



**CITY COUNCIL**  
**Monday, Jan. 26<sup>th</sup>, 2026, 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 6:01 p.m.

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

Mayor Dorris lead Pledge of Allegiance.

**SWEARING IN ELECTED OFFICIALS**

Wendy Davenport, City Council Member

**NOMINATION BY MAYOR TO FILL COUNCIL VACANCY**

- Mayor Dorris nominated Morgan Fuller, Donnelly Resident, to fill the Council Vacancy

**COUNCIL CONFIRMATION OF NOMINATION (Action Item)**

**Motion by Spade, 2<sup>nd</sup> by Davenport** to accept Nomination of Morgan Fuller to fill the Council Vacancy. No further discussion, Davenport (yes), Minshall (yes), Spade (yes). Motion carried.

**CONSENT AGENDA**

**Motion by Davenport, 2<sup>nd</sup> by Fuller** to accept the consent agenda as written. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.

**PUBLIC COMMENT**

Mayor asked for any public comment.

No public comment

**DISCUSSION ITEMS:**

Impact Fee Committee Report – Donnelly Rural Fire District, Frank Yates

- Adjusted Fee (-28.2%)
- Residential \$1,290 per unit, Nonresidential \$0.52 per square foot

**BUSINESS AGENDA (Action Items):**

**AB 26-01 Resolution 2026-001, Declaration of General Election Results**

- Municipal election of November 4, 2025, was scheduled, no election held pursuant to Idaho Code §50-405(2), number of people filed a declaration of candidacy was fewer than the number of council positions up for election.



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**Motion by Minshall, 2<sup>nd</sup> by Spade** to accept, approve, adopt, and authorize Mayor to sign Resolution No. 2026-001, Declaration of General Election Results. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.

**AB 26-02 Appointment of City Council President**

- Councilmember Minshall nominated Councilmember Davenport to be appointed as the City Council President.

**Motion by Minshall, 2<sup>nd</sup> by Fuller** to appoint Councilmember Davenport as the City Council President for 2026. No further discussion, Minshall (yes), Spade (yes), Fuller (yes). Motion carried.

**AB 26-03 Stibnite Foundation Board – Donnelly Seat**

- Liz Jones to continue Stibnite Foundation Board as Donnelly Representative.

**Motion by Davenport, 2<sup>nd</sup> by Spade** to accept, approve, and authorize Mayor to sign necessary documents for Liz Jones, Stibnite Foundation Board Member. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.

**AB 26-04 Stibnite Advisory Council Community Representative**

- John Sommerwerck continues as Stibnite Advisory Council Community Representative.

**Motion by Spade, 2<sup>nd</sup> by Minshall** to accept, approve, and authorize Mayor to sign necessary documents for John Sommerwerck, City Representative Stibnite Advisory Council. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.

**AB 26-05 DDC Rental Agreements**

- Donnelly Depot Center Rental Agreements for Units 1, 2, 3 (office only), and 4.

**Motion by Spade, 2<sup>nd</sup> by Davenport** to accept, approve, and authorize Mayor to sign DDC Rental Agreements for the term of one year beginning February 1, 2026. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.

**AB 26-06 General Fund Transfer to LGIP Account**

- Quarterly transfer of funds from General Fund to LGIP Sewer Bond (\$4,200) and LGIP Water Bond (\$4,200) accounts.

**Motion by Davenport, 2<sup>nd</sup> by Fuller** to approve transfer of funds. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.



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**PUBLIC HEARING (Action Item)**

**Proposed Boulder Creek Planned Unit Development, File numbers 2026-AN-01, 2026-RZ-01 & 2026-CUP-01**

- Mayor Dorris stepped down due to living next door and potential conflict of interest
- Ex parte - Councilmember Davenport contact Mayor Dorris to run an efficient meeting
- Ex parte – Councilmember Spade met the developer at West Central Mountain Economic Development Conference.
- City Council took testimony on 2026-AN-1, 2026-RZ-1 & 2026-CUP-1 An annexation, rezone from R-4 (Residential) and MU (Multiple Use – Valley County designation) to R-8-DA (Residential with a development agreement) and RR-DA (Rural Residential with a development agreement) and a conditional use permit for a planned unit development retaining the existing residential dwelling and constructing a recreational cabin park consisting of fourteen cabins/casitas, constructing three short-term rentals/vacation rentals, constructing ninety-seven multi -family dwelling units (apartments) and constructing an outdoor commercial entertainment facility. The property is currently owned by Reuban Ortega, an individual, and Freedom Management Group, LLC, with managing member Joe Chritchfield. The applications are represented by Mike Williams with South Beck and Baird Architecture. The property is approximately 22.83-acres and is located on the south and east side of Eld Lane approximately 370 feet west of State Highway 55.
- City Clerk Clemens opened the Public Hearing at 6:13pm.
- Mark Butler, UDC Administrator, outlined the hearing process.
- Mike Williams, South Beck and Baird Architecture, representing the Applicant, presented the Application.
  - Parcel in Valley County – Annex to City
  - Environmental Engineers hired-Boulder Creek wet land protection.
  - Rezone from R4 to R8
  - Capacity of water system in place prior to development
  - Existing well to supply 14 cabins
- Joe Critchfield, Developer
  - Work Force Housing
  - Sustainable place to live
- Mark Butler, UDC Administrator, questions from Council
- City Clerk Clemens comments received after packets submitted to Council.
  - 7 emails/letters



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- 11 Public Comments Taken
  - Susan Dorris, 163 Eld Lane – not in favor as submitted
  - Rex Frazier, 204 Eld Lane – not in favor as submitted
  - Danny Bade, 13070 Eld Lane – not in favor as submitted
  - Paul Coski, 402 Rex Lane – not in favor as submitted
  - Christa Coski, 402 Rex Lane – not in favor as submitted
  - Bill Pilcher, 301 Eagle Lane – not in favor as submitted
  - George Dorris – not in favor as submitted
  - Jenell Evans, 235 Eld Lane #7 – against
  - Pam Pace, 333 Rio Vista Blvd, McCall – neutral
  - Corrin Floyd, 320 Payette Street – not in favor as submitted
  - Dan Margolis, 192 Eld Lane – not in favor as submitted
- Rebuttal by Mike Williams, Joe Critchfield and Tim Orr
- Mark Butler, UDC Administrator, response to council

**Motion by Minshall, 2<sup>nd</sup> by Spade** to continue Monday, February 9, 2026, at 6pm, limiting public comment only to second access into development. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.

#### **STAFF REPORT**

Staff Report was included in the packet.

#### **ADJOURNMENT**

**Motion by Davenport, 2<sup>nd</sup> by Spade** to adjourn meeting. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.

Adjourned at 8:48 p.m.

ATTEST: Lori Clemens, City Clerk