

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 08/04/25

REGULAR MEETING

OPENING – Mayor Connolly called to order the regular meeting of the City Council at 5:30 pm on Monday, August 4, 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 Turner, Council Member Wagner, Council Member Mullaley, and Council Member Brower. Absent: None.

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

3. PUBLIC HEARING

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

THE APPLICANT, JBEST3 CUBED, IS REQUESTING TO ANNEX THEIR 5.04-ACRE PROPERTY INTO THE CITY LIMITS OF PRIEST RIVER, AND IF APPROVED, SUBDIVIDE IT WITH A CONDITIONAL USE PERMIT INTO A PLANNED UNIT DEVELOPMENT NAMED BEWS ACRES, CONSISTING OF THIRTEEN (13) LOTS. NINE (9) OF WHICH WILL BE DUPLEX LOTS RANGING IN SIZE FROM 6,000.040SF UP TO 9801.07SF. ONE (1) 40,989.13SF. LOT WILL HAVE TWO (2) 8-PLEX BUILDINGS WITH ASSOCIATED PARKING, ONE (1) 15,257.97SF LOT WILL HAVE A MINI STORAGE FACILITY FOR THE RESIDENTS, ONE (1) 10,659.36SF LOT WILL BE A PARK, AND THE LAST LOT CONTAINING 29,404.96SF WILL BE OPEN SPACE FOR THE RESIDENTS TO ENJOY.

THE PROPERTY IS GENERALLY LOCATED AT THE CORNER OF HIGHWAY 57 AND DURANGO LANE, PRIEST RIVER, ID, AND MORE SPECIFICALLY DESCRIBED AS:

Lot 2 Block 1 Two Rivers Subdivision

Mayor Connolly opened the public hearing at 5:31 pm. Planning and Zoning Administrator Quayle explained the reason for the public hearing and the applicant's request for annexation of the subject property.

Testimony from the Applicant:

Ryan Fobes with Foresite Engineering, representative for the applicant, explained the annexation request.

Questions from the Council:

None

Written Testimony:

None specific to the annexation of property.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

None

Testimony from Those Opposing:

Art Bews, 1294 Highway 57, opposed the applicant's request for annexation.

Wesley Bews, 1294 Highway 57, had questions regarding the proposed R-2 zoning designation.

Rebuttal from the Applicant:

Ryan Fobes with Foresite Engineering, representative for the applicant, addressed the question regarding R-2 zoning.

Mayor Connolly closed public testimony at 5:55 pm. Discussion ensued regarding the process of annexing and designating a zone.

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 Jbest3Cubed, LLC's request to annex into the city be approved. Staff are directed to prepare the necessary documents for adoption by the Council. 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.

Planning and Zoning Administrator Quayle explained the applicant's request for comprehensive designation and R-2 zoning of the subject property.

Testimony from the Applicant:

None.

Questions from the Council:

Council Member Mullaley asked about the potential to require a traffic study on Highway 57. Discussion ensued.

Council Member Turner asked if school buses drove into the Two Rivers at Priest subdivision to pick up children for school. Discussion ensued.

Written Testimony:

None specific to the comprehensive designation or zoning of the property.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

Nicole Howe, 44 Bingham Way, supported the annexation of the property, but would prefer R-1 zoning of the property.

Daniel Yaeger, 99 Bingham Way, requested clarification regarding R-1 versus R-2 zoning.

Testimony from Those Opposing:

Art Bews, 1294 Highway 57, opposed the applicant's request for dense zoning of the property.

Wesley Bews, 1294 Highway 57, opposed the applicant's request for dense zoning of the property.

Rachel Fraijo, 11 Bingham Way, asked if the zoning could be changed if the development was not approved, or approved at a lesser density.

Rebuttal from the Applicant:

Planning and Zoning Administrator Quayle addressed citizen questions regarding the difference between R-1 and R-2 zones, and if the zoning could be changed.

Ryan Fobes with Foresite Engineering, representative for the applicant, addressed citizen questions regarding the potential requirement for a traffic study, property values, and school bus routes.

Mayor Connolly closed public testimony at 6:22 pm. Discussion ensued regarding the zoning designation.

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, 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 Jbest3Cubed, LLC's request to zone the subject property R-2 Residential be 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 Mullaley, and Council Member Wagner. NAYS: Council Member Brower. ABSTAINERS: None. ABSENT: None.

Planning and Zoning Administrator Quayle explained the applicant's request for a conditional use permit, planned unit development, and subdivision. He read the proposed conditions to the Mayor and City Council.

Testimony from the Applicant:

Ryan Fobes with Foresite Engineering, representative for the applicant, was available to answer questions.

Questions from the Council:

Mayor Connolly asked if the WPOFD had their question regarding building heights answered, suggested an additional condition that the city could hire a construction manager to oversee the construction at the developer's expense, asked that they replace the flashing speed limit sign on Highway 57 north of the proposed development, commented that he liked the idea of a covered bus stop that was suggested by the school district, and commented that it would be nice to have the proposed park be designated as a public park.

Council Member Mullaley asked if the street lighting requirement should be dark sky friendly instead of night sky friendly, about snow storage, and about fencing versus a natural buffer against adjacent properties.

Council Member Brower stated that she thought the proposed development would change the character of the general vicinity and the rental units versus homeownership goes against the city's intent within its zoning codes. She also said that she's not against the development, only the proposed location.

Planning and Zoning Administrator Quayle and Ryan Fobes answered all questions. Discussion ensued.

Tom Martin, one of the applicants, spoke regarding the history of the property and proposed development.

Written Testimony:

Arthur Bews, 1294 Highway 57, opposed the applicant's request.

Roger Gregory, 38 Shady Lane, had comments regarding the applicant's request.

Mike & Bobbie Gossett, 20 Bingham Way, opposed the applicant's request.

Cameron VanRensum, 28 Bingham Way, opposed the applicant's request.

Emily Fiedler, 28 Bingham Way, opposed the applicant's request.

Steven Kingery, 19 Bingham Way, opposed the applicant's request.

Nick & Anna Noll, 83 Bingham Way, opposed the applicant's request.

Corrie Jacobson, 36 Bingham Way, opposed the applicant's request.

Val Iordache, 100 Bingham Way, opposed the applicant's request.

Nicholas Billett, 11 Bingham Way, opposed the applicant's request.

Robyn Bews, 1294 Highway 57, opposed the applicant's request.

Melissa Vasquez, 92 Bingham Way, opposed the applicant's request.

Wesley Bews, 1294 Highway 57, opposed the applicant's request.

Daniel Yaeger, 99 Bingham Way, opposed the applicant's request.

Robert Linsley, 1180 Highway 57, opposed the applicant's request.

Bradley Brunko, 27 Bingham Way, opposed the applicant's request.

Breanna Brunko, 27 Bingham Way, opposed the applicant's request.

Dana Peck, 59 Bingham Way, opposed the applicant's request.

Artricia Syacsure, 52 Bingham Way, opposed the applicant's request.

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

A petition to deny the applicant's request was signed by the following people: **Daniel Yaeger** – 99 Bingham Way, **Art Bews** – 1294 Highway 57, **Robyn Bews** – 1294 Highway 57, **Nicholas Billett** – 11 Bingham Way, **Rachel Fraijo** – 11 Bingham Way, **Bobbie Gossett** – 20 Bingham Way, **Mike Gossett** – 20 Bingham Way, **John Van Santford** – 3 Bingham Way, **Bradley Brunko** – 27 Bingham Way, **Zachary Syacsure** – 52 Bingham Way, **Artricia Syacsure** – 52 Bingham Way, **Nicole Howe** – 44 Bingham Way, **Brian Howe** – 44 Bingham Way, **Wesley Bews** – 1294 Highway 57.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

None

Testimony from Those Opposing:

Robyn Bews, 1294 Highway 57, asked about their driveway being closed.

Arthur Bews, 1294 Highway 57, asked for the distance from his house to the 8-Plex buildings, and said he didn't know anything about the mini storage units.

Cameron VanRensum, 28 Bingham Way, understood the need for rental units, but thought that affordable single-family houses would fit the area better than multi-family rentals, and asked about the mini storage units.

Nicole Howe, 44 Bingham Way, commented on issues she's experienced in other rental communities, commented that she understood the need for rentals within the city, explained why school buses won't come down to the Two Rivers at Priest development to pick up school children, and voiced her concerns regarding traffic turning onto Highway 57 and the proposed placement of units so close together.

Rachel Fraijo, 11 Bingham Way, understood the need for affordable housing but had concerns regarding maintenance of multi-family units, traffic if the park was dedicated to the public, regarding people turning around on Bingham Way, fire safety, maintaining the character of the neighborhood, types of proposed fencing, and the potential impacts to the Two Rivers Development during construction. She commented that she thought single-family homes would be a better fit for the neighborhood.

Daniel Yaeger, 99 Bingham Way, had concerns about traffic on Highway 57, esthetic concerns with multi-family units, and concerns with the effect on property values.

Wesley Bews, 1294 Highway 57, had concerns about density, impacts to the Two Rivers Development, traffic on Highway 57, setting precedent with "sprawl," and the future for the wildlife in the area.

Emily Fiedler, 28 Bingham Way, had concerns regarding the narrowness of Durango Lane and pedestrians, the effect on the existing mailboxes, and the potential issues with rental properties. She commented that she thought single-family homes would be a better fit for the neighborhood.

Rebuttal from the Applicant:

Planning and Zoning Administrator Quayle addressed citizen questions regarding the closing of existing driveways, the condition that the mini storage units only be available to renters in the development, side yard setbacks and separation of duplex units, traffic concerns on Highway 57, structure heights, the narrowness of Durango Lane, the difference between public and private streets and the inability to gate a public road, potential issues with rental properties, potential number of dwelling units versus the potential number of occupants, property values, and effects on existing mailboxes.

Ryan Fobes with Foresite Engineering, representative for the applicant, addressed citizen questions regarding the closing of existing driveways, the distance between Art Bews' house and the 8-plex, potential issues with rental properties, accommodating a bus stop within the development, traffic issues on Highway 57, the potential addition of a dead end sign going south on Durango Lane to Bingham Way, the potential impact of Durango Lane and Bingham Way during construction, open space, and effects on existing mailboxes.

Tom Martin, one of the applicants, spoke regarding the process of screening potential renters within the development and required annual inspections and the addition of a flashing speed limit sign on Highway 57 north of the development.

Mayor Connolly closed public testimony at 7:54 pm.

Council Member Mullaley asked about the inclusion of sidewalks within the development.

Mayor Connolly suggested a walkway through the park area instead of sidewalks.

Discussion ensued.

Council Member Turner made a motion to continue the public hearing to Tuesday, September 2, 2025 at 5:30 pm. Council Member Mullaley seconded the motion. After discussion and consideration, the motion passed unanimously.

4. CONSENT AGENDA

A. PREVIOUS MINUTES – CCWS 07/21/25

B. PAYABLES

C. RESOLUTION 25-038 – ROBINSON TRUST – MEMORANDUM AGREEMENT – REAL PROPERTY LEASE – FORMER COMMUNITY GARDEN SITE

D. RESOLUTION 25-039 – PRIEST RIVER HAPPY AGERS, INC. – REAL PROPERTY LEASE – 336 E JACKSON AVENUE

~~E. RESOLUTION 25-040 – IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY – NEW/AMENDED ENVIRONMENTAL COVENANT ADOPTION – TWO RIVERS PARK~~

Council Member Turner made a motion to approve the consent agenda with the removal of Item E. 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

None

B. LAW ENFORCEMENT

None

C. PUBLIC WORKS

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

D. PROJECT UPDATES

Various project updates were given.

E. BUILDING & ZONING

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

7. BUSINESS

A. PREVIOUSLY APPROVED CONDITIONAL USE PERMITS – DISCUSSION REGARDING POTENTIALLY REQUIRING ALL TO ANNUALLY REPORT TO COUNCIL

Discussion ensued. No new information was obtained.

B. BONNER PARK WEST – POTENTIAL ACQUISITION FROM BONNER COUNTY AND PRELIMINARY ASSESSMENT

Discussion ensued. No new information was obtained.

C. REGENCE BLUE SHIELD – EMPLOYEE HEALTH INSURANCE RENEWAL FOR FISCAL YEAR 2026

Discussion ensued.

Council Member Mullaley made a motion to approve the renewal of the Regence Blue Shield insurance plan for employee health insurance for fiscal year 2026. Council Member Brower seconded the motion. After consideration and discussion, the motion passed unanimously.

D. DELTA DENTAL – EMPLOYEE DENTAL INSURANCE RENEWAL FOR FISCAL YEAR 2026

Discussion ensued.

Council Member Brower made a motion to approve the renewal of the Delta Dental of Idaho insurance plan for employee dental insurance for fiscal year 2026. Council Member Turner seconded the motion. After consideration and discussion, the motion passed unanimously.

E. AJ'S CAFÉ – REAL PROPERTY LEASE – PROPANE TANK SITE

Discussion ensued.

Council Member Turner made a motion to approve the real property lease with Wendy Malnar for the continued storage of a propane tank at AJ's Café. Council Member Brower seconded the motion. After consideration and discussion, the motion passed unanimously.

8. PUBLIC COMMENT PERIOD

None

ADJOURN:

Council Member Mullaley made a motion to adjourn at 8:15 pm. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously.

Motion to approve minutes of 08/04/25: _____

Second: _____

SIGNED:

ATTEST:

Jeff Connolly
Mayor

Laurel Thomas, CMC
City Clerk/Treasurer