



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

**CITY COUNCIL
SPECIAL MEETING
Wednesday, Aug. 12, 2026, at 6:00 PM
Donnelly Community Center
MINUTES**

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

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

Council President Davenport lead Pledge of Allegiance.

APPROVE AGENDA

August 12, 2026, Agenda presented

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

CONTINUED PUBLIC HEARING (Action item)

Proposed New Boulder Creek Planned Unit Development, File numbers 2026-AN-2, 2026-RZ-2 & 2026-CUP-2: An annexation, rezone from R-4 (Residential) and MU (Multiple Use – Valley County designation) to R-8-DA (Residential with a development agreement) and PU/OS (Public use and Open Space) and a conditional use permit for a planned unit development to construct 68 single family attached dwelling units (townhomes), twenty multi-family dwelling units (apartments) and constructing a recreational cabin park consisting of fourteen cabins/casitas. 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.

The Council directed that this item be continued to this date with the public hearing left open, solely to review a Mediation Settlement Agreement if one was achieved. A Mediation Settlement Agreement was not achieved. The council further directed that if no Mediation Settlement Agreement was reached then **the public hearing will be closed with no additional oral or written testimony taken and the City Council will deliberate and act on the application.**

Motion by Spade, 2nd by Fuller to close public hearing for the New Boulder Creek Planned Unit Development, File numbers 2026-AN-2, 2026-RZ-2 & 2026-CUP-2. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.



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Motion by Minshall, 2nd by Fuller to approve new Boulder Creek Planned Unit Development, 2026-AN-2, 2026-RZ-2 & 2026-CUP-2, an annexation, rezone from R-4 (Residential) and MU (Multiple Use – Valley County designation) to R-8-DA (Residential with a development agreement) and PU/OS (Public use and Open Space) and a conditional use permit for a planned unit development to construct 68 single family attached dwelling units (townhomes), twenty multi-family dwelling units (apartments) and constructing a recreational cabin park consisting of fourteen cabins/casitas and pertaining to the fourteen cabins/casitas that we include additional conditions recommended by City Staff that was under 4 (a-g) and with all other site specific recommend conditions under staff report. No further discussion, Davenport (yes), Minshall (yes), Spade (yes), Fuller (yes). Motion carried.

ADJOURNMENT

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

Adjourned at 6:24 p.m.