

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 09/02/25

SPECIAL MEETING

OPENING – Mayor Connolly called to order the special meeting of the City Council at 5:31 pm on Tuesday, September 2, 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, and Council Member Brower. Absent: Council Member Mullaley.

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 CONTINUATION FROM AUGUST 4, 2025

TO CONSIDER 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 continuation at 5:32 pm. Planning and Zoning Administrator Quayle explained the reason for the public hearing continuation and the information received from the Idaho Transportation Department. The proposed amended conditions were read aloud and discussed.

Ryan Fobes with Foresite Engineering, representative for the applicant, spoke about the proposed amended conditions. Discussion ensued regarding the flashing sign on

Highway 57, the proposed crosswalk across Highway 57, maintenance of Durango Lane, and the management of development construction.

Council Member Brower 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 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: None. ABSTAINERS: None. ABSENT: Council Member Mullaley.

Council Member Brower made a motion based on the City's Comprehensive Plan, Ordinances, and the adopted findings of fact and conclusions, that the Jbest3 Cubed, LLC's 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, including the installation of a flashing speed indicator sign on Highway 57 instead of just a flashing speed limit sign, eliminating the proposed crosswalk across Highway 57, defining the maintenance of Durango Lane to each development's proportionate share, working out the details of the management of development construction within the developer's agreement, contingent on the developers obtaining an approved application from ITD for access to Highway 57, and contingent on approval from the West Pend Oreille Fire Department regarding emergency access. 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 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: None. ABSTAINERS: None. ABSENT: Council Member Mullaley.

4. CONSENT AGENDA

A. PREVIOUS MINUTES – CCPH 08/18/25

B. PAYABLES

C. RESOLUTION 25-041 – AJ'S CAFÉ – REAL PROPERTY LEASE – PROPANE TANK SITE

D. RESOLUTION 25-042 – INNOVIA FOUNDATION – EQUINOX FOUNDATION PROGRAM FY25 – GRANT AGREEMENT – CITY PARK PLAYGROUND IMPROVEMENT PROJECT

Council Member Brower 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. LEAD TREATMENT PLANT OPERATOR CORY COLEMAN – 10 YEARS OF SERVICE

Mayor Connolly presented Lead Treatment Plant Operator Cory Coleman with a plaque and thanked him for 10 years of service.

B. CITY CLERK/TREASURER LAUREL THOMAS – 20 YEARS OF SERVICE

Mayor Connolly presented City Clerk/Treasurer Laurel Thomas with a plaque and thanked her for 20 years of service.

6. UPDATES

A. PARKS AND TREE COMMISSION

Council Member Wagner and Council Member Turner 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 Utility Operations Sifford presented 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. BONNER PARK WEST – POTENTIAL ACQUISITION FROM BONNER COUNTY AND PRELIMINARY ASSESSMENT

Mayor Connolly gave an update. Discussion ensued.

8. PUBLIC COMMENT PERIOD

None

ADJOURN:

Council Member Wagner made a motion to adjourn at 6:28 pm. Council Member Brower seconded the motion. After consideration, the motion passed unanimously.

Motion to approve minutes of 09/02/25: _____

Second: _____

SIGNED:

ATTEST:

Jeff Connolly
Mayor

Laurel Thomas, CMC
City Clerk/Treasurer