



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

# AGENDA CITY COUNCIL MEETING

**Monday, March 16, 2026**  
**Donnelly Community Center**

## CALL TO ORDER

## ROLL CALL

## PLEDGE OF ALLEGIENCE

## APPROVE AGENDA

### **CONSENT AGENDA:** *(one motion needed for the Consent Agenda)*

City Council Minutes – February 23, 2026

Vouchers –February 18 thru March 11, 2026

Treasurer Report – February 2026

Payroll Summary –March 4 & 5, 2026

### **PUBLIC COMMENT:**

The public may wish to bring forward and discuss any subject **Not already on the agenda**. Please limit comments to three (3) minutes. **The City Council will not take any action or make any comments.** To request Council action during the Business portion, contact the City Clerk at least one week in advance of a meeting.

### **DISCUSSION ITEM:**

Stibnite Advisory Council – John Sommerwerck

### **NEW BUSINESS (Action Items):**

AB 26-12 Donnelly Water User Rate and Connection Fee Study

AB 26-13 Boulder Creek Finding of Facts and Conclusion of Law

- Findings of Fact and Conclusion of Law for application file numbers 2026-AN-1, 2026-RZ-1 & 2026-CUP-1 consisting of proposed 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

**AGENDA  
CITY COUNCIL  
MEETING**

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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.

AB 26-14 Idaho Power Franchise Fees

AB 26-15 Budget Public Hearing – August 17, 2026

AB 26-16 Mountain View RV Park – City Water Service Line Extension

**STAFF REPORTS:**

**ADJOURNMENT:**

Any person needing special accommodation to participate in the above noticed meeting should contact the City Clerk's Office at Donnelly 208-325-8859, at least 24 hours in advance of the meeting date.

**Office Closures:**

**Upcoming Meeting Dates:** April 20, 2026, City Council Meeting



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**CITY COUNCIL**  
**Monday, February 23, 2026, at 6:00 PM**  
**Donnelly Community Center**  
**MINUTES**

Meeting called to order by Council President Davenport at 6:00 p.m.

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

Mayor Dorris lead Pledge of Allegiance.

**CONSENT AGENDA**

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

**PUBLIC COMMENT**

Mayor Dorris asked for any public comment.

Heather Lewis, Donnelly Resident, introducing self - running as Independent for Idaho House 8A

**DISCUSSION ITEMS:**

No discussion items

**BUSINESS AGENDA (Action Items)**

**AB 26-08 Request to Adopt Resolution 2026-002 Fair Housing Month Proclamation**

- City of Donnelly Resolution proclaiming April to be Fair Housing Month.

**Motion by Minshall, 2<sup>nd</sup> by Spade** to accept, approve, adopt and authorize Mayor to sign Resolution 2026-002, Fair Housing Month Proclamation. No further discussion, Davenport (yes), Minshall (yes), Spade (yes). Motion carried.

**AB 26-09 Request to Adopt Resolution 2026-003, Arbor Day Proclamation**

- Proclaiming April 24, 2026 as the City of Donnelly Arbor Day Celebration.

**Motion by Spade, 2<sup>nd</sup> by Davenport** to accept, approve, adopt and authorize Mayor to sign Resolution 2026-003, Arbor Day Proclamation. No further discussion, Davenport (yes), Minshall (yes), Spade (yes). Motion carried

**DRAFT**



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**CITY COUNCIL**  
**Monday, February 23, 2026, at 6:00 PM**  
**Donnelly Community Center**  
**MINUTES**

**AB 26-10 Sewer Collection System and Treatment Facilities Agreement with NLRSWD**

- Agreement between City and North Lake Recreational Sewer & Water District
- City satisfied Bond on February 1, 2026
- Option to annex sewer system into the NLRSWD within 1 year of bond payoff
- Discussion on benefits of annexation and not annexing

**Motion by Davenport, 2<sup>nd</sup> by Spade** to move forward to Annexing City Sewer into the North Lake Sewer Water District. No further discussion, Davenport (yes), Minshall (yes), Spade (yes). Motion carried.

**AB 26-11 Donnelly Fire Protection District use of City Fire Hydrants for Training**

- To establish standards, procedures, and responsibilities for the District's use of City hydrants for training purposes, in compliance with applicable Idaho laws and local ordinances.
- Create a Memorandum of Understanding between the City and the DFPD.
- Changes to Section III, 2 (deleted as item) and Section III, 3-e (flat daily rate of \$300).
- Discuss with City Attorney about fines for not notifying prior, other noncompliance, each occurrence.

**Motion by Minshall, 2<sup>nd</sup> by Spade** to move forward with creating a Memorandum of Understanding with the City and DFPD for training services with changes within MOU to be reviewed by staff. No further discussion, Davenport (yes), Minshall (yes), Spade (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). Motion carried.

Adjourned at 6:32 p.m.  
 ATTEST: Lori Clemens, City Clerk

03/11/26  
09 10:03

CITY OF DONNELLY  
Claim Details by Posted Date  
For Claims from 02/18/26 to 03/11/26

Page: 1 of 6  
Report ID: AP100V

\* Over spent expenditure

Claim/ Line #	Check Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
7212	-99139E	170 ADOBE SYSTEMS INC.	19.99						
Adobe Service									
1	3390618463 03/08/26 Service		19.99			10 41100	620		10190
Total for Vendor:			19.99						
7194	-99141E	6 AMAZON	55.62						
Office Supplies									
1	6527447 02/23/26 File Folders		55.62			10 41100	605		10190
Total for Vendor:			55.62						
7221	15692S	8 ANALYTICAL LABORATORIES, INC	475.00						
Routine Testing Well #4									
1	2602097 02/28/26 Routine Testing		475.00			51 43400	560		10100
Total for Vendor:			475.00						
7196	15671S	257 CASCADE HARDWARE	44.94						
Billing									
1	2602-09706 02/10/26 Streets		20.99			10 43010	430		10100
2	2602-09990 02/26/26 Office Supplies		11.96			10 41100	605		10100
3	2602-09560 02/02/26 Water Supplies		11.99			51 43400	433		10100
Total for Vendor:			44.94						
7210	15685S	272 DRAKE DIVERSIFIED LLC	375.00						
Monthly Water System Operational Services									
1	2706 03/03/26 Water System Services		375.00			51 41100	360		10100
Monthly CONTRACT FEE									
Total for Vendor:			375.00						
7211	15686S	149 DUBOIS	777.88						
sodhypo									
1	IN-3055757 03/02/26 chemical		777.88			51 43400	462		10100
Total for Vendor:			777.88						

\* Over spent expenditure

Claim/ Line #	Check Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
7197	15672S	46 ED STAUB & SONS	9.80						
265 N J Corbet	#5 Tank Rental								
4	13819762 03/01/26	Tank Rental-DDC	9.80			10 44300	416		10100
7216	15687S	46 ED STAUB & SONS	189.39						
Propane									
1	13816533 03/02/26	249 J Corbejt Ln #5	189.39			10 44300	416		10100
		Total for Vendor	199.19						
7213	-99138E	306 ENABLING ELEMENTS, INC	34.00						
Services									
1	E2508044 03/06/26	Broad Band Pump House	34.00			51 41100	437		10190
		Total for Vendor	34.00						
7198	15673S	176 FILTRATION TECHNOLOGY	732.00						
AQUA MAG									
1	S8939 02/12/26	30 GAL Aqua Mag (1)	732.00			51 43400	462		10100
		Total for Vendor	732.00						
7217	15688S	63 ICRMP	5,943.00						
FY 2026 1st payment									
1	02044-2026 03/01/26	general liability	3,862.95			10 41100	510		10100
2	02044-2026 03/01/26	general liability	1,782.90			51 41100	510		10100
3	02044-2026 03/01/26	general liability	297.15			52 41100	510		10100
		Total for Vendor	5,943.00						
7199	15674S	66 IDAHO POWER	1,440.94						
Power Billing									
1	2205677988 02/18/26	City Hall / Maintenance	150.71			10 41100	416		10100
2	2205677988 02/18/26	City Hall / Maintenance	69.56			51 41100	416		10100
3	2205677988 02/18/26	City Hall / Maintenance	11.59			52 41100	416		10100
4	2204034223 02/18/26	Community Center	165.34			10 41100	416		10100
5	2201629405 02/23/26	Kiosk / Rest Area	26.85			10 43010	416		10100
6	2206076560 02/18/26	Fire Pump	331.25			51 41100	416		10100
7	2200223291 02/18/26	Water Supply	25.84			51 41100	416		10100
8	2201910078 02/18/26	Street Lights	184.03			10 43010	416		10100

\* Over spent expenditure

Claim/ Line #	Check Invoice #/Inv Date/Description	Vendor #/Name/ Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
9	2206228211 02/18/26	Main Street Lights	20.44			10 43010	416		10100
10	2207365186 02/18/26	NW Pump	346.94			51 41100	416		10100
11	2207493590 02/20/26	Camp Host Site	25.59			10 44100	451		10100
12	2201510134 02/18/26	DDC Unit #5	56.96			10 44300	416		10100
13	2208695581 02/23/26	193 FW Gestrin Gazebo	25.84			10 43010	416		10100
		Total for Vendor:	1,440.94						
7222	15693S	371 KELLER ASSOCIATES	10,918.75						
Engineering Services									
1	0255056 02/15/26	Water Rate Study 225074-005	10,550.00			51 41100	325		10100
2	0255055 02/15/26	General Engineering 225074-00	368.75			10 41100	340		10100
		Total for Vendor:	10,918.75						
7218	15689S	165 LAKESHORE DISPOSAL	1,979.30						
Trash Services									
1	2026-02 02/26/26	Trash Collection	1,737.58			51 41100	414		10100
2	27804156S2 03/01/26	DDC Trash	152.75			10 44300	414		10100
3	2026-02 02/26/26	Overage-Extra Cans	88.97			51 41100	414		10100
		Total for Vendor:	1,979.30						
7219	15690S	361 LAND CONSULTANTS, INC	28,140.00						
Consulting Services									
1	2026-123 03/02/26	Water System Upgrades	2,100.00			51 41100	325		10100
2	2026-120 03/02/26	150 E State Street - Library	1,120.00			10 41100	330		10100
3	2026-118 03/02/26	161 S. Main Street-Motel	840.00			10 41100	330		10100
4	2026-121 03/02/26	392 N Main Street	5,600.00			10 41100	330		10100
5	2026-122 03/02/26	Boulder Creek - Eld Lane	18,480.00			10 41100	341		10100
		Total for Vendor:	28,140.00						
7214	-99137E	216 MICROSOFT	55.00						
Internet									
1	E0100YWXW 03/04/26	Email Service	25.00			10 41100	620		10190
2	E0100YWYZI 03/04/26	office 365	30.00			10 41100	620		10190
		Total for Vendor:	55.00						

CITY OF DONNELLY  
Claim Details by Posted Date  
For Claims from 02/18/26 to 03/11/26

\* ... Over spent expenditure

Claim/ Line #	Check Invoice #/Inv Date/Description	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
7200	15675S	154 NORTH LAKE RECREATIONAL SEWER &	8,976.00						
Contract Sewer Service									
1	95-10-00 03/01/26	Contract Services	8,976.00			52 41100	541		10100
Total for Vendor:			8,976.00						
7220	15691S	101 PAT'S GLASS	190.00						
1	226.64 02/26/26	DDC Door Repair	190.00			10 44300	432		10100
Total for Vendor:			190.00						
7201	15676S	369 ROCKINGJKRANCH LLC	935.00						
Contract Services									
1	1 02/14/26	Services	935.00			51 41100	351		10100
Monthly CONTRACT FEE									
Total for Vendor:			935.00						
7223	15694S	199 SHRED-IT/STERICYCLE, INC	159.51						
shredding service									
1	8013524593 02/25/26	shredding	103.69			10 41100	605		10100
2	8013524593 02/25/26	shredding	47.86			51 41100	605		10100
3	8013524593 02/25/26	shredding	7.96			52 41100	605		10100
Total for Vendor:			159.51						
7202	15677S	202 SILVER STAR COMMUNICATIONS	83.93						
telephone									
1	664073 03/01/26	telephone	54.56			10 41100	437		10100
2	664073 03/01/26	telephone	25.18			51 41100	437		10100
3	664073 03/01/26	telephone	4.19			52 41100	437		10100
Total for Vendor:			83.93						
7203	15678S	120 SINCLAIR FLEET TRACK (STINKER)	238.75						
Fuel									
1	2026.02 02/28/26	F150	147.83			10 43010	481		10100
2	9821 02/18/26	JD Backhoe	92.86			10 43010	482		10100
3	2026.02 02/28/26	Credit	-1.94			10 43010	481		10100
Total for Vendor:			238.75						

03/11/26  
09:10:03

CITY OF DONNELLY  
Claim Details by Posted Date  
For Claims from 02/18/26 to 03/11/26

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Report ID: AP100V

\* Over spent expenditure

Claim/ Line #	Check Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
7204	15679S	150 SPARKLIGHT	111.45						
Internet Services									
1	112446547	02/23/26 internet	72.45			10 41100	437		10100
2	112446547	02/23/26 internet	33.44			51 41100	437		10100
3	112446547	02/23/26 internet	5.56			52 41100	437		10100
Total for Vendor:			111.45						
7205	15680S	123 STATE INSURANCE FUND	1,035.00						
Installment Premium 10/01/25-10/01/26									
1	30783460	02/18/26 work comp-9102	105.50			10 44100	260		10100
2	30783460	02/18/26 work comp-7520	294.17			51 41010	260		10100
3	30783460	02/18/26 work comp-9410-9402	588.33			10 43010	260		10100
4	30783460	02/18/25 work comp-8810-8811	47.00			10 41010	260		10100
Total for Vendor:			1,035.00						
7206	15681S	370 TRUMBULL COMPUTER SERVICES	300.00						
IT Services									
3	2026-767	02/17/26 Computer #1	300.00			10 41100	613		10100
Total for Vendor:			300.00						
7195	-99140E	138 USPS	230.00						
Renewal Box 1 yr									
1	725	02/23/26 Renewal Post Office Box-1yr	115.00			10 41100	614		10190
2	725	02/23/26 Renewal Post Office Box-1yr	115.00			51 41100	614		10190
7215	-99136E	138 USPS	139.00						
Postage									
1	023247	03/05/26 Forever Stamps	78.00			10 41100	614		10190
2	023247	03/05/26 Post Card Stamps	41.00			51 41100	614		10190
3	023247	03/05/26 Post Card Stamps	20.00			52 41100	614		10190
Total for Vendor:			369.00						
7208	15682S	373 XEROX CORP-XBS CUSTOMER CARE	30.40						
Color Copier Maintenance									
1	IN5227741	02/05/26 copier maintenace	19.76			10 41100	611		10100
2	IN5227741	02/05/26 copier maintenace	9.12			51 41100	611		10100

03/11/26  
09 10 03

CITY OF DONNELLY  
Claim Details by Posted Date  
For Claims from 02/18/26 to 03/11/26

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Report ID: AP100V

\* Over spent expenditure

Claim/ Line #	Check Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3	IN5227741 02/05/26 copier maintenance		1 52			52 41100	611		10100
	Total for Vendor:		30.40						
7207	15683S 351 XEROX FINANCIAL SERVICES		222.69						
	Copier Maintenance								
1	41626276 02/12/26 copier maintenance		144.75			10 41100	611		10100
2	41626276 02/12/26 copier maintenance		66.81			51 41100	611		10100
3	41626276 02/12/26 copier maintenance		11.13			52 41100	611		10100
	Total for Vendor:		222.69						
7209	15684S 209 YORGASON LAW OFFICES PLLC		770.00						
	Correspondence/Emails								
1	986 03/02/26 Legal Fees		770.00			10 41100	320		10100
	Total for Vendor:		770.00						
	# of Claims	30	Total:	64,612.34	# of Vendors	23			
	Total Electronic Claims			533.61					
	Total Non-Electronic Claims			64078.73					

\*\* This report runs by Claim Posted Date, which is a system generated field that always shows the date on which the Claim was actually posted in the system. If a Claim was cancelled and re-posted, the posted date will show as of the date it was re-posted \*\*

CITY OF DONNELLY  
Statement of Expenditure - Budget vs. Actual Report  
For the Accounting Period: 2 / 26

Fund Account Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
10 GENERAL						
41000 GENERAL GOVERNMENT						
41010 Personnel						
110 Office Wages	3,052.77	16,789.94	64,220.00	64,220.00	47,430.06	26%
111 Council Wages	780.00	3,900.00	9,360.00	9,360.00	5,460.00	42%
112 Mayor Wages	260.00	1,300.00	3,120.00	3,120.00	1,820.00	42%
210 Health	524.61	2,622.98	11,208.00	11,208.00	8,585.02	23%
211 Vision	8.44	42.20	330.00	330.00	287.80	13%
220 Social Security/Medicare	313.08	1,682.15	6,855.00	6,855.00	5,172.85	25%
230 PERSI	471.95	2,521.77	8,974.00	8,974.00	6,452.23	28%
250 Unemployment Insurance	14.84	59.60	500.00	500.00	440.40	12%
260 Workers Compensation	0.00	237.00	800.00	800.00	563.00	30%
290 Dental	29.25	146.24	730.00	730.00	583.76	20%
961 Taxes	0.00	0.00	500.00	500.00	500.00	0%
Account Total:	5,454.94	29,301.88	106,597.00	106,597.00	77,295.12	27%
41100 Administration						
310 Audit & Accounting Services	0.00	0.00	5,395.00	5,395.00	5,395.00	0%
320 Attorney/Legal Fees	437.50	1,505.00	28,500.00	28,500.00	26,995.00	5%
321 Economic Development	0.00	0.00	2,000.00	2,000.00	2,000.00	0%
330 Contract - Planning & Zoning	0.00	37,425.00	62,500.00	62,500.00	25,075.00	60%
340 Contract Labor	297.50	2,696.25	10,000.00	10,000.00	7,303.75	27%
341 Pass Thru Charges	366.25	33,232.86	50,000.00	50,000.00	16,767.14	66%
414 Solid Waste Collection	0.00	0.00	1,000.00	1,000.00	1,000.00	0%
416 Electric & Gas	0.00	1,733.00	7,250.00	7,250.00	5,517.00	24%
431 City Hall Repair & Maint	0.00	945.00	8,250.00	8,250.00	7,305.00	11%
436 Cell Phone Mayor/Maintenance	0.00	0.00	1,800.00	1,800.00	1,800.00	0%
437 Telephone, Telecommunications	54.56	580.04	2,000.00	2,000.00	1,419.96	29%
456 Signs	0.00	0.00	1,000.00	1,000.00	1,000.00	0%
510 Insurance - Liability	0.00	3,862.95	7,729.00	7,729.00	3,866.05	50%
520 Dues & Fees	0.00	550.00	1,000.00	1,000.00	450.00	55%
530 Publications	0.00	119.34	4,000.00	4,000.00	3,880.66	3%
550 Travel Reimbursement	0.00	0.00	1,000.00	1,000.00	1,000.00	0%
551 Training & Education	0.00	0.00	2,000.00	2,000.00	2,000.00	0%
552 Meals & Entertainment	0.00	0.00	300.00	300.00	300.00	0%
605 Office Supplies	55.62	674.45	2,000.00	2,000.00	1,325.55	34%
611 Copier Maintenance	0.00	579.00	2,225.00	2,225.00	1,646.00	26%
613 IT - Computer	0.00	0.00	5,000.00	5,000.00	5,000.00	0%
614 Postage	115.00	129.06	750.00	750.00	620.94	17%
615 Grant Writing	0.00	0.00	2,500.00	2,500.00	2,500.00	0%
620 Software - New	350.75	650.71	2,500.00	2,500.00	1,849.29	26%
621 Software Maintenance Fees	7,473.67	8,312.26	15,250.00	15,250.00	6,937.74	55%
700 Capital Improvements	0.00	0.00	5,500.00	5,500.00	5,500.00	0%
930 Reconciliation Discrepancies	3.24	3.03	25.00	25.00	21.97	12%
970 Grant Expense	0.00	1,500.00	2,500.00	2,500.00	1,000.00	60%
Account Total:	9,154.09	94,497.95	233,974.00	233,974.00	139,476.05	40%
Account Group Total:	14,609.03	123,799.83	340,571.00	340,571.00	216,771.17	36%

CITY OF DONNELLY  
Statement of Expenditure - Budget vs Actual Report  
For the Accounting Period: 2 / 26

Fund Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
10	GENERAL						
42000	Public Safety						
42000	Public Safety						
	456 Signs	0.00	0.00	500.00	500.00	500.00	0%
	900 Public Safety	0.00	0.00	1,250.00	1,250.00	1,250.00	0%
	Account Total:	0.00	0.00	1,750.00	1,750.00	1,750.00	0%
	Account Group Total:	0.00	0.00	1,750.00	1,750.00	1,750.00	0%
43000	Public Works						
43000	Public Works						
	700 Capital Improvements	0.00	0.00	4,500.00	4,500.00	4,500.00	0%
	Account Total:	0.00	0.00	4,500.00	4,500.00	4,500.00	0%
43010	Roads and Streets						
	116 Roads & Street Wages	2,963.01	16,501.98	83,123.00	83,123.00	66,621.02	20%
	118 Snow Removal Wages	290.00	2,435.73	59,429.00	59,429.00	56,993.27	4%
	210 Health	568.08	2,860.10	19,600.00	19,600.00	16,739.90	15%
	211 Vision	9.16	46.09	360.00	360.00	313.91	13%
	220 Social Security/Medicare	248.84	1,448.71	9,938.00	9,938.00	8,489.29	15%
	230 PERSI	330.65	1,859.03	12,060.00	12,060.00	10,200.97	15%
	250 Unemployment Insurance	15.81	87.74	789.00	789.00	701.26	11%
	260 Workers Compensation	0.00	1,279.50	3,834.00	3,834.00	2,554.50	33%
	290 Dental	31.69	159.51	879.00	879.00	719.49	18%
	340 Contract Labor	0.00	0.00	15,000.00	15,000.00	15,000.00	0%
	416 Electric & Gas	0.00	928.85	4,750.00	4,750.00	3,821.15	20%
	429 Snow Removal Maintenance	0.00	1,082.78	5,000.00	5,000.00	3,917.22	22%
	430 Road & Street Maintenance	0.00	0.00	50,000.00	50,000.00	50,000.00	0%
	432 Building Repairs & Maintenance	0.00	406.66	15,000.00	15,000.00	14,593.34	3%
	434 Equip. Maintenance	0.00	549.21	17,500.00	17,500.00	16,950.79	3%
	435 Equipment Lease Payment	0.00	0.00	37,000.00	37,000.00	37,000.00	0%
	454 Street Scape	0.00	0.00	2,000.00	2,000.00	2,000.00	0%
	455 Sidewalk, Curb, Gutter Maintenance	0.00	0.00	35,000.00	35,000.00	35,000.00	0%
	456 Signs	0.00	351.52	3,500.00	3,500.00	3,148.48	10%
	460 Small Tools, Equipmen	0.00	0.00	5,000.00	5,000.00	5,000.00	0%
	461 Shop Misc Supplies	0.00	105.71	750.00	750.00	644.29	14%
	470 Dust Abatement	0.00	0.00	17,500.00	17,500.00	17,500.00	0%
	481 Fuel Gas	132.64	651.97	4,500.00	4,500.00	3,848.03	14%
	482 Diesel - Winter	101.84	280.32	6,200.00	6,200.00	5,919.68	5%
	483 Diesel - Summer	0.00	0.00	6,200.00	6,200.00	6,200.00	0%
	520 Dues & Fees	0.00	0.00	350.00	350.00	350.00	0%
	530 Publications	0.00	66.23	350.00	350.00	283.77	19%
	553 Clothing Reimbursement	0.00	0.00	2,000.00	2,000.00	2,000.00	0%
	700 Capital Improvements	0.00	17,000.00	150,000.00	150,000.00	133,000.00	11%
	900 Public Safety	0.00	0.00	2,500.00	2,500.00	2,500.00	0%
	970 Grant Expense	0.00	0.00	100,000.00	100,000.00	100,000.00	0%
	Account Total:	4,691.72	48,101.64	670,112.00	670,112.00	622,010.36	7%
	Account Group Total:	4,691.72	48,101.64	674,612.00	674,612.00	626,510.36	7%

Fund Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	* Committed
10 GENERAL							
44000 OTHER							
44100 Parks and Recreation							
117	Park & Rec Wages	0.00	968.30	31,512.00	31,512.00	30,543.70	3%
119	Airport Maint Wages	26.05	634.55	9,400.00	9,400.00	8,765.45	7%
210	Health	5.04	75.65	3,346.00	3,346.00	3,270.35	2%
211	Vision	0.08	1.21	119.00	119.00	117.79	1%
220	Social Security/Medicare	2.00	122.64	2,244.00	2,244.00	2,121.36	5%
230	PERSI	3.12	52.97	2,869.00	2,869.00	2,816.03	2%
250	Unemployment Insurance	0.13	7.34	183.00	183.00	175.66	4%
260	Workers Compensation	0.00	281.50	1,467.00	1,467.00	1,185.50	19%
290	Dental	0.28	4.21	348.00	348.00	343.79	1%
438	City Park Improvements	0.00	0.00	5,000.00	5,000.00	5,000.00	0%
450	Racquet Court Maintenance	0.00	0.00	10,000.00	10,000.00	10,000.00	0%
451	Campground/Boatdock Maintenance	830.00	986.64	4,500.00	4,500.00	3,513.36	22%
452	City Park Maintenance	0.00	0.00	1,250.00	1,250.00	1,250.00	0%
453	Rest Area/Kiosk Maintenance	0.00	0.00	1,000.00	1,000.00	1,000.00	0%
456	Signs	0.00	0.00	500.00	500.00	500.00	0%
460	Small Tools, Equipmen	0.00	0.00	8,250.00	8,250.00	8,250.00	0%
700	Capital Improvements	0.00	0.00	4,000.00	4,000.00	4,000.00	0%
900	Public Safety	0.00	0.00	4,000.00	4,000.00	4,000.00	0%
925	Aiport Maintenance	0.00	0.00	5,000.00	5,000.00	5,000.00	0%
	Account Total:	866.70	3,135.01	94,988.00	94,988.00	91,852.99	3%
44300 Depot							
414	Solid Waste Collection	152.75	611.00	3,000.00	3,000.00	2,389.00	20%
415	Water and Sewer	0.00	0.00	25.00	25.00	25.00	0%
416	Electric & Gas	0.00	646.13	4,250.00	4,250.00	3,603.87	15%
432	Building Repairs & Maintenance	0.00	2,006.00	5,000.00	5,000.00	2,994.00	40%
700	Capital Improvements	0.00	0.00	10,000.00	10,000.00	10,000.00	0%
960	Solid Waste Transfer Site Tax	0.00	0.00	500.00	500.00	500.00	0%
	Account Total:	152.75	3,263.13	22,775.00	22,775.00	19,511.87	14%
	Account Group Total:	1,019.45	6,398.14	117,763.00	117,763.00	111,364.86	5%
	Fund Total:	20,320.20	178,299.61	1,134,696.00	1,134,696.00	956,396.39	16%
15 LOT FUND							
41000 GENERAL GOVERNMENT							
41100 Administration							
922	Local Option Tax Expense	699.98	46,998.37	350,000.00	350,000.00	303,001.63	13%
	Account Total:	699.98	46,998.37	350,000.00	350,000.00	303,001.63	13%
	Account Group Total:	699.98	46,998.37	350,000.00	350,000.00	303,001.63	13%
	Fund Total:	699.98	46,998.37	350,000.00	350,000.00	303,001.63	13%

Fund Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
<b>51 WATER</b>							
<b>41000 GENERAL GOVERNMENT</b>							
<b>41010 Personnel</b>							
	110 Office Wages	1,408.80	7,748.42	29,640.00	29,640.00	21,891.58	26%
	111 Council Wages	360.00	1,800.00	4,320.00	4,320.00	2,520.00	42%
	112 Mayor Wages	120.00	600.00	1,440.00	1,440.00	840.00	42%
	115 Water & Sewer Wages	3,076.79	14,285.08	63,336.00	63,336.00	49,050.92	23%
	210 Health	472.85	2,270.18	11,586.00	11,586.00	9,315.82	20%
	211 Vision	7.61	36.56	312.00	312.00	275.44	12%
	220 Social Security/Medicare	379.89	1,869.24	8,850.00	8,850.00	6,980.76	21%
	230 PERSI	350.98	1,789.44	9,268.00	9,268.00	7,478.56	19%
	250 Unemployment Insurance	21.81	93.77	501.00	501.00	407.23	19%
	260 Workers Compensation	0.00	702.00	2,478.00	2,478.00	1,776.00	28%
	290 Dental	26.36	126.58	754.00	754.00	627.42	17%
	Account Total:	6,225.09	31,321.27	132,485.00	132,485.00	101,163.73	24%
<b>41100 Administration</b>							
	310 Audit & Accounting Services	0.00	0.00	2,490.00	2,490.00	2,490.00	0%
	320 Attorney/Legal Fees	0.00	2,660.00	10,000.00	10,000.00	7,340.00	27%
	325 Professional Services	3,600.00	12,420.00	65,000.00	65,000.00	52,580.00	19%
	351 Maintenance Contractor	0.00	440.00	6,500.00	6,500.00	6,060.00	7%
	360 Water Operator	375.00	1,500.00	6,250.00	6,250.00	4,750.00	24%
	414 Solid Waste Collection	1,826.55	7,164.71	25,000.00	25,000.00	17,835.29	29%
	416 Electric & Gas	0.00	3,029.79	9,250.00	9,250.00	6,220.21	33%
	435 Equipment Lease Payment	0.00	0.00	4,000.00	4,000.00	4,000.00	0%
	436 Cell Phone Mayor/Maintenance	0.00	0.00	600.00	600.00	600.00	0%
	437 Telephone, Telecommunications	59.18	431.85	1,350.00	1,350.00	918.15	32%
	481 Fuel Gas	0.00	0.00	500.00	500.00	500.00	0%
	510 Insurance - Liability	0.00	1,782.90	3,570.00	3,570.00	1,787.10	50%
	520 Dues & Fees	60.00	986.10	1,250.00	1,250.00	263.90	79%
	530 Publications	0.00	0.00	400.00	400.00	400.00	0%
	550 Travel Reimbursement	0.00	0.00	1,750.00	1,750.00	1,750.00	0%
	551 Training & Education	1,350.00	2,700.00	2,500.00	2,500.00	-200.00	108%
	590 Late Fee	0.00	0.00	25.00	25.00	25.00	0%
	605 Office Supplies	0.00	97.18	750.00	750.00	652.82	13%
	611 Copier Maintenance	0.00	267.24	1,000.00	1,000.00	732.76	27%
	614 Postage	115.00	176.00	450.00	450.00	274.00	39%
	620 Software - New	0.00	0.00	1,500.00	1,500.00	1,500.00	0%
	621 Software Maintenance Fees	3,449.39	3,836.43	9,250.00	9,250.00	5,413.57	41%
	810 Bond Payments	612.19	612.19	21,400.00	21,400.00	20,787.81	3%
	Account Total:	11,447.31	38,104.39	174,785.00	174,785.00	136,680.61	22%
	Account Group Total:	17,672.40	69,425.66	307,270.00	307,270.00	237,844.34	23%
<b>42000 Public Safety</b>							
<b>42000 Public Safety</b>							
	900 Public Safety	0.00	0.00	125.00	125.00	125.00	0%
	Account Total:	0.00	0.00	125.00	125.00	125.00	0%
	Account Group Total:	0.00	0.00	125.00	125.00	125.00	0%

CITY OF DONNELLY  
Statement of Expenditure - Budget vs. Actual Report  
For the Accounting Period: 2 / 26

Fund Account Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
<b>51 WATER</b>						
<b>43000 Public Works</b>						
<b>43400 Water System</b>						
433 Repairs & Maint to Water	0.00	8,964.60	50,000.00	50,000.00	41,035.40	18%
434 Equip Maintainance	0.00	1,969.16	7,500.00	7,500.00	5,530.84	26%
462 Chemicals	0.00	0.00	7,500.00	7,500.00	7,500.00	0%
463 Small tools and supplies for Water	0.00	11.99	5,250.00	5,250.00	5,238.01	0%
560 Tests	55.00	220.00	2,250.00	2,250.00	2,030.00	10%
700 Capital Improvements	0.00	0.00	10,000.00	10,000.00	10,000.00	0%
710 Meter Equipment Purchased	0.00	0.00	15,000.00	15,000.00	15,000.00	0%
Account Total:	55.00	11,165.75	97,500.00	97,500.00	86,334.25	11%
Account Group Total:	55.00	11,165.75	97,500.00	97,500.00	86,334.25	11%
<b>49000</b>						
<b>49999 Depreciation Expense</b>						
910 Depreciation	0.00	0.00	108,000.00	108,000.00	108,000.00	0%
Account Total:	0.00	0.00	108,000.00	108,000.00	108,000.00	0%
Account Group Total:	0.00	0.00	108,000.00	108,000.00	108,000.00	0%
Fund Total:	17,727.40	80,591.41	512,895.00	512,895.00	432,303.59	16%
<b>52 SEWER</b>						
<b>41000 GENERAL GOVERNMENT</b>						
<b>41010 Personnel</b>						
110 Office Wages	234.44	1,289.69	4,940.00	4,940.00	3,650.31	26%
111 Council Wages	60.00	300.00	720.00	720.00	420.00	42%
112 Mayor Wages	20.00	100.00	240.00	240.00	140.00	42%
115 Water & Sewer Wages	16.16	220.42	1,391.00	1,391.00	1,170.58	16%
210 Health	43.42	241.09	995.00	995.00	753.91	24%
211 Vision	0.71	3.94	60.00	60.00	56.06	7%
220 Social Security/Medicare	25.31	146.21	927.00	927.00	780.79	16%
230 PERSI	36.61	210.67	1,785.00	1,785.00	1,574.33	12%
250 Unemployment Insurance	1.21	5.59	59.00	59.00	53.41	9%
260 Workers Compensation	0.00	0.00	132.00	132.00	132.00	0%
290 Dental	2.42	13.46	145.00	145.00	131.54	9%
Account Total:	440.28	2,531.07	11,394.00	11,394.00	8,862.93	22%
<b>41100 Administration</b>						
310 Audit & Accounting Services	0.00	0.00	415.00	415.00	415.00	0%
320 Attorney/Legal Fees	0.00	0.00	25,000.00	25,000.00	25,000.00	0%
340 Contract Labor	0.00	0.00	750.00	750.00	750.00	0%
416 Electric & Gas	0.00	31.23	250.00	250.00	218.77	12%
435 Equipment Lease Payment	0.00	0.00	1,000.00	1,000.00	1,000.00	0%
437 Telephone, Telecommunications	4.19	43.56	200.00	200.00	156.44	22%
481 Fuel Gas	0.00	0.00	50.00	50.00	50.00	0%
510 Insurance - Liability	0.00	297.15	596.00	596.00	298.85	50%
520 Dues & Fees	0.00	0.00	30.00	30.00	30.00	0%
530 Publications	0.00	0.00	50.00	50.00	50.00	0%
541 Monthly Service Agreement-NLSD	8,976.00	44,880.00	140,000.00	140,000.00	95,120.00	32%

CITY OF DONNELLY  
Statement of Expenditure - Budget vs Actual Report  
For the Accounting Period 2 / 26

Fund Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
52 SEWER							
	605 Office Supplies	0.00	16.18	150.00	150.00	133.82	11%
	611 Copier Maintenance	0.00	44.52	175.00	175.00	130.48	25%
	614 Postage	0.00	61.00	150.00	150.00	89.00	41%
	620 Software - New	0.00	0.00	100.00	100.00	100.00	0%
	621 Software Maintenance Fees	574.88	639.38	2,000.00	2,000.00	1,360.62	32%
	810 Bond Payments	566.52	566.52	2,000.00	2,000.00	1,433.48	28%
	Account Total:	10,121.59	46,579.54	172,916.00	172,916.00	126,336.46	27%
	Account Group Total:	10,561.87	49,110.61	184,310.00	184,310.00	135,199.39	27%
49000							
49999 Depreciation Expense							
	910 Depreciation	0.00	0.00	34,000.00	34,000.00	34,000.00	0%
	Account Total:	0.00	0.00	34,000.00	34,000.00	34,000.00	0%
	Account Group Total:	0.00	0.00	34,000.00	34,000.00	34,000.00	0%
	Fund Total:	10,561.87	49,110.61	218,310.00	218,310.00	169,199.39	22%
	Grand Total:	49,309.45	355,000.00	2,215,901.00	2,215,901.00	1,860,901.00	16%

Total for Payroll Checks

	Employee	Employer	Amount
COMP HOURS (Comp Time Used)	10.00		260.50
HOL HOURS (Holiday Pay)	19.00		524.65
J001 HOURS (ROAD&STREET)	26.00		677.30
J003 HOURS (WATER OPERATOR)	49.00		1,353.15
J006 HOURS (SNOW REMOVAL)	18.00		489.55
J015 HOURS (SHOP/OFFICE)	5.00		145.00
MCC HOURS (Mayor & City Council)	400.00		1,600.00
PERS HOURS (PTO TIME OFF)	11.00		322.85
REG HOURS (Regular Time)	55.50		1,628.93
SICK HOURS (Sick Time)	4.50		132.08
GROSS PAY	7,134.01	0.00	
NET PAY	5,273.08	0.00	
DENTAL INS	0.00	45.00	
FIT	503.04	0.00	
HEALTH INS	0.00	807.00	
IDAHO SIT	289.00	0.00	
MEDICARE	103.45	103.45	
PERSI	373.89	622.80	
PERSI CHOICE 40	125.00	0.00	
PERSI-3	24.24	40.44	
SOCIAL SECURITY	442.31	442.31	
UNEMPL. INSUR.	0.00	26.90	
VISION	0.00	13.00	
CHASE BANK	215.51	0.00	
ID FIRST BANK	3,191.45	0.00	
STERLING SAVING	202.81	0.00	
UMPQUA	340.68	0.00	
US BANK	1,322.63	0.00	
FIT/SIT BASE	6,610.88	0.00	
MEDICARE BASE	7,134.01	0.00	
PERS BASE	5,471.51	0.00	
SOC SEC BASE	7,134.01	0.00	
UN BASE	5,534.01	0.00	
WC BASE	7,134.01	0.00	

Total 2,100.90  
Total Payroll Expense (Gross Pay + Employer Contributions): 9,234.91

Check Summary

Payroll Checks Prev. Out.	\$0.00
Payroll Checks Issued	\$1,730.00
Payroll Checks Redeemed	\$0.00
Payroll Checks Outstanding	\$1,730.00
Electronic Checks	\$7,724.21

	Carried Forward	Deduction	Difference	Liab Account
Deductions Accrued	From Previous Month	Checks Issued		

Social Security	884.62		686.22	198.40	21702
Medicare	206.90		160.50	46.40	21702
Unempl. Insur.	26.90	134.50		161.40	21713
Workers' Comp	0.00				21700
FIT	503.04		418.04	85.00	21701
IDAHO SIT	289.00	194.00		483.00	21703
PERSI	996.69		996.69		21704
DENTAL INS	45.00	45.00	90.00		21706
HEALTH INS	807.00	807.00	1,614.00		21705
VISION	13.00	13.00	26.00		21705
PERSI CHOICE 40	125.00		125.00		21704
PERSI-3	64.68		64.68		21704
Total Ded.	3,961.83	1,193.50	4,181.13	974.20	

\*\*\* Carried Forward column only correct if report run for current period.

**DONNELLY CITY COUNCIL  
AGENDA BILL**

169 Halferty Street  
Donnelly, Idaho 83615

**Number AB 26-12**

**Meeting Date 03/16/2026**

*Action Item*

AGENDA ITEM INFORMATION				
<b>SUBJECT:</b>  <i>Donnelly Water User Rate and Connection Fee Study</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		Clerk Treasurer		
		Public Works		
<b>COST IMPACT:</b>	n/a			
<b>FUNDING SOURCE:</b>				
<b>TIMELINE:</b>				
<b>SUMMARY STATEMENT:</b>  City Engineer, Keller Associates, conducted a Water User Rate and Connection Fee Study.				
<b>RECOMMENDED ACTION:</b>  <i>Approve Water User Rate and Connection Fee Study, move forward to Public Hearing on Fees</i>				
RECORD OF COUNCIL ACTION				
MEETING DATE	ACTION			

**DONNELLY CITY COUNCIL  
AGENDA BILL**

169 Halferty Street  
Donnelly, Idaho 83615

**Number AB 26-13**

**Meeting Date 03/16/2026**

*Action Item*

**AGENDA ITEM INFORMATION**

<b>SUBJECT:</b>  <i>Boulder Creek Findings of Fact and Conclusion of Law</i>	<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
	Mayor / Council		
	Clerk/Treasurer		
	Public Works		
<b>COST IMPACT:</b>	n/a		
<b>FUNDING SOURCE:</b>			
<b>TIMELINE:</b>			

**SUMMARY STATEMENT:**

Findings of Fact and Conclusion of Law for application file numbers 2026-AN-1, 2026-RZ-1 & 2026-CUP-1 consisting of proposed 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.

**RECOMMENDED ACTION:**

*Accept and Approve the Findings of Fact and Conclusion of Law for application 2026-AN-1, 2026-RZ-1 & 2026-CUP-1*

**RECORD OF COUNCIL ACTION**

<b>MEETING DATE</b>	<b>ACTION</b>

**BEFORE THE DONNELLY CITY COUNCIL**

**IN THE MATTER OF AN APPLICATION FOR )  
AN ANNEXATION, REZONING WITH A )  
DEVELOPMENT AGREEMENT AND )  
A CONDITIONAL USE PERMIT FOR A )  
PLANNED UNIT DEVELOPMENT, CURRENTLY )  
CALLED BOUNDER CREEK, FOR REUBAN )  
ORTEGA, AN INDIVIDUAL, AND FREEDOM )  
MANAGEMENT GROUP, LLC, WITH )  
MANAGING MEMBER JOE CRITCHFIELD )**

**FINDINGS OF FACT AND CONCLUSIONS OF LAW  
CASE NUMBERS 2026-AN-1, 2026-RZ-1 & 2026-CUP-1**

The above-entitled applications for annexation, rezone with a development agreement, and conditional use permit for a planned unit development came before the Donnelly City Council for their action on January 26, 2026, at which time public testimony was taken. The public hearing was continued to February 9, 2026, with public testimony to be limited and restricted to the possible need for a secondary access, at which time public testimony was taken in relation to the possible need for a secondary access and the public hearing was closed. Mayor Dorris recused herself and stepped down from both hearings due to a potential conflict of interest due to her residence being located adjacent to the subject property. The Donnelly City Council, having heard and taken oral and written testimony, and having duly considered the matter, makes the following Findings of Fact and Conclusions of Law:

**FINDINGS OF FACT:**

**A. PROJECT OVERVIEW:**

**SITE:**

The subject site consists of two (2) parcels which total approximately 22.83 acres and are identified as Valley County parcel numbers RPD00000151350 and RP16N03E151340. The northern parcel is located within the Donnelly city limits. The southern parcel is not.

The northern parcel consists of approximately 10.71-acres and contains a small area within a special flood hazard area and includes wetlands associated with Boulder Creek. The parcel is bordered on the north and west by Eld Lane. The parcel contains an existing dwelling and accessory structures located adjacent to Eld Lane. The remaining portion of the parcel contains portions of Boulder Creek, mature trees and natural vegetation.

The southern parcel consists of approximately 12.12-acres with a majority of the parcel located within a special flood hazard area and includes wetlands associated with Boulder Creek. There are mature trees and natural vegetation located throughout the site.

NOTE: Staff and the Owner have worked together to obtain a site layout with no residential dwelling units proposed within the special flood hazard area, even though allowed outside of the floodway per Donnelly City Code.

The Owner acknowledged, by entering into a Hold Harmless Agreement with the City, that there

is insufficient municipal water capacity for any building permits to be issued and that it is unknown as to when sufficient capacity will be available, but that the City has entered into a public private partnership with another developer to have a 600,000 gallon water tank constructed.

The Owner is extending all central services to the site. Development of sewer, water, drainage, paved streets and other services will be provided at the developer's expense. The Owner has also been working with the Donnelly Rural Fire Protection District regarding the district's requirements for access and fire flows.

The Owner will provide a public easement and pathway south of the Boulder Creek, extending from the east property line to the west property line.

#### ACCESS:

Access will be from Eld Lane, a city planned collector, which will be developed abutting the subject property in accordance with the Donnelly City Code. Eld Lane accesses Highway 55. The intersection of Eld Lane and Highway 55 will need to be upgraded to ensure safety and will therefore be conditioned within the development agreement.

#### ANNEXATION/REZONE/DEVELOPMENT AGREEMENT REQUEST:

The Owner is requesting an annexation of the southern parcel, which is contiguous with City of Donnelly's municipal city limits. The Owner is also requesting to rezone the properties 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).

The rezone areas will be based on the areas associated with the proposed parcel split and parcel line adjustments, Record of Survey for Freedom Management, LLC & Reuben Ortega, attached hereto. Parcels 1, 2 and 3 are proposed for R-8-DA and Parcel 4 is proposed for RR-DA.

#### CONDITIONAL USE PERMIT REQUEST:

The Owner is requesting conditional use permit approval for a planned unit development. The Owner proposes a planned unit development based on the proposed uses of multi-family dwellings, recreational cabin park, short-term rental or vacation rental, and commercial entertainment facility (outdoor).

The proposed development is planned to consist of four (4) separate development areas. Those areas are proposed to be developed as follows:

Area 1 – Maintain the existing residential dwelling.

Area 2 – Construct 14 recreational cabins and 3 short-term rentals/vacation rentals.

Area 3 – Construct 14 multi-family buildings (97 residential apartments) and a club house.

Area 4 – Construct an outdoor commercial entertainment facility, outdoor vendor area, and gathering area. The area will also have a greenbelt public pathway. The area will be designed in conformance with the Donnelly City Code, Section 18.35, Flood Damage Prevention and will provide for enhancement of the existing wetland areas.