Martin, City Clerk Thomas, City Attorney Ford Elsaesser, Planning & Zoning Administrator Quayle, Deputy City Clerk Ayers, and Director of Public Works Rolicheck.

**3. WORKSHOP**

**Making Planning & Zoning Decisions**

Mayor Martin opened the workshop at 5:02 pm. Planning & Zoning Administrator Quayle explained the reason for the workshop. Topics of discussion included the decision-making process as outlined in Idaho Code and local ordinances, how decisions should align with the Comprehensive Plan and local ordinances, and determining the finding of facts, conclusions, and conditions of approval.

Mayor Martin closed the workshop at 5:15 pm.

**4. PUBLIC HEARING**

**A. To consider and to receive testimony on the following Planning and Zoning application:**

**Two Rivers at Priest, LLC, is proposing the annexation of approximately 31 acres of land off Highway 57 to be zoned Residential-1. They are also asking for a re-zone of their adjacent 5-acre parcel currently within City limits from Mixed-Use Residential to Residential-2. Additionally, they are proposing a Subdivision within a Planned Unit Development in the entire 36 acres.**

**The property is generally located off Highway 57.**

Mayor Martin opened the public hearing at 5:30 pm. Planning & Zoning Administrator Quayle explained the reason for the public hearing and the applicant's requests in detail. Topics of discussion included the proposed findings of fact, proposed conclusions, the proposed conditions, and the

conditions placed on the Right-of-Way encroachment permit issued by the Idaho Transportation Department.

**Questions from the Council: Council Member Turner** asked for clarification on the conditions placed on the Right-of-Way encroachment permit issued by the Idaho Transportation Department.

**Mayor Martin** clarified that the 31 acres currently located in the County are zoned R-5.

**Testimony from the Applicant: Ryan Fobes**, with Foresite Engineering, PLLC and representative for the applicant, was present for the hearing and explained the project. Topics of discussion included the proposed buffer zone, proposed setbacks, and potential secondary access to the property to the North.

**Written Testimony: Thomas Martin & Stephanie Booth**, no physical address provided, supported the applications (Planning & Zoning Administrator Quayle read the letter into the record).

**Testimony from Those Supporting: John Weyant**, no physical address provided, supported the applications.

**Testimony from Those Uncommitted: Rick Humphrey**, 1154 Highway 57, had concerns regarding the current traffic flows on Highway 57 and privacy concerns for the lots abutting the proposed development.

**Sandy Akre**, 866 Highway 57, asked if the City's water and sewer systems could handle the capacity proposed.

**Testimony from Those Opposing: Darrell Wear**, 1028 Highway 57, opposed the applications.

**Rebuttal from the Applicant: Ryan Fobes**, with Foresite Engineering, PLLC and representative for the applicant, addressed the comments brought up by public testimony regarding the current traffic flows on Highway 57, privacy concerns for the lots abutting the development, concerns that too many lots are being proposed, whether or not the lots would be sold to a builder, potential future water and sewer repairs on mains located in private roadways, and whether or not street lights are proposed within the development. Discussion ensued.

Mayor Martin closed public testimony at 6:20 pm. The public hearing was continued to May 3, 2021 at 5:30 pm.

**B. Proposed Ordinance 619: To determine whether or not real property should be conveyed to Bonner County. The Priest River City Council has declared its intent to convey real property owned by the City of Priest**

**River to a tax supported governmental unit, Bonner County, for no monetary consideration.**

**Such real property is generally located at 336 E Jackson Avenue. – ACTION ITEM**

Mayor Martin opened the public hearing at 6:21 pm and explained the reason for the public hearing. He read the title of Ordinance 619.

Draft Ordinance 619 was briefly discussed.

**Questions from the Council:** None

**Written Testimony:** None

**Testimony from Those Supporting:** None

**Testimony from Those Uncommitted:** None

**Testimony from Those Opposing:** None

Mayor Martin closed public testimony at 6:26 pm.

**Council Member Turner made a motion to adopt Ordinance 619 under suspension of the rules. Council Member Wylie seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, and Council Member Wylie. NAYS: None. ABSTAINERS: None. ABSENT: Council Member Edwards.**

**ADJOURN**

**Council Member Wagner made a motion to adjourn at 6:26 pm. Council Member Wylie seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Wagner, Council Member Turner, and Council Member Wylie. NAYS: None. ABSTAINERS: None. ABSENT: Council Member Edwards.**

Motion to approve minutes of 04/26/21: \_\_\_\_\_

Second: \_\_\_\_\_

SIGNED:

ATTEST:

\_\_\_\_\_  
James L Martin  
Mayor

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Laurel Thomas, CMC  
City Clerk/Treasurer