



CITY COUNCIL
Monday, March 16, 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 6:00 p.m.

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

Mayor Dorris lead Pledge of Allegiance.

APPROVE AGENDA

March 16, 2026, Agenda presented

Motion by Minshall, 2nd by Fuller. to approve agenda as presented. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.

CONSENT AGENDA

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

PUBLIC COMMENT

Mayor Dorris asked for any public comment.

No public comment

DISCUSSION ITEMS:

Stibnite Advisory Council – John Sommerwerck

- SAC Update
- Annual Report available on the Stibnite Advisory Council website

BUSINESS AGENDA (Action Items):

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

- Keller Associates, City Engineer, conducted a Water User Rate and Connection Fee Study
- Public Hearing on April 20th, 2026 – Rate increase \$7.27(per EDU), Connection Fee to increase to \$8,440.00

Motion by Davenport, 2nd by Minshall to approve Water User Rate and Connection Fee Study, move forward to Public Hearing on Fees, for 1 year of every EDU \$7.27 rate increase and for connection rate to go to maximum of \$8,440.00. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.



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

- Mayor Dorris stepped down due to living next door and potential conflict of interest
- 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.
- UDC Administrator, Mark Butler, presented the City Council Finding of Facts and Conclusion of Law.
- Previous Motion on 02.09.2026 stated 88 apartments, however, stated as recommended by UDC Administrator (84 apartments). Need clarification.
- UDC Administrator Mark Butler, if City Council so like, recommended a motion to approve Finding of Fact and Conclusion of Law with a clarification that it is 84 apartments not 88. Page 18 -where stated “Southwest District Health”, it is “Central District Health”. Page 18 – where stated “Residential Cabin Park”, it is “Recreational Cabin Park”. Page 23 – words separated “surround ding” separately, should be one word “surrounding”

Motion by Minshall, 2nd by Fuller Boulder Creek Finding of Fact and Conclusion of Law as stated by Mark Butler to accept and approve the Finding of Fact and Conclusion of Law for Application 2026-AN-1, 2026-RZ-1 & 2026-CUP-1. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried



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AB 26-14 Idaho Power Franchise Fees

- City of Donnelly/Idaho Power Franchise Fee Ordinance No. 231, expires on June 30, 2026
- Review Agreement and Franchise percentage and length of time
- Current rate is 1%, and the rate cannot be increased unless put to a public vote.

Motion by Davenport, 2nd by Spade to approve Idaho Power Franchise Agreement at 1%, Publish in Star News, Create Ordinance for next City Council Meeting and set for 10 years. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.

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

- Scheduled FY27 Budget Hearing for August 17, 2026, Regularly Scheduled Council Meeting
- Motion by Fuller, 2nd by Spade** to approve August 17, 2026, for the FY27 City Budget Public Hearing. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.

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

- Mountain View RV Park, seeking to move forward with the extension of the City Water Service Line. (Concept Conditionally Approved by City Council, June 13, 2022)
- UDC Administrator, Mark Butler, directed by Mayor and Council to contact Mr. Rhodes to annex to the City and grant easement to the Airport. Work with Mr. Rhodes on Conditions and Rezone.

Motion by Minshall, 2nd by Spade to approve Mark Butler to work on negotiation of MOU with Mountain View RV Park to extend service line. 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, 2nd by Spade to adjourn meeting. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.

Adjourned at 7:03 p.m.

ATTEST: Lori Clemens, City Clerk