



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

**CITY COUNCIL  
SPECIAL MEETING  
Monday, Feb. 09<sup>th</sup>, 2026, at 6:00 PM  
Donnelly Community Center  
MINUTES**

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

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

Mayor Dorris lead Pledge of Allegiance.

**PUBLIC HEARING (Action item) The City Council continued the public hearing from the January 26, 2026, meeting to Monday, February 9, 2026, to take additional testimony SOLELY relating to the possible need for a secondary access in addition to the Eld Lane at Highway 55 access.**

**Proposed Boulder Creek Planned Unit Development, File numbers 2026-AN-01, 2026-RZ-01 & 2026-CUP-01 –This public continued hearing is to take additional testimony SOLELY relating to the possible need for a secondary access in addition to the Eld Lane at Highway 55 access.**

- Mayor Dorris stepped down due to living next door and potential conflict of interest
- Council President Davenport opened the Public Hearing at 6:01pm.
- Mark Butler, UDC Administrator, outlined the public hearing, gave staff report
- City Clerk Clemens comments received after packets submitted to Council
  - 2 letters
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- Mike Williams, South Beck and Baird Architecture
  - Second access addressed by Fire Code, below the threshold for local street
  - Right turn lane, not a deceleration lane
  - Clarification on new or existing crosswalk on Highway 55
- 6 Public Comments Taken
- Mike Williams, South Beck and Baird Architecture
  - Rebuttal to public comments
- Mark Butler, UDC Administrator, reviewed process after Council deliberation and action taken.
- Council President Davenport closed Public Hearing at 6:39pm.
- Council deliberation



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**Motion by Minshall, 2<sup>nd</sup> by Fuller** Regarding applications number 2026-AN-1, 2026-RZ-1& 2026-CUP-1, move that we approve the annexation and 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 eighty-eight multi-family dwelling units (apartments) NOT THE NINETY-SEVEN REQUESTED and that we deny the request for the construction of an outdoor commercial entertainment facility but we approve limited live entertainment events all with the recommended conditions of approval within the staff report with the following changes: that are listed on #4 of the Staff Report, and also with condition #5 the road will be maintained for dust abatement during the construction and #6 the development comply with construction hours under our conditional use permit. As well as mitigation measures under #4.8 shall also include a pedestrian improvement to be reviewed as part of the design review, at a minimum, include pedestrian activated rectangular rapid flashing beacons, crosswalks and pathway connection, subject to ITD approval. As well as mitigation measures for Highway 55 at Eld Lane shall include, at a minimum, the construction of a southbound right turn lane and the potential extension of the northbound center turn, subject to ITD approval. Additionally, the northbound sight visibility may need to be mitigated dependent upon review and requirements of ITD and the City. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.

**Council President Davenport – 5-minute break 7:38pm.  
Mayor Dorris continued meeting at 7:42pm.**

**BUSINESS AGENDA (Action Items):**

**AB 26-07 2026-DR-01 for a Design Review Approval Request - 392 N Main Street**

- Two-story, 5,200 square foot mixed use building. The first floor is planned as an office (business and professional), with enclosed RV parking, and the second floor is planned as a residential dwelling.
- The property is located at 392 North Main Street approximately 250 feet north of Front Street.
- Mark Butler, UDC Administrator, Staff Report
- The application is represented by Nick Oelrich with CSHQA Architects, Bosie, Idaho.



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**Motion by Spade, 2<sup>nd</sup> by Fuller** to approve 2026-DR-01 392 N Main Street Design Review the submitted application with the conditions provided within the Staff Report. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.

**ADJOURNMENT**

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

Adjourned at 7.51 p.m.