



CITY COUNCIL
Monday, April 15th, 2024, at 6:00 PM
Donnelly Community Center
MINUTES

CITY OF DONNELLY
P.O. Box 725
169 Halferty Street
Donnelly, ID 83615
Telephone (208) 325-8859

Meeting called to order by Mayor Dorris at 6:00 p.m.

Roll Call: Mayor Dorris, Councilmember Davenport, Councilmember Minshall, Councilmember Henggeler, Councilmember Spade and Clerk Clemens present.

Mayor Dorris lead Pledge of Allegiance.

CONSENT AGENDA

Motion by Davenport, 2nd by Henggeler to accept the consent agenda as written. No further discussion, Davenport (yes), Minshall (yes), Henggeler (yes), Spade (yes). Motion carried.

PUBLIC COMMENT

Mayor Dorris asked for any public comment.

Joel Ockunzzi, Commissioner Candidate district 1

Tom Reinhardt, Donnelly Medical Center, opening April 19, 2024. Days and hours will be Friday-Sunday 8am to 6pm, changing June 1st to 7 days a week.

DISCUSSION ITEMS:

PUBLIC HEARING

(ACTION ITEM) Mountain Meadows Ranch South 2024-RZ-1 and 2024-PP-1

- City Council to consider a rezone including the termination of Development Agreement recorded as Instrument Number 306614 and termination of Amendment to Development Agreement recorded as Instrument Number 323886, and implementation of a new Development Agreement and a Preliminary Plat to include a mix of single-family homes, townhomes, apartments, commercial lots, and open space for Mountain Meadows Ranch South. The property is currently owned by Donnelly 270, LLC, member Craig Groves, and the applications are represented by Bonnie Layton with NV5. The



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property is approximately 46-acres and is located on the north side of Roseberry Road approximately 1/4 -mile west of State Highway 55.

- Mayor Dorris opened the Public Hearing at 6:10 p.m.
- Overview given by Mark Butler, Land Consultants, Inc (staff) – rezoning, preliminary plat (basic lot layout), eliminate previous development agreements.
- Rob Pair, Crestline, McCall, engineering staff for applicant.
- Bonnie Layton, representative for applicant - Mixed Use Development. Requesting rezone and preliminary plat approval. Rezone with General Commercial, R8, Public Use and Open Space. Total acres 45.73 – commercial 16.46, residential 23.17, open space 8.13. Pathways – West Roseberry through development and connect to regional pathway system.
- Staff Report, Mark Butler, Land Consultants, Inc. Analysis: related to principles of comprehensive plan.
 - Development Agreement
 - Agreement shall vest the right of Owner to develop the Property subject to the conditions and limitations set forth in Development Agreement
 - Concept Plan
 - Guarantee Open Space
 - Residential buildings mitigate noise between floors and units
 - Traffic impact study to be completed
 - Acknowledgement and compliance of Ordinance 174 “Water Supply”
 - Preliminary Plat
 - All City Codes in effect as of signed findings must be complied with
 - Comply with all conditions from City Engineer
 - Pathway on collector, easement to City
 - Minimal pathway on west side of project
 - 10’ wide sidewalks constructed on West Roseberry abutting the site
 - Upon review of Design Review applications, pedestrian connections shall be provided connecting commercial buildings to street sidewalks
 - Conceptual site plans, landscape plans, and conceptual elevation details are all subject to submittal of Design Review applications
- No written comments received.
- Mayor Dorris asked for public comment.
 - Proponents – no comments received.
 - Undecided – Callie Smith, happy to see project, prioritize phases with housing needs before commercial.



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- Opponents – no comments received.
- Craig Groves, Developer, Commercial will be Flex Space, high demand for storage units, residential currently expensive to build in Valley County.
- Mayor Dorris closed the Public Hearing at 7:03 p.m.
- Council deliberations

Motion by Minshall, 2nd by Henggeler to approve 2024-RZ-1 and 2024-PP-1 with the conditions provided in the staff report, adding Site Specific No. 8 – Applicant to work with City of Donnelly and Valley County Pathways to finalize pathway. No further discussion, Davenport (yes), Minshall (yes), Henggeler (yes), Spade (yes). Motion carried.

STAFF REPORT

ADJOURNMENT

Motion by Davenport, 2nd by Spade to adjourn meeting. No further discussion, Davenport (yes), Minshall (yes), Henggeler (yes), Spade (yes). Motion carried.

Adjourned at 7:21 p.m.

ATTEST: Lori Clemens, City Clerk