



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

AGENDA CITY COUNCIL MEETING

**Monday, August 17, 2026, at 6pm
Donnelly Community Center**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL (Action Item)

August 17, 2026, Agenda Presented

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

City Council Minutes – July 20, July 23 and August 12, 2026

Vouchers – July 16 thru August 12, 2026

Treasurer Report – July 2026

Payroll Summary – July 23, August 5 and 6, 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:

PUBLIC HEARING

FY 27 Budget Hearing – published in Star News July 30 and August 6, 2026

- City Council will take testimony on tentatively approved budget for Fiscal Year 2027

BUSINESS AGENDA (Action Items):

AB 26-44 FY27 Budget

AB 26-45 FY27 Budget Ordinance Adoption

- Adopting FY27 Budget Ordinance

AB 26-46 Approval of extension of time for Mountain Meadows Ranch South Preliminary Plat

- Craig Groves, on behalf of Donnelly 270 LLC, is requesting a two-year extension of time regarding the previously approved Preliminary Plat for Mountain Meadows Ranch South, Preliminary Plat Application No. 2024-PP-1. The UDC Administrator recommends approval to extend the deadline to submit the Phase 1 Final Plat from July 1, 2026, to

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Donnelly Community Center**

July 1, 2028, based on the justification provided by Mr. Groves in his email to the city dated August 8, 2026

AB 26-47 Findings of Fact and Conclusion of Law for file numbers 2026-AN-2, 2026-RZ-2 & 2026-CUP-2 (Boulder Creek)

- Findings of Fact and Conclusion of Law for 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 were 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 26-48 Request for Council to authorize Council President to sign the Development Agreement for Boulder Creek, 2026-AN-2, 2026-RZ-2 & 2026-CUP-2

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: September 7, 2026 – Labor Day

Upcoming Meeting Dates: September 21, 2026, City Council Meeting



CITY OF DONNELLY
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CITY COUNCIL
Monday, July 20th, 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, and Clerk Clemens present. Councilmember Fuller (absent),

Mayor Dorris lead Pledge of Allegiance.

APPROVE AGENDA

July 20, 2026, Agenda presented

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

CONSENT AGENDA

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

PUBLIC COMMENT

Mayor asked for any public comment.

No public comment

DISCUSSION ITEMS:

- None

BUSINESS AGENDA (Action Items):

AB 26-40 General Funds Transfer to LGIP Account

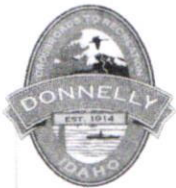
- Water Bond \$4,200

Motion by Davenport, 2nd by Spade to approve transfer of funds. No further discussion, Davenport (yes), Minshall (yes), Spade (yes). Motion carried.

AB 26-41 Zwygart John & Associates – Engagement Letter FY26

- Engagement Letter for Zwygart John and Associates to complete the FY26 Audit.

Motion by Spade, 2nd by Minshall to approve and authorize Mayor to sign Engagement Letter for FY26 Audit. No further discussion, Davenport (yes), Minshall (yes), Spade (yes). Motion carried.



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CITY COUNCIL
Monday, July 20th, 2026, at 6:00 PM
Donnelly Community Center
MINUTES

AB 26-42 North End Park Concept Plan

- Discussion on North End Park
- Grant opportunities

No Action Taken

BUDGET WORKSHOP

- FY 2027 Budget Review

AB 26-43 Fiscal Year 207 Proposed Budget

- Not all information available from Valley County

Motion by Minshall, 2nd by Davenport to table future meeting when Valley County Tax information is available. No further discussion, Davenport (yes), Minshall (yes), Spade (yes). Motion carried.

STAFF REPORT

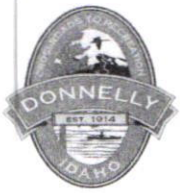
Staff Report was included in the packet.

ADJOURNMENT

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

Adjourned at 6:48 p.m.

ATTEST: Lori Clemens, City Clerk



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**CITY COUNCIL
SPECIAL MEETING
Thursday, July 23, 2026, at 1:00 PM
Donnelly Community Center
MINUTES**

Meeting called to order by Council President Davenport 1:01 p.m.

Roll Call: Councilmember Davenport, Councilmember Minshall, Councilmember Spade (phone-in), and Clerk Clemens (phone-in). Mayor Dorris and Councilmember Fuller, absent

Council President Davenport lead Pledge of Allegiance.

APPROVE AGENDA

July 23, 2026, Agenda presented

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

BUSINESS AGENDA (Action Items)

AB 26-43 Fiscal Year 2027 Proposed Budget

- Approved tentative budget for FY27
- Public Hearing August 17, 2026

Motion by Spade, 2nd by Minshall to approve tentative FY27 Budget. No further discussion, Davenport (yes), Minshall (yes), Spade (yes). Motion carried.

ADJOURNMENT

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

Adjourned at 1:05 p.m.



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

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.

DRAFT

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14:11:28

CITY OF DONNELLY
Claim Details by Posted Date
For Claims from 07/16/26 to 08/12/26

Page: 1 of 6
Report ID: AP100V

* ... 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
7373	-99108E	170 ADOBE SYSTEMS INC.	19.99						
	Adobe Service								
1	3543782304 08/10/26 Service		19.99			10 41100	620		10190
	Total for Vendor:		19.99						
7366	15824S	8 ANALYTICAL LABORATORIES, INC	243.00						
	Routine Testing								
1	2606005 07/31/26 Routine Testing		59.00			51 43400	560		10100
2	2605072 06/30/26 Consumer Confidence Report		184.00			51 43400	560		10100
	Total for Vendor:		243.00						
7348	15807S 999999 CAROL BARKES		3,476.00						
	Mediation								
1	92001 07/15/26 Mediation Fees		3,476.00			10 41100	320		10100
	Total for Vendor:		3,476.00						
7361	15808S	257 CASCADE HARDWARE	78.98						
	Billing								
1	2607-14221 07/09/26 Parks-Weed and Feed		59.99			10 44100	452		10100
2	2607-14236 07/09/26 Office Supplies		18.99			10 41100	605		10100
	Total for Vendor:		78.98						
7347	-99111E	350 COLUMN SOFTWARE PBC	559.20						
	Publications								
1	35F3C404-0 08/01/26 FY26 Budget		363.48			10 41100	530		10190
2	35F3C404-0 08/01/26 FY26 Budget		167.76			51 41100	530		10190
3	35F3C404-0 08/01/26 FY26 Budget		27.96			52 41100	530		10190
	Total for Vendor:		559.20						
7367	15828S	38 DIG LINE, INC.	41.25						
	Fee								
1	0079966-IN 06/30/26 Monthly Fee		29.25			51 41100	520		10100
2	0080186-IN 07/31/26 Assessment		12.00			51 41100	520		10100
	Total for Vendor:		41.25						

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Claim Details by Posted Date
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Claim/ Line #	Check Invoice #/Inv Date/Description	Vendor #/Name/ Line \$	Document \$/ Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
7368	15829S	272 DRAKE DIVERSIFIED LLC	375.00					
	Monthly Water System Operational Services							
1	2921 08/01/26	Water System Services	375.00		51 41100	360		10100
	Monthly CONTRACT FEE							
		Total for Vendor:	375.00					
7364	-99110E	306 ENABLING ELEMENTS, INC	34.00					
	Services							
1	E2511257 08/06/26	Broad Band Pump House	34.00		51 41100	437		10190
		Total for Vendor:	34.00					
7349	15809S	367 HERITAGE LANDSCAPE SUPPLY-MCCALL	88.66					
	Lead Free Brass Coupler -150 W Roseberry Road							
1	0028547441 07/23/26	Brass Coupler	88.66		51 43400	433		10100
		Total for Vendor:	88.66					
7350	15810S	66 IDAHO POWER	1,495.05					
	Power Billing							
1	2205677988 07/17/26	City Hall / Maintenance	90.27		10 41100	416		10100
2	2205677988 07/17/26	City Hall / Maintenance	41.67		51 41100	416		10100
3	2205677988 07/17/26	City Hall / Maintenance	6.93		52 41100	416		10100
4	2204034223 07/17/26	Community Center	37.56		10 41100	416		10100
5	2201629405 07/22/26	Kiosk / Rest Area	26.71		10 43010	416		10100
6	2206076560 07/17/26	Fire Pump	570.38		51 41100	416		10100
7	2200223291 07/17/26	Water Supply	25.84		51 41100	416		10100
8	2201910078 07/17/26	Street Lights	184.39		10 43010	416		10100
9	2206228211 07/17/26	Main Street Lights	11.51		10 43010	416		10100
10	2207365186 07/17/26	NW Pump	377.42		51 41100	416		10100
11	2207493590 07/21/26	Camp Host Site	48.61		10 44100	451		10100
12	2201510134 07/17/26	DDC Unit #5	47.82		10 44300	416		10100
13	2208695581 07/22/26	193 FW Gestrin Gazebo	25.94		10 43010	416		10100
		Total for Vendor:	1,495.05					

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Claim/ Line #	Check Invoice #/Inv Date/Description	Vendor #/Name/ Line \$	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
7351	15811S	371 KELLER ASSOCIATES	4,617.50						
Engineering Services									
1	0000256948 07/15/26 Water Tank 225074-001		128.75			51 41100	325		10100
2	0000256947 07/15/26 General Services 225074-00		1,938.75			10 41100	340		10100
3	172937-1 07/15/26 Traffic Counts		2,550.00			10 41100	340		10100
	Total for Vendor:		4,617.50						
7369	15830S	165 LAKESHORE DISPOSAL	2,022.33						
Trash Services									
1	2026-07 07/28/26 Trash Collection		1,737.58			51 41100	414		10100
2	28113754S2 08/01/26 DDC Trash		152.75			10 44300	414		10100
3	2026-07 07/28/26 Overage-Extra Cans		101.37			51 41100	414		10100
4	28114124S2 08/01/26 Camp Ground Can		30.63			10 44100	451		10100
	Total for Vendor:		2,022.33						
7352	15812S	361 LAND CONSULTANTS, INC	3,920.00						
Consulting Services									
1	2026-153 08/01/26 Consulting		280.00			10 41100	330		10100
2	2026-152 08/01/26 392 N Main Street		1,400.00			10 41100	341		10100
3	2026-154 08/01/26 Library		280.00			10 41100	341		10100
4	2026-155 08/01/26 Parks		280.00			10 44100	438		10100
5	2026-156 08/01/26 Roads/Streets Ordinance		1,120.00			10 43010	325		10100
6	2026-157 08/01/26 Water System Bill Rhodes		560.00			51 41100	325		10100
	Total for Vendor:		3,920.00						
7365	-99109E	216 MICROSOFT	55.00						
Internet									
1	E010103FAV 08/04/26 Email Service		25.00			10 41100	620		10190
2	E010103FMX 08/04/26 office 365		30.00			10 41100	620		10190
	Total for Vendor:		55.00						
7370	15831S	97 NADC, LLC	11,200.00						
Dust Abatement on 080426									
2	7418 08/05/26 Dust Abatement		11,200.00			15 41100	922		10100
	Total for Vendor:		11,200.00						

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Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
7353	15813S	154 NORTH LAKE RECREATIONAL SEWER & Contract Sewer Service	9,384.00						
1	95-10-00	08/03/26 Contract Services	9,384.00			52 41100	541		10100
		Total for Vendor:	9,384.00						
7354	15814S	999999 PAUL VAWTER Fireworks Transportation	500.00						
1	6 08/03/26	2026 Firework Transportation	500.00			15 41100	922		10100
		Total for Vendor:	500.00						
7355	15815S	202 SILVER STAR COMMUNICATIONS telephone	83.93						
1	664073	08/01/26 telephone	54.56			10 41100	437		10100
2	664073	08/01/26 telephone	25.18			51 41100	437		10100
3	664073	08/01/26 telephone	4.19			52 41100	437		10100
		Total for Vendor:	83.93						
7357	15816S	120 SINCLAIR FLEET TRACK (STINKER) Fuel	366.76						
1	2026.06	07/31/26 Credit	-2.15			10 43010	481		10100
2	2026.06	07/31/26 Mower-Small Engine	79.17			10 43010	481		10100
3	50055	07/31/26 Dodge 1500	146.75			10 43010	481		10100
4	38917	07/31/26 F150	67.99			10 43010	481		10100
5	Reversals	07/31/26 Fee	75.00			10 43010	481		10100
		Total for Vendor:	366.76						
7356	15817S	376 SMS INC Freight	66.00						
1	3714	08/01/26 Pick up Barrels	66.00			51 43400	462		10100
		Total for Vendor:	66.00						
7358	15818S	150 SPARKLIGHT Internet Services	121.45						
1	112446547	07/26/26 internet	78.95			10 41100	437		10100
2	112446547	07/26/26 internet	36.44			51 41100	437		10100
3	112446547	07/26/26 internet	6.06			52 41100	437		10100
		Total for Vendor:	121.45						

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CITY OF DONNELLY
Claim Details by Posted Date
For Claims from 07/16/26 to 08/12/26

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Claim/ Line #	Check Invoice #/Inv Date/Description	Vendor #/Name/ Line \$	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
7359	15822S	377 THE RUSTIC ROAD SHIRT SHOP	213.96						
	Crew Shirts								
1	2026-0731 07/31/26 Hoodies/Crew		213.96			10 43010	553		10100
	Total for Vendor:		213.96						
7360	15819S 999999	TRIPLE M REFRIGERATION	355.33						
	Office AC/Heater Unit Repair								
1	121453 07/30/26 ACRepair		355.33			10 41100	431		10100
	Total for Vendor:		355.33						
7346	-99112E	138 USPS	147.00						
	Postage								
1	023951 07/28/26 Forever Stamps		82.00			10 41100	614		10190
2	023951 07/28/26 Post Card Stamps		36.00			51 41100	614		10190
3	023951 07/28/26 Post Card Stamps		29.00			52 41100	614		10190
	Total for Vendor:		147.00						
7371	15832S	329 WOODHOUSE CONSTRUCTION	1,180.00						
	Water Repair 150 W Roseberry Road - Meter pit								
1	2026-44 08/05/26 150 W Roseberry Road Meter Pi		1,180.00			51 43400	433		10100
	Total for Vendor:		1,180.00						
7372	15833S	373 XEROX CORP-XBS CUSTOMER CARE	57.01						
	Color Copier Maintenance								
1	IN5485255 08/05/26 copier maintenace		37.06			10 41100	611		10100
2	IN5485255 08/05/26 copier maintenace		17.11			51 41100	611		10100
3	IN5485255 08/05/26 copier maintenace		2.84			52 41100	611		10100
	Total for Vendor:		57.01						
7362	15820S	351 XEROX FINANCIAL SERVICES	245.66						
	Copier Maintenance								
1	42380042 07/14/26 copier maintenace		159.58			10 41100	611		10100
2	42380042 07/14/26 copier maintenace		73.70			51 41100	611		10100
3	42380042 07/14/26 copier maintenace		12.38			52 41100	611		10100
	Total for Vendor:		245.66						

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CITY OF DONNELLY
Claim Details by Posted Date
For Claims from 07/16/26 to 08/12/26

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* ... Over spent expenditure

Claim/	Check	Vendor #/Name/	Document \$/	Disc \$					Cash
Line #		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org Acct	Object	Proj	Account
7363	15821S	209 YORGASON LAW OFFICES PLLC	752.50						
Correspondence/Emails									
1	1230	08/01/26 Legal Fees- General	752.50			10 41100	320		10100
Total for Vendor:			752.50						
# of Claims 28 Total:				41,699.56	# of Vendors 23				
Total Electronic Claims				815.19					
Total Non-Electronic Claims				40884.37					

** 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. **

08/10/26
09:47:13

CITY OF DONNELLY
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 7 / 26

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Report ID: B100C

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	3,199.04	33,946.73	64,220.00	64,220.00	30,273.27	53%
111	Council Wages	780.00	7,800.00	9,360.00	9,360.00	1,560.00	83%
112	Mayor Wages	260.00	2,600.00	3,120.00	3,120.00	520.00	83%
210	Health	524.54	5,245.99	11,208.00	11,208.00	5,962.01	47%
211	Vision	8.45	84.43	330.00	330.00	245.57	26%
220	Social Security/Medicare	324.25	3,392.37	6,855.00	6,855.00	3,462.63	49%
230	PERSI	488.46	5,125.53	8,974.00	8,974.00	3,848.47	57%
250	Unemployment Insurance	15.55	142.98	500.00	500.00	357.02	29%
260	Workers Compensation	0.00	284.00	800.00	800.00	516.00	36%
290	Dental	29.25	292.49	730.00	730.00	437.51	40%
961	Taxes	0.00	0.00	500.00	500.00	500.00	0%
Account Total:		5,629.54	58,914.52	106,597.00	106,597.00	47,682.48	55%
41100 Administration							
310	Audit & Accounting Services	0.00	5,395.00	5,395.00	5,395.00	0.00	100%
320	Attorney/Legal Fees	12,222.50	17,297.50	28,500.00	28,500.00	11,202.50	61%
321	Economic Development	0.00	0.00	2,000.00	2,000.00	2,000.00	0%
330	Contract - Planning & Zoning	5,937.50	55,402.50	62,500.00	62,500.00	7,097.50	89%
340	Contract Labor	1,073.75	9,997.50	10,000.00	10,000.00	2.50	100%
341	Pass Thru Charges	11,172.50	76,767.59	50,000.00	50,000.00	-26,767.59	154%
414	Solid Waste Collection	0.00	0.00	1,000.00	1,000.00	1,000.00	0%
416	Electric & Gas	0.00	3,187.07	7,250.00	7,250.00	4,062.93	44%
431	City Hall Repair & Maint	1,500.00	2,922.65	8,250.00	8,250.00	5,327.35	35%
436	Cell Phone Mayor/Maintenance	0.00	0.00	1,800.00	1,800.00	1,800.00	0%
437	Telephone, Telecommunications	133.51	1,221.59	2,000.00	2,000.00	778.41	61%
456	Signs	0.00	0.00	1,000.00	1,000.00	1,000.00	0%
510	Insurance - Liability	0.00	7,725.90	7,729.00	7,729.00	3.10	100%
520	Dues & Fees	405.00	985.00	1,000.00	1,000.00	15.00	99%
530	Publications	0.00	681.52	4,000.00	4,000.00	3,318.48	17%
550	Travel Reimbursement	0.00	0.00	1,000.00	1,000.00	1,000.00	0%
551	Training & Education	0.00	325.00	2,000.00	2,000.00	1,675.00	16%
552	Meals & Entertainment	0.00	0.00	300.00	300.00	300.00	0%
605	Office Supplies	144.49	1,119.17	2,000.00	2,000.00	880.83	56%
611	Copier Maintenance	0.00	1,394.71	2,225.00	2,225.00	830.29	63%
613	IT - Computer	2,149.98	2,449.98	5,000.00	5,000.00	2,550.02	49%
614	Postage	82.00	367.06	750.00	750.00	382.94	49%
615	Grant Writing	0.00	0.00	2,500.00	2,500.00	2,500.00	0%
620	Software - New	74.99	1,025.66	2,500.00	2,500.00	1,474.34	41%
621	Software Maintenance Fees	0.00	8,468.19	15,250.00	15,250.00	6,781.81	56%
700	Capital Improvements	0.00	4,685.00	5,500.00	5,500.00	815.00	85%
930	Reconciliation Discrepancies	0.00	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:		34,896.22	202,921.62	233,974.00	233,974.00	31,052.38	87%
Account Group Total:		40,525.76	261,836.14	340,571.00	340,571.00	78,734.86	77%

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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	3,447.67	34,114.73	83,123.00	83,123.00	49,008.27	41%
	118 Snow Removal Wages	170.20	3,943.48	59,429.00	59,429.00	55,485.52	7%
	210 Health	627.96	5,796.03	19,600.00	19,600.00	13,803.97	30%
	211 Vision	10.11	93.40	360.00	360.00	266.60	26%
	220 Social Security/Medicare	276.77	2,911.47	9,938.00	9,938.00	7,026.53	29%
	230 PERSI	385.97	3,829.72	12,060.00	12,060.00	8,230.28	32%
	250 Unemployment Insurance	17.57	180.63	789.00	789.00	608.37	23%
	260 Workers Compensation	0.00	1,867.83	3,834.00	3,834.00	1,966.17	49%
	290 Dental	35.01	323.24	879.00	879.00	555.76	37%
	325 Professional Services	840.00	840.00	0.00	60,000.00	59,160.00	1%
	340 Contract Labor	0.00	0.00	15,000.00	15,000.00	15,000.00	0%
	416 Electric & Gas	0.00	2,251.03	4,750.00	4,750.00	2,498.97	47%
	429 Snow Removal Maintenance	0.00	1,082.78	5,000.00	5,000.00	3,917.22	22%
	430 Road & Street Maintenance	1,513.78	3,216.84	50,000.00	50,000.00	46,783.16	6%
	432 Building Repairs & Maintenance	0.00	406.66	15,000.00	15,000.00	14,593.34	3%
	434 Equip. Maintainance	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	45.99	5,000.00	5,000.00	4,954.01	1%
	461 Shop Misc Supplies	5.99	284.59	750.00	750.00	465.41	38%
	470 Dust Abatement	0.00	17,500.00	17,500.00	17,500.00	0.00	100%
	481 Fuel Gas	203.24	1,457.68	4,500.00	4,500.00	3,042.32	32%
	482 Diesel - Winter	0.00	684.83	6,200.00	6,200.00	5,515.17	11%
	483 Diesel - Summer	0.00	626.71	6,200.00	6,200.00	5,573.29	10%
	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	500.00	2,000.00	2,000.00	1,500.00	25%
	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	40,000.00	40,000.00	0%
	Account Total:	7,534.27	99,924.60	670,112.00	670,112.00	570,187.40	15%
	Account Group Total:	7,534.27	99,924.60	674,612.00	674,612.00	574,687.40	15%

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10 GENERAL							
44000 OTHER							
44100	Parks and Recreation						
117	Park & Rec Wages	580.55	3,985.18	31,512.00	31,512.00	27,526.82	13%
119	Airport Maint Wages	300.95	1,486.40	9,400.00	9,400.00	7,913.60	16%
210	Health	50.44	300.10	3,346.00	3,346.00	3,045.90	9%
211	Vision	0.82	4.82	119.00	119.00	114.18	4%
220	Social Security/Medicare	67.44	418.58	2,244.00	2,244.00	1,825.42	19%
230	PERSI	32.71	215.27	2,869.00	2,869.00	2,653.73	8%
250	Unemployment Insurance	4.27	26.16	183.00	183.00	156.84	14%
260	Workers Compensation	0.00	387.00	1,467.00	1,467.00	1,080.00	26%
290	Dental	2.82	16.72	348.00	348.00	331.28	5%
438	City Park Maintenance	1,120.00	1,120.00	5,000.00	5,000.00	3,880.00	22%
450	Racquet Court Maintenance	0.00	0.00	10,000.00	10,000.00	10,000.00	0%
451	Campground/Boatdock Maintenance	30.63	3,383.63	4,500.00	4,500.00	1,116.37	75%
452	City Park Maintenance	0.00	119.98	1,250.00	1,250.00	1,130.02	10%
453	Rest Area/Kiosk Maintenance	0.00	91.87	1,000.00	1,000.00	908.13	9%
456	Signs	0.00	241.67	500.00	500.00	258.33	48%
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	510.76	5,000.00	5,000.00	4,489.24	10%
	Account Total:	2,190.63	12,308.14	94,988.00	94,988.00	82,679.86	13%
44300 Depot							
414	Solid Waste Collection	152.75	1,377.81	3,000.00	3,000.00	1,622.19	46%
415	Water and Sewer	0.00	0.00	25.00	25.00	25.00	0%
416	Electric & Gas	0.00	1,499.74	4,250.00	4,250.00	2,750.26	35%
432	Building Repairs & Maintenance	0.00	2,366.00	5,000.00	5,000.00	2,634.00	47%
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	5,243.55	22,775.00	22,775.00	17,531.45	23%
	Account Group Total:	2,343.38	17,551.69	117,763.00	117,763.00	100,211.31	15%
	Fund Total:	50,403.41	379,312.43	1,134,696.00	1,134,696.00	755,383.57	33%
15 LOT FUND							
41000 GENERAL GOVERNMENT							
41100	Administration						
922	Local Option Tax Expense	2,286.00	59,034.37	350,000.00	350,000.00	290,965.63	17%
	Account Total:	2,286.00	59,034.37	350,000.00	350,000.00	290,965.63	17%
	Account Group Total:	2,286.00	59,034.37	350,000.00	350,000.00	290,965.63	17%
	Fund Total:	2,286.00	59,034.37	350,000.00	350,000.00	290,965.63	17%

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Fund Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
51 WATER							
41000 GENERAL GOVERNMENT							
41010 Personnel							
110	Office Wages	1,476.48	15,666.05	29,640.00	29,640.00	13,973.95	53%
111	Council Wages	360.00	3,600.00	4,320.00	4,320.00	720.00	83%
112	Mayor Wages	120.00	1,200.00	1,440.00	1,440.00	240.00	83%
115	Water & Sewer Wages	2,146.00	26,907.80	63,336.00	63,336.00	36,428.20	42%
210	Health	363.14	4,313.67	11,586.00	11,586.00	7,272.33	37%
211	Vision	5.85	69.47	312.00	312.00	242.53	22%
220	Social Security/Medicare	313.85	3,624.22	8,850.00	8,850.00	5,225.78	41%
230	PERSI	294.11	3,512.68	9,268.00	9,268.00	5,755.32	38%
250	Unemployment Insurance	17.61	193.60	501.00	501.00	307.40	39%
260	Workers Compensation	0.00	996.17	2,478.00	2,478.00	1,481.83	40%
290	Dental	20.25	240.52	754.00	754.00	513.48	32%
Account Total:		5,117.29	60,324.18	132,485.00	132,485.00	72,160.82	46%
41100 Administration							
310	Audit & Accounting Services	0.00	2,490.00	2,490.00	2,490.00	0.00	100%
320	Attorney/Legal Fees	0.00	2,660.00	10,000.00	10,000.00	7,340.00	27%
325	Professional Services	0.00	30,055.25	65,000.00	65,000.00	34,944.75	46%
351	Maintenance Contractor	0.00	1,705.00	6,500.00	6,500.00	4,795.00	26%
360	Water Operator	375.00	3,375.00	6,250.00	6,250.00	2,875.00	54%
414	Solid Waste Collection	1,819.59	16,112.56	25,000.00	25,000.00	8,887.44	64%
416	Electric & Gas	0.00	6,687.16	9,250.00	9,250.00	2,562.84	72%
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	95.62	897.95	1,350.00	1,350.00	452.05	67%
481	Fuel Gas	0.00	0.00	500.00	500.00	500.00	0%
510	Insurance - Liability	0.00	3,565.80	3,570.00	3,570.00	4.20	100%
520	Dues & Fees	430.00	1,418.05	1,250.00	1,250.00	-168.05	113%
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	0.00	2,700.00	2,500.00	2,500.00	-200.00	108%
590	Late Fee	0.00	10.00	25.00	25.00	15.00	40%
605	Office Supplies	57.47	274.23	750.00	750.00	475.77	37%
611	Copier Maintenance	0.00	644.30	1,000.00	1,000.00	355.70	64%
614	Postage	36.00	335.00	450.00	450.00	115.00	74%
620	Software - New	0.00	0.00	1,500.00	1,500.00	1,500.00	0%
621	Software Maintenance Fees	0.00	3,908.40	9,250.00	9,250.00	5,341.60	42%
810	Bond Payments	0.00	20,245.19	21,400.00	21,400.00	1,154.81	95%
Account Total:		2,813.68	97,083.89	174,785.00	174,785.00	77,701.11	56%
Account Group Total:		7,930.97	157,408.07	307,270.00	307,270.00	149,861.93	51%
42000 Public Safety							
42000 Public Safety							
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%

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Fund Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
51 WATER							
43000 Public Works							
43400 Water System							
433	Repairs & Maint to Water	0.00	18,217.26	50,000.00	50,000.00	31,782.74	36%
434	Equip. Maintenance	942.12	3,853.40	7,500.00	7,500.00	3,646.60	51%
462	Chemicals	672.60	2,182.48	7,500.00	7,500.00	5,317.52	29%
463	Small tools and supplies for Water	0.00	11.99	5,250.00	5,250.00	5,238.01	0%
560	Tests	0.00	868.00	2,250.00	2,250.00	1,382.00	39%
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:	1,614.72	25,133.13	97,500.00	97,500.00	72,366.87	26%
	Account Group Total:	1,614.72	25,133.13	97,500.00	97,500.00	72,366.87	26%
49000							
49999 Depreciation Expense							
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:	9,545.69	182,541.20	512,895.00	512,895.00	330,353.80	36%
52 SEWER							
41000 GENERAL GOVERNMENT							
41010 Personnel							
110	Office Wages	246.08	2,607.30	4,940.00	4,940.00	2,332.70	53%
111	Council Wages	60.00	600.00	720.00	720.00	120.00	83%
112	Mayor Wages	20.00	200.00	240.00	240.00	40.00	83%
115	Water & Sewer Wages	41.03	440.51	1,391.00	1,391.00	950.49	32%
210	Health	47.92	484.21	995.00	995.00	510.79	49%
211	Vision	0.77	7.88	60.00	60.00	52.12	13%
220	Social Security/Medicare	28.11	294.52	927.00	927.00	632.48	32%
230	PERSI	40.83	430.46	1,785.00	1,785.00	1,354.54	24%
250	Unemployment Insurance	1.40	13.07	59.00	59.00	45.93	22%
260	Workers Compensation	0.00	0.00	132.00	132.00	132.00	0%
290	Dental	2.67	27.03	145.00	145.00	117.97	19%
	Account Total:	488.81	5,104.98	11,394.00	11,394.00	6,289.02	45%
41100 Administration							
310	Audit & Accounting Services	0.00	415.00	415.00	415.00	0.00	100%
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	73.64	250.00	250.00	176.36	29%
435	Equipment Lease Payment	0.00	0.00	1,000.00	1,000.00	1,000.00	0%
437	Telephone, Telecommunications	10.25	92.81	200.00	200.00	107.19	46%
481	Fuel Gas	0.00	0.00	50.00	50.00	50.00	0%
510	Insurance - Liability	0.00	594.30	596.00	596.00	1.70	100%
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	89,760.00	140,000.00	140,000.00	50,240.00	64%

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52 SEWER							
605	Office Supplies	9.57	45.64	150.00	150.00	104.36	30%
611	Copier Maintenance	0.00	108.52	175.00	175.00	66.48	62%
614	Postage	29.00	150.00	150.00	150.00	0.00	100%
620	Software - New	0.00	0.00	100.00	100.00	100.00	0%
621	Software Maintenance Fees	0.00	651.36	2,000.00	2,000.00	1,348.64	33%
810	Bond Payments	0.00	566.52	2,000.00	2,000.00	1,433.48	28%
	Account Total:	9,024.82	92,457.79	172,916.00	172,916.00	80,458.21	53%
	Account Group Total:	9,513.63	97,562.77	184,310.00	184,310.00	86,747.23	53%
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:	9,513.63	97,562.77	218,310.00	218,310.00	120,747.23	45%
	Grand Total:	71,748.73	718,450.77	2,215,901.00	2,215,901.00	1,497,450.23	32%

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Payroll Summary For Payrolls from 07/23/26 to 08/06/26

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Total for Payroll Checks

	Employee	Employer	Amount
	-----	-----	-----
COMP HOURS (Comp Time Used)	20.00		547.00
J001 HOURS (ROAD&STREET)	106.00		2,908.25
J002 HOURS (PARKS)	27.00		784.20
J003 HOURS (WATER OPERATOR)	74.00		2,185.55
J009 HOURS (AIRPORT)	1.00		30.40
J015 HOURS (SHOP/OFFICE)	8.00		231.00
MCC HOURS (Mayor & City Council)	400.00		1,600.00
PERS HOURS (PTO TIME OFF)	3.00		92.28
REG HOURS (Regular Time)	145.50		4,475.58
SICK HOURS (Sick Time)	11.50		353.74

GROSS PAY	13,208.00	0.00
NET PAY	9,688.88	0.00
DENTAL INS	0.00	90.00
FIT	966.54	0.00
HEALTH INS	0.00	1,614.00
IDAHO SIT	507.00	0.00
MEDICARE	191.52	191.52
PERSI	760.92	1,267.46
PERSI CHOICE 40	250.00	0.00
PERSI-3	24.24	40.44
SOCIAL SECURITY	818.90	818.90
UNEMPL. INSUR.	0.00	56.40
VISION	0.00	26.00
CHASE BANK	215.51	0.00
ID FIRST BANK	6,626.14	0.00
STERLING SAVING	202.81	0.00
UMPQUA	340.68	0.00
US BANK	2,303.74	0.00
FIT/SIT BASE	12,172.84	0.00
MEDICARE BASE	13,208.00	0.00
PERS BASE	10,597.60	0.00
SOC SEC BASE	13,208.00	0.00
UN BASE	11,608.00	0.00
WC BASE	13,208.00	0.00

Total	4,104.72
Total Payroll Expense (Gross Pay + Employer Contributions):	17,312.72

Check Summary

Payroll Checks Prev. Out.	\$1,730.00
Payroll Checks Issued	\$1,730.00
Payroll Checks Redeemed	\$1,730.00
Payroll Checks Outstanding	\$1,730.00
Electronic Checks	\$15,528.32

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

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CITY OF DONNELLY
Payroll Summary For Payrolls from 07/23/26 to 08/06/26

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Report ID: P130

Social Security	1,637.80		1,637.80		21702
Medicare	383.04		383.04		21702
Unempl. Insur.	56.40	56.40		112.80	21713
Workers' Comp	0.00				21700
FIT	966.54		966.54		21701
IDAHO SIT	507.00	303.00	509.00	301.00	21703
PERSI	2,028.38		2,028.38		21704
DENTAL INS	90.00		90.00		21706
HEALTH INS	1,614.00		1,614.00		21705
VISION	26.00		26.00		21705
PERSI CHOICE 40	250.00		250.00		21704
PERSI-3	64.68		64.68		21704
Total Ded.	7,623.84	359.40	7,569.44	413.80	

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

DONNELLY CITY COUNCIL
AGENDA BILL

Number **AB 26-44**

Meeting Date **08/17/2026**

169 Halferty Street
Donnelly, Idaho 83615

Action Item

AGENDA ITEM INFORMATION

SUBJECT: <i>FY27 Budget</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		Clerk/Treasurer		
		Public Works		
COST IMPACT:	\$2,684,220			
FUNDING SOURCE:	All Funds			
TIMELINE:	October 1, 2026 - September 30, 2027			

SUMMARY STATEMENT:

Approve FY27 Budget, Public Hearing held August 18, 2026

RECOMMENDED ACTION:

Approve FY27 Budget

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION

08/10/26
09:49:20

CITY OF DONNELLY
Revenue Budget Report -- MultiYear Actuals
For the Year: 2026 - 2027

Page: 1 of 4
Report ID: B250B

Account	Actuals				Current	%	Prelim.	Budget	Final	% Old
	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
					25-26	25-26	26-27	26-27	26-27	26-27
10 GENERAL										
31000 Taxes										
31010 Taxes - Current Year	134,808	140,305	140,321	146,545	151,423	97%	155,521		155,521	102%
31200 Franchise Fees	7,714	7,944	7,885	5,771	8,500	68%	8,500		8,500	100%
31300 Taxes - Previous Year	4,538	3,204	1,283	5,759	6,500	89%	6,500		6,500	100%
31310 Taxes - P/I	1,307	2,184	1,012	1,614	2,250	72%	2,250		2,250	100%
Group:	148,367	153,637	150,501	159,689	168,673	95%	172,771	0	172,771	102%
32000 Vendor Licenses/Permits										
32000 Vendor Licenses/Permits	2,725	2,250	3,400	900	2,300	39%	2,400		2,400	104%
32100 Business License	2,025	1,950	1,750	725	2,250	32%	2,250		2,250	100%
32110 Beer/Wine/Alcohol Permits	1,625	2,125	2,125	1,850	2,500	74%	2,500		2,500	100%
32160 Catering Permits			25		25	0%	25		25	100%
32161 Community Center Rental	995	1,085	980	1,095	1,250	88%	1,250		1,250	100%
32210 Building Permits	1,468	5,462	2,868	25,160	7,500	335%	50,000		50,000	666%
32220 Dog Licenses	30	35	15	5	100	5%	100		100	100%
32230 Sign Permit	1,375	385	440	990	550	180%	1,250		1,250	227%
Group:	10,243	13,292	11,603	30,725	16,475	186%	59,775	0	59,775	362%
33000 Intergovernmental Revenue										
33100 Grant Revenue	4,500	102,397	20,522		150,000	0%	425,000		425,000	283%
33411 Sales Tax Revenue Sharing	27,378	27,644	28,425	28,634	28,725	100%	29,534		29,534	102%
33413 Property Tax Replacement	2,685		4,028	2,685	2,276	118%	2,276		2,276	100%
33420 Highway User Revenue	15,835	26,501	20,557	15,330	21,191	72%	15,263		15,263	72%
33430 Liquor Apportionment	55,986	64,092	68,457	61,920	70,795	87%	73,143		73,143	103%
33800 Airport Revenue	897	1,088	897	922	900	102%	900		900	100%
Group:	107,281	221,722	142,886	109,491	273,887	40%	546,116	0	546,116	199%
34000 Charges for Services										
34511 Parks/Rec - Tennis Court				25	50	50%	50		50	100%
34512 Parks/Rec - Day Use Boat	2,409	3,163	2,872	2,692	3,500	77%	3,500		3,500	100%
34513 Parks/Rec - Day	1,315	1,825	1,784	1,814	2,000	91%	2,500		2,500	125%
34514 Parks/Rec - Overnight	5,088	8,590	6,967	8,408	8,500	99%	9,000		9,000	105%
34515 Parks/Rec - Pavillion	450	200	100	150	350	43%	350		350	100%
Group:	9,262	13,778	11,723	13,089	14,400	91%	15,400	0	15,400	106%
36000 MISCELLANEOUS										
36100 Interest Income	3,128	6,024	7,170	6,064	6,000	101%	8,500		8,500	141%
36210 Rental Depot Ctr	46,900	49,300	54,500	45,500	50,000	91%	50,000		50,000	100%
36220 Rental Late fees					50	0%	50		50	100%
36601 Local Option Tax	22,760	21,641	22,685		23,500	0%	25,000		25,000	106%
Group:	72,788	76,965	84,355	51,564	79,550	65%	83,550	0	83,550	105%

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CITY OF DONNELLY
Revenue Budget Report -- MultiYear Actuals
For the Year: 2026 - 2027

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Report ID: B250B

Account	Actuals				Current	%	Prelim.	Budget	Final	% Old
	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
					25-26	25-26	26-27	26-27	26-27	26-27
10 GENERAL										
38000 Pass Thru Income										
38000 Pass Thru Income	53,250	75,292	68,934	84,303	100,000	84%	100,000		100,000	100%
38370 Land Lease	10,600	10,500	11,851	10,925	10,750	102%	10,750		10,750	100%
38900 Miscellaneous Income	1	862	2,139	1,228	1,000	123%	1,500		1,500	150%
38990 Lease Proceeds		82,193			0	0%			0	0%
38999 Cash Carryover					469,961	0%	573,508		573,508	122%
Group:	63,851	168,847	82,924	96,456	581,711	17%	685,758	0	685,758	117%
Fund:	411,792	648,241	483,992	461,014	1,134,696	41%	1,563,370	0	1,563,370	137%
15 LOT FUND										
31000 Taxes										
31110 Local Option Tax:1%	147,458	147,833	160,866	141,295	146,000	97%	175,000		175,000	119%
31120 Local Option Tax:3%	42,212	32,508	28,173	28,238	54,000	52%	50,000		50,000	92%
31130 Local Option Tax	40,813	44,101	46,130	43,654	40,000	109%	47,000		47,000	117%
Group:	230,483	224,442	235,169	213,187	240,000	89%	272,000	0	272,000	113%
38000 Pass Thru Income										
38999 Cash Carryover					110,000	0%	28,000		28,000	25%
Group:					110,000	0%	28,000	0	28,000	25%
Fund:	230,483	224,442	235,169	213,187	350,000	61%	300,000	0	300,000	85%
51 WATER										
34000 Charges for Services										
34340 Water User Fees-Base	81,644	93,436	101,913	89,245	82,000	109%	115,000		115,000	140%
34341 Water User Fees-Usage	22,127	22,123	20,133	16,671	28,500	58%	28,500		28,500	100%
34343 Water Re-Connect Fee	200	100	50		250	0%	50		50	20%
34345 Improvement Fund-Revenue	14,800	15,155	13,860	12,585	15,000	84%	16,800		16,800	112%
34346 Late Fees	940	990	545	530	750	71%	750		750	100%
34347 Water - New Connection	37,381				15,000	0%	25,000		25,000	166%
34348 Water Deposits	-300	-100	-150	-100	0	***%	100		100	*****%
34400 Garbage Collection	19,514	20,393	19,241	18,105	20,000	91%	22,500		22,500	112%
Group:	176,306	152,097	155,592	137,036	161,500	85%	208,700	0	208,700	129%

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CITY OF DONNELLY
Revenue Budget Report -- MultiYear Actuals
For the Year: 2026 - 2027

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Report ID: B250B

Account	Actuals				Current	%	Prelim.	Budget	Final	% Old
	22-23	23-24	24-25	25-26	Budget	Rec.	Budget	Change	Budget	Budget
	22-23	23-24	24-25	25-26	25-26	25-26	26-27	26-27	26-27	26-27
51 WATER										
36000 MISCELLANEOUS										
36100 Interest Income	3,776	6,198	6,368	4,713	5,000	94%	5,500		5,500	110%
Group:	3,776	6,198	6,368	4,713	5,000	94%	5,500	0	5,500	110%
38000 Pass Thru Income										
38900 Miscellaneous Income	24,000		30	280	100	280%	25		25	25%
38999 Cash Carryover					346,295	0%	290,543		290,543	83%
Group:	24,000		30	280	346,395	0%	290,568	0	290,568	83%
Fund:	204,082	158,295	161,990	142,029	512,895	28%	504,768	0	504,768	98%
52 SEWER										
34000 Charges for Services										
34310 Sewer User Fees-Base	96,773	132,408	130,075	107,527	135,500	79%	142,500		142,500	105%
34315 RV Dump	1,620	2,160	2,744	2,564	3,000	85%	3,000		3,000	100%
34345 Improvement Fund-Revenue	14,920	15,215	13,805	8,805	15,000	59%			0	0%
Group:	113,313	149,783	146,624	118,896	153,500	77%	145,500	0	145,500	94%
36000 MISCELLANEOUS										
36100 Interest Income	4,075	6,622	6,752	4,970	5,000	99%	5,725		5,725	114%
Group:	4,075	6,622	6,752	4,970	5,000	99%	5,725	0	5,725	114%
38000 Pass Thru Income										
38360 NLRSD					750	0%	750		750	100%
38999 Cash Carryover					59,060	0%	164,107		164,107	277%
Group:					59,810	0%	164,857	0	164,857	275%
Fund:	117,388	156,405	153,376	123,866	218,310	57%	316,082	0	316,082	144%
65 PARKS/RECREATION - DES										
38000 Pass Thru Income										
38000 Pass Thru Income		1,065			0	0%			0	0%
Group:		1,065			0	0%	0	0	0	0%
Fund:		1,065			0	0%	0	0	0	0%

Grand Total:	963,745	1,188,448	1,034,527	940,096	2,215,901	2,684,220	0	2,684,220
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CITY OF DONNELLY
Expenditure Budget Report -- MultiYear Actuals
For the Year: 2026 - 2027

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Report ID: B240B

Account	Object	Actuals				Current	%	Prelim.	Budget	Final	% Old
		22-23	23-24	24-25	25-26	Budget	Exp.	Budget	Changes	Budget	Budget
						25-26	25-26	26-27	26-27	26-27	26-27
10 GENERAL											
41010 Personnel											
110	Office Wages	40,285	39,495	36,636	35,547	64,220	55%	64,220		64,220	100%
111	Council Wages	10,140	9,360	9,165	8,580	9,360	92%	9,360		9,360	100%
112	Mayor Wages	3,380	3,120	3,120	2,860	3,120	92%	3,120		3,120	100%
210	Health	5,257	5,585	5,981	5,508	11,208	49%	11,208		11,208	100%
211	Vision	102	101	101	89	330	27%	330		330	100%
220	Social Security/Medicare	4,116	3,935	4,436	3,594	6,855	52%	6,855		6,855	100%
230	PERSI	5,597	5,634	5,895	5,444	8,974	61%	9,780		9,780	109%
250	Unemployment Insurance	191	202	163	151	500	30%	500		500	100%
260	Workers Compensation	237	510	232	284	800	36%	800		800	100%
290	Dental	312	312	314	307	730	42%	730		730	100%
961	Taxes					500	0%	150		150	30%
Account:		69,617	68,254	66,043	62,364	106,597	59%	107,053	0	107,053	100%
41100 Administration											
310	Audit & Accounting Servic	4,810	5,070	5,265	5,395	5,395	100%	5,720		5,720	106%
320	Attorney/Legal Fees	3,765	4,323	6,282	21,526	28,500	76%	60,000		60,000	211%
321	Economic Development	2,000		2,000		2,000	0%	2,000		2,000	100%
325	Professional Services					0	0%	65,000		65,000	*****%
330	Contract - Planning & Zon	1,620	3,287	27,177	55,683	62,500	89%	60,000		60,000	96%
340	Contract Labor	26,266	3,920	481	14,486	10,000	145%	10,000		10,000	100%
341	Pass Thru Charges		-55,425	35,473	78,448	50,000	157%	100,000		100,000	200%
414	Solid Waste Collection	204	236	483		1,000	0%	1,000		1,000	100%
416	Electric & Gas	4,383	4,276	3,789	3,315	7,250	46%	7,250		7,250	100%
431	City Hall Repair & Maint	373	408	3,567	3,278	8,250	40%	12,500		12,500	152%
436	Cell Phone Mayor/Maintena	1,560	1,560	1,710		1,800	0%	1,800		1,800	100%
437	Telephone, Telecommunicat	1,438	1,404	1,562	1,355	2,000	68%	2,500		2,500	125%
456	Signs	1,000	90			1,000	0%	500		500	50%
510	Insurance - Liability	5,282	6,074	7,289	7,726	7,729	100%	7,885		7,885	102%
520	Dues & Fees	800	943	1,083	985	1,000	99%	1,750		1,750	175%
530	Publications	664	850	2,195	1,045	4,000	26%	2,500		2,500	63%
550	Travel Reimbursement	705				1,000	0%	1,000		1,000	100%
551	Training & Education	315			325	2,000	16%	2,000		2,000	100%
552	Meals & Entertainment	65				300	0%	300		300	100%
605	Office Supplies	1,923	1,505	1,851	1,138	2,000	57%	2,000		2,000	100%
610	Misc. Office Expense	82				0	0%			0	0%
611	Copier Maintenance	1,338	1,750	1,759	1,554	2,225	70%	2,225		2,225	100%
613	IT - Computer	255	3,138	3,625	2,450	5,000	49%	3,750		3,750	75%
614	Postage	465	483	497	367	750	49%	750		750	100%
615	Grant Writing					2,500	0%	1,000		1,000	40%
620	Software - New	1,945	1,446	1,364	1,026	2,500	41%	2,500		2,500	100%
621	Software Maintenance Fees	5,655	7,686	8,819	8,468	15,250	56%	17,250		17,250	113%
700	Capital Improvements		2,761	2,800	4,685	5,500	85%	5,500		5,500	100%
930	Reconciliation Discrepanc			-3	3	25	12%	15		15	60%
970	Grant Expense				1,500	2,500	60%	50		50	2%
Account:		66,913	-4,215	119,068	214,758	233,974	92%	378,745	0	378,745	162%

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CITY OF DONNELLY
Expenditure Budget Report -- MultiYear Actuals
For the Year: 2026 - 2027

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Report ID: B2408

Account	Object	Actuals				Current	%	Prelim.	Budget	Final	% Old
		22-23	23-24	24-25	25-26	Budget	Exp.	Budget	Changes	Budget	Budget
						25-26	25-26	26-27	26-27	26-27	26-27
42000	Public Safety										
456	Signs					500	0%	250		250	50%
900	Public Safety	912		86		1,250	0%	1,250		1,250	100%
	Account:	912		86		1,750	0%	1,500	0	1,500	86%
43000	Public Works										
700	Capital Improvements					4,500	0%			0	0%
	Account:					4,500	0%	0	0	0	0%
43010	Roads and Streets										
116	Roads & Street Wages	23,799	62,121	61,774	35,817	83,123	43%	83,123		83,123	100%
118	Snow Removal Wages	19,481	18,003	21,565	4,004	59,429	7%	59,429		59,429	100%
210	Health	4,425	11,821	13,723	6,099	19,600	31%	19,600		19,600	100%
211	Vision	86	210	233	98	360	27%	360		360	100%
220	Social Security/Medicare	3,311	6,130	6,375	3,046	9,938	31%	9,938		9,938	100%
230	PERSI	4,468	8,402	9,170	4,026	12,060	33%	12,060		12,060	100%
250	Unemployment Insurance	189	405	347	189	789	24%	789		789	100%
260	Workers Compensation	826	1,237	1,524	1,868	3,834	49%	4,356		4,356	114%
290	Dental	263	661	718	340	879	39%	879		879	100%
325	Professional Services				1,960	60,000	3%	100,000		100,000	167%
340	Contract Labor	23,676	433	393		15,000	0%	10,000		10,000	67%
416	Electric & Gas	1,987	2,329	4,119	2,500	4,750	53%	4,750		4,750	100%
429	Snow Removal Maintenance	127	1,120	350	1,083	5,000	22%	3,250		3,250	65%
430	Road & Street Maintenance	3,752	14,437	41,748	3,217	50,000	6%	50,000		50,000	100%
432	Building Repairs & Mainte	795	995	1,010	407	15,000	3%	10,000		10,000	67%
434	Equip. Maintenance	5,857	7,158	6,892	549	17,500	3%	12,500		12,500	71%
435	Equipment Lease Payment		10,000	18,790		37,000	0%	25,000		25,000	68%
454	Street Scape	237	1,313			2,000	0%	1,250		1,250	63%
455	Sidewalk, Curb, Gutter Ma		54	1,500		35,000	0%	25,000		25,000	71%
456	Signs	2,296	638	64	352	3,500	10%	2,000		2,000	57%
460	Small Tools, Equipmen	1,608	2,182	414	46	5,000	1%	3,000		3,000	60%
461	Shop Misc Supplies	89	260	584	285	750	38%	750		750	100%
470	Dust Abatement	13,000	16,000	16,000	17,500	17,500	100%	20,000		20,000	114%
481	Fuel Gas	2,372	3,286	3,603	1,824	4,500	41%	4,500		4,500	100%
482	Diesel - Winter	2,498	1,666	1,511	685	6,200	11%	5,000		5,000	81%
483	Diesel - Summer	452	378	1,053	627	6,200	10%	5,000		5,000	81%
520	Dues & Fees					350	0%	350		350	100%
530	Publications		73	171	66	350	19%	350		350	100%
553	Clothing Reimbursement	533	1,128	1,174	714	2,000	36%	2,000		2,000	100%
700	Capital Improvements	1,561	95,125	83,481	17,000	150,000	11%	200,000		200,000	133%
900	Public Safety	904	381	87		2,500	0%	2,500		2,500	100%
970	Grant Expense		96,282	2,349		40,000	0%	2,500		2,500	6%
	Account:	118,592	364,228	300,722	104,302	670,112	16%	680,234	0	680,234	102%
44100	Parks and Recreation										
117	Park & Rec Wages	12,123	17,947	7,161	4,417	31,512	14%	31,512		31,512	100%
119	Airport Maint Wages	5,995	5,860	4,958	1,486	9,400	16%	9,400		9,400	100%
210	Health	1,380	2,700	1,533	340	3,346	10%	3,346		3,346	100%
211	Vision	27	48	26	5	119	4%	119		119	100%

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CITY OF DONNELLY
Expenditure Budget Report -- MultiYear Actuals
For the Year: 2026 - 2027

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Report ID: B240B

Account	Object	Actuals				Current	%	Prelim.	Budget	Final	% Old
		22-23	23-24	24-25	25-26	Budget	Exp.	Budget	Changes	Budget	Budget
						25-26	25-26	26-27	26-27	26-27	26-27
220	Social Security/Medicare	1,386	1,821	927	452	2,244	20%	2,244		2,244	100%
230	PERSI	1,512	2,203	1,109	241	2,869	8%	2,869		2,869	100%
250	Unemployment Insurance	89	108	52	28	183	15%	183		183	100%
260	Workers Compensation	343	470	562	387	1,467	26%	1,467		1,467	100%
290	Dental	81	151	80	19	348	5%	348		348	100%
438	City Park Maintenance		4,679	657	1,400	5,000	28%	5,000		5,000	100%
450	Racquet Court Maintenance	420		1,874		10,000	0%	5,000		5,000	50%
451	Campground/Boatdock Maint	2,670	4,370	4,263	3,432	4,500	76%	4,500		4,500	100%
452	City Park Maintenance	1,728	1,946	920	180	1,250	14%	1,250		1,250	100%
453	Rest Area/Kiosk Maintenance	210	30	335	92	1,000	9%	750		750	75%
456	Signs	698	59	723	242	500	48%	500		500	100%
460	Small Tools, Equipmen	420	4,120			8,250	0%	5,000		5,000	61%
700	Capital Improvements	1,622	6,300	2,006		4,000	0%	300,000		300,000	7500%
900	Public Safety		950			4,000	0%	1,500		1,500	38%
925	Aiport Maintenance	1,541	375	1,312	511	5,000	10%	1,500		1,500	30%
	Account:	32,245	54,137	28,498	13,232	94,988	14%	376,488	0	376,488	396%
44300 Depot											
414	Solid Waste Collection	1,864	2,192	1,753	1,378	3,000	46%	3,000		3,000	100%
415	Water and Sewer	5,085	3,832			25	0%			0	0%
416	Electric & Gas	586	232	1,246	1,548	4,250	36%	3,750		3,750	88%
432	Building Repairs & Mainte	4,600	548	190	2,366	5,000	47%	7,500		7,500	150%
700	Capital Improvements					10,000	0%	5,000		5,000	50%
960	Solid Waste Transfer Site					500	0%	100		100	20%
	Account:	12,135	6,804	3,189	5,292	22,775	23%	19,350	0	19,350	85%
	Fund:	300,414	489,208	517,606	399,948	1,134,696	35%	1,563,370	0	1,563,370	138%
15 LOT FUND											
41100 Administration											
431	City Hall Repair & Maint	-3,200				0	0%			0	0%
922	Local Option Tax Expense	191,332	273,257	175,145	59,534	350,000	17%	300,000		300,000	86%
	Account:	188,132	273,257	175,145	59,534	350,000	17%	300,000	0	300,000	86%
	Fund:	188,132	273,257	175,145	59,534	350,000	17%	300,000	0	300,000	86%
51 WATER											
41010 Personnel											
110	Office Wages	18,862	18,824	14,720	16,404	29,640	55%	29,640		29,640	100%
111	Council Wages	4,680	4,320	4,230	3,960	4,320	92%	4,320		4,320	100%
112	Mayor Wages	1,560	1,440	1,440	1,320	1,440	92%	1,440		1,440	100%
115	Water & Sewer Wages	25,394	39,417	66,063	28,057	63,336	44%	63,336		63,336	100%
210	Health	4,651	6,544	11,097	4,495	11,586	39%	11,586		11,586	100%
211	Vision	90	117	189	72	312	23%	312		312	100%
220	Social Security/Medicare	3,863	4,810	6,827	3,805	8,850	43%	8,850		8,850	100%

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CITY OF DONNELLY
Expenditure Budget Report -- MultiYear Actuals
For the Year: 2026 - 2027

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Report ID: B240B

Account	Object	Actuals				Current	%	Prelim.	Budget	Final	% Old
		22-23	23-24	24-25	25-26	Budget	Exp.	Budget	Changes	Budget	Budget
						25-26	25-26	26-27	26-27	26-27	26-27
230	PERSI	6,545	15,510	14,349	3,699	9,268	40%	9,268		9,268	100%
250	Unemployment Insurance	1,454	293	353	203	501	41%	501		501	100%
260	Workers Compensation	736	804	947	996	2,478	40%	2,478		2,478	100%
290	Dental	276	364	581	251	754	33%	754		754	100%
	Account:	68,111	92,443	120,796	63,262	132,485	48%	132,485	0	132,485	100%
41100 Administration											
310	Audit & Accounting Servic	2,220	2,340	2,430	2,490	2,490	100%	2,640		2,640	106%
320	Attorney/Legal Fees			4,760	2,660	10,000	27%	10,000		10,000	100%
325	Professional Services				30,744	65,000	47%	65,000		65,000	100%
351	Maintenance Contractor	3,100	930	1,770	1,705	6,500	26%	6,500		6,500	100%
360	Water Operator	4,500	4,700	4,500	3,375	6,250	54%	6,250		6,250	100%
414	Solid Waste Collection	20,663	19,709	20,573	16,113	25,000	64%	26,500		26,500	106%
416	Electric & Gas	7,032	8,644	8,164	7,702	9,250	83%	12,500		12,500	135%
435	Equipment Lease Payment		-3,673	2,099		4,000	0%	4,000		4,000	100%
436	Cell Phone Mayor/Maintena	240	240	240		600	0%	600		600	100%
437	Telephone, Telecommunicat	1,065	1,056	1,117	960	1,350	71%	1,500		1,500	111%
481	Fuel Gas					500	0%	500		500	100%
510	Insurance - Liability	2,438	2,804	3,364	3,566	3,570	100%	3,640		3,640	102%
520	Dues & Fees	1,226	1,245	655	1,418	1,250	113%	2,000		2,000	160%
530	Publications	133	210	490	168	400	42%	500		500	125%
550	Travel Reimbursement	461	684	583		1,750	0%	1,000		1,000	57%
551	Training & Education	325	325	2,663	2,700	2,500	108%	3,250		3,250	130%
590	Late Fee	5			10	25	40%	25		25	100%
605	Office Supplies	-1,208	694	563	274	750	37%	750		750	100%
611	Copier Maintenance	631	789	795	718	1,000	72%	1,000		1,000	100%
614	Postage	485	419	446	335	450	74%	600		600	133%
615	Grant Writing		28,705	42,625		0	0%			0	0%
620	Software - New	480				1,500	0%	750		750	50%
621	Software Maintenance Fees	3,890	5,963	6,365	3,908	9,250	42%	9,500		9,500	103%
810	Bond Payments	11,840	11,526	10,776	20,245	21,400	95%	21,400		21,400	100%
	Account:	59,526	87,310	114,978	99,091	174,785	57%	180,405	0	180,405	103%
42000 Public Safety											
900	Public Safety	175	125			125	0%	125		125	100%
	Account:	175	125			125	0%	125	0	125	100%
43400 Water System											
433	Repairs & Maint to Water	15,736	10,378	11,410	18,306	50,000	37%	30,000		30,000	60%
434	Equip. Maintainance	3,572	3,729	3,622	3,853	7,500	51%	5,000		5,000	67%
462	Chemicals	4,825	5,240	6,127	2,248	7,500	30%	7,500		7,500	100%
463	Small tools and supplies	1,169	4,091	672	12	5,250	0%	4,500		4,500	86%
560	Tests	2,012	2,846	5,473	868	2,250	39%	5,000		5,000	222%
700	Capital Improvements	5,416	7,035			10,000	0%	10,000		10,000	100%
710	Meter Equipment Purchased	4,506				15,000	0%	15,000		15,000	100%
	Account:	37,236	33,319	27,304	25,287	97,500	26%	77,000	0	77,000	79%

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CITY OF DONNELLY
Expenditure Budget Report -- MultiYear Actuals
For the Year: 2026 - 2027

Page: 6 of 6
Report ID: B240B

Account	Object	Actuals				Current	%	Prelim.	Budget	Final	% Old
		22-23	23-24	24-25	25-26	Budget	Exp.	Budget	Changes	Budget	Budget
		22-23	23-24	24-25	25-26	25-26	25-26	26-27	26-27	26-27	26-27

65 PARKS/RECREATION - DES											
41100 Administration											
341	Pass Thru Charges		477	588		0	0%			0	0%
	Account:		477	588		0	***%	0	0	0	0%
	Fund:		477	588		0	0%	0	0	0	0%
%											
Grand Total: 909,423 1,232,001 1,226,282 754,392 2,215,901 2,684,220 0 2,684,220											

**DONNELLY CITY COUNCIL
AGENDA BILL**

169 Halferty Street
Donnelly, Idaho 83615

Number AB 26-45

Meeting Date 08/17/2026

Action Item

AGENDA ITEM INFORMATION

SUBJECT: <i>FY27 Budget Ordinance Adoption</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		Clerk/Treasurer		
		Public Works		
COST IMPACT:	\$2,684,220			
FUNDING SOURCE:	All Funds			
TIMELINE:				

SUMMARY STATEMENT:

Adoption of City Annual Budget for FY27 (October 1, 2026 – September 30, 2026)

RECOMMENDED ACTION:

Adopt and Authorize Mayor to Sign Ordinance No. 271 FY27 Budget

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION

City of Donnelly Ordinance #271

AN ORDINANCE TO BE TERMED THE ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF DONNELLY, IDAHO, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027, APPROPRIATING SUMS OF MONEY IN THE AGGREGATE AMOUNT OF **\$2,684,220** TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF DONNELLY FOR SAID FISCAL YEAR; SPECIFYING THE OBJECT AND PURPOSES FOR WHICH SUCH APPROPRIATIONS ARE MADE AND THE AMOUNT APPROPRIATED FOR EACH OBJECT AND PURPOSE; AUTHORIZING THE CERTIFICATION TO THE COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO, THE AMOUNT OF **\$155,521** IN PROPERTY TAXES TO BE LEVIED AND ASSESSED UP THE TAXABLE PROPERTY IN THE CITY; PROVIDING FOR THE FILING OF A COPY OF THIS ORDINANCE WITH THE OFFICE OF THE IDAHO SECRETARY OF STATE AS PROVIDED BY LAW; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

BE IT ORDAINED BY THE MAYOR AN COUNCIL OF THE CITY OF DONNELLY, VALLEY COUNTY, IDAHO, AS FOLLOWS:

Section 1: That the sum of **\$2,684,220** is hereby appropriated to defray all necessary expenses and liabilities of the City of Donnelly, Valley County, Idaho, for the fiscal year commencing October 1, 2026, and ending September 30, 2027.

Section 2: The objects and purposes for which such appropriation is made, and the amount appropriated for each object and purpose, are as follows:

AMOUNT APPROPRIATED FOR EXPENDITURES

GENERAL FUND

Personnel	\$107,053	
Administrative	\$378,745	
Public Safety	\$1,500	
Roads & Streets	\$680,234	
Parks & Recreation	\$376,488	
Donnelly Depot Center	\$19,350	
TOTAL GENERAL FUNDS		\$1,563,370

LOCAL OPTION TAX FUND	\$300,000
WATER FUND	\$504,768
WATER IMPROVEMENT FUND	\$0
SEWER FUND	\$316,082
PARKS/RECREATION-DES	\$0

TOTAL BUDGET FOR FISCAL YEAR 2026-2027 **\$2,684,220**

Section 3: The amount of **\$155,521** is hereby authorized to be certified by the City of Donnelly to the Board of Commissioners and Valley County, Idaho, in accordance with Section 50-1007, Idaho Code, to be levied and assessed as a property tax on the taxable property within the City of Donnelly for the fiscal year commencing October 1, 2026, and ending September 30, 2027.

Section 4: The City Clerk is hereby authorized and directed to cause a certified copy of this ordinance to be filed with the Office of the Secretary of State of the State of Idaho, as required by Section 50-1003, Idaho Code.

Section 5: This ordinance shall be published once in full in the official newspaper of the City and shall take effect and be in force from and after its passage, approval, and publication.

Passed and approved by the Mayor and City Council of the City of Donnelly, Valley County, Idaho, this 17th day of August 2026.

Susan Dorris, Mayor

ATTEST:

Lori Clemens, City Clerk

DONNELLY CITY COUNCIL
AGENDA BILL

169 Halferty Street
Donnelly, Idaho 83615

Number AB 26-46

Meeting Date 08/17/2026

Action Item

AGENDA ITEM INFORMATION

SUBJECT:		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
Mountain Meadows Ranch South Preliminary Plat Extension of Time		Mayor / Council		
		Clerk/Treasurer		
		Public Works		
COST IMPACT:				
FUNDING				
SOURCE:				
TIMELINE:				

SUMMARY STATEMENT:

Craig Groves, on behalf of Donnelly 270 LLC, is requesting a two-year extension of time regarding the previously approved Preliminary Plat for Mountain Meadows Ranch South, Preliminary Plat Application No. 2024-PP-1. The UDC Administrator recommends approval to extend the deadline to submit the Phase 1 Final Plat from July 1, 2026, to July 1, 2028, based on the justification provided by Mr. Groves in his email to the city dated August 8, 2026

RECOMMENDED ACTION:

Approve Extension of Deadline to submit Phase I, Final Plat, from July 1, 2026, to July 1, 2028

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION

DONNELLY CITY COUNCIL
AGENDA BILL

169 Halferty Street
Donnelly, Idaho 83615

Number AB 26-47

Meeting Date 08/17/2026

Action Item

AGENDA ITEM INFORMATION

SUBJECT: <i>Findings of Fact and Conclusion of Law for file numbers 2026-AN-2, 2026-RZ-2 & 2026-CUP-2 (Boulder Creek)</i>	<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
	Mayor / Council		
	Clerk/Treasurer		
	Public Works		
COST IMPACT:			
FUNDING			
SOURCE:			
TIMELINE:			

SUMMARY STATEMENT:

Findings of Fact and Conclusion of Law for 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 were 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-2, 2026-RZ-2 & 2026-CUP-2

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION

BEFORE THE DONNELLY CITY COUNCIL

IN THE MATTER OF APPLICATION FILE)
NUMBERS 2026-AN-2, 2026-RZ-2 & 2026-CUP-2)
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-2, 2026-RZ-2 & 2026-CUP-2

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 June 15, 2026, at which time public testimony was taken. The City Council ordered mediation between the parties and the public hearing was continued to July 10, 2026, and then again continued to August 12, 2026, solely to review any potential Mediation Settlement Agreement, if reached by the parties, and that no additional oral or written testimony would be accepted, except for oral testimony limited to the provisions of the Mediation Settlement Agreement, and that if a Mediation Settlement Agreement was not reached then the public hearing would be closed with no additional oral or written testimony would be taken and the City Council would deliberate and act on the application. Mayor Dorris recused herself and stepped down from the hearings due to a potential conflict of interest because her residence is located adjacent to the subject property. On August 12, 2026, 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. APPLICATION SUBMITTAL:

A pre application submittal meeting was held for the proposed development on the subject property on March 26, 2026. After a discussion with the city attorney on whether the previous applications for the subject property, applications 2026-AN-1, 2026-RZ-1 & 2026-CUP-1, should be processed through the city as modified applications or if new applications should be required it was determined that all new applications would be required because every one of the applications is now substantially different than the previously applications.

The new applications were then received by the City of Donnelly on May 1, 2026, and were accepted as complete, in accordance with Donnelly City Code Section 18.05.050 on May 2, 2026, conditioned on payment of application fees which were paid on May 4, 2026.

B. NOTICE OF PUBLIC HEARING:

In accordance with Title 67, Chapter 65, Idaho Code, and Donnelly City Code, requests for agencies' reviews were transmitted on May 18, 2026, the notice of this public hearing was mailed to property owners within three hundred (300) feet of the subject property on May 18, 2026, and the notice was published in the area newspaper on May 28, 2026, and June 11, 2026; In accordance with Donnelly City Code, the Owner held a neighborhood meeting on April 29, 2026, and posted the site on June 5, 2026.

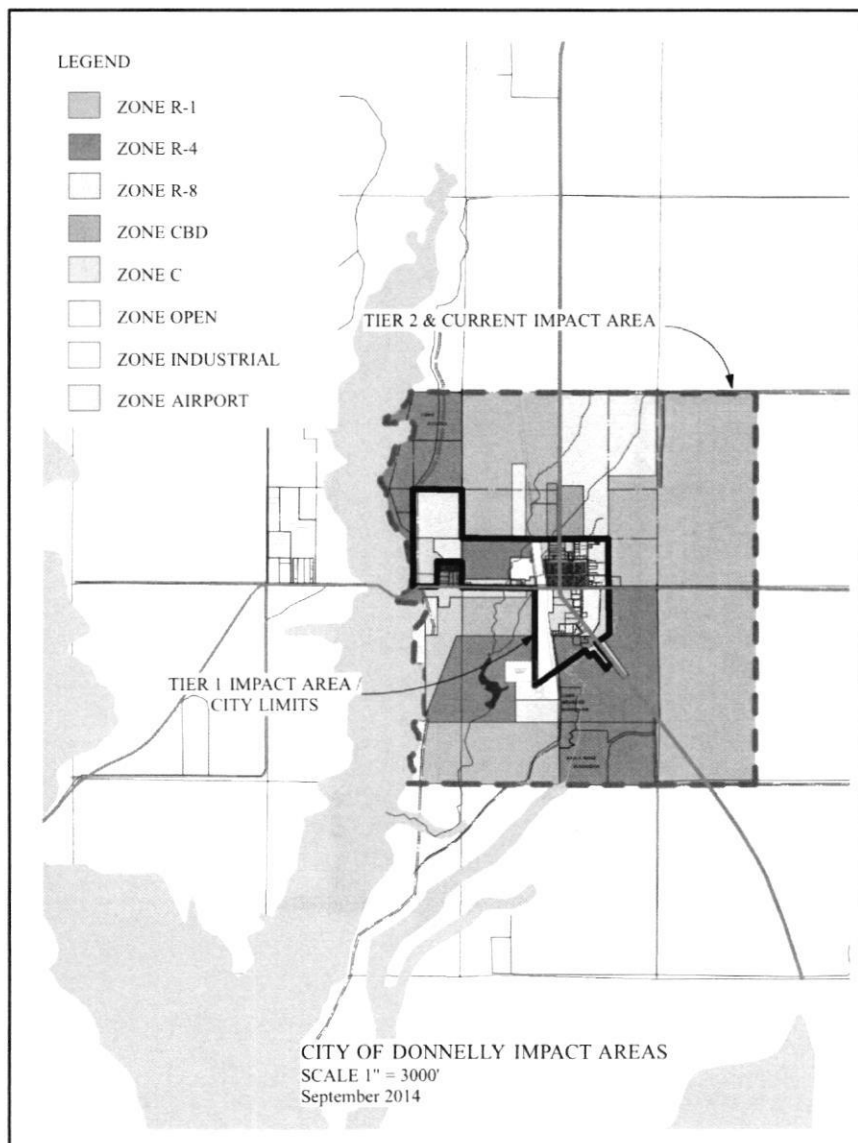
C. HISTORY OF RELEVANT PREVIOUS ACTIONS:

- The north portion of the property was annexed into the city many years ago.
- 2014 Comprehensive Plan Land Use Map showed the subject property and Mayor Susan Dorris's property as R-4
- May 15, 2023, The City contracted with me to develop a new Comprehensive Plan and on May 23, 2023, I started working on the new Comprehensive Plan.
- October 19, 2023 - I Met with Mayor Susan Dorris and City Clerk Lori Clemens to review the draft plan and Land Use Map that I had developed – I had the north parcel (about 11 acres) of the subject property and the Mayor's property shown as Neighborhood Residential (4 dwelling units per acre maximum). I did not know part of that area was the Mayor's property. The Mayor said to change her property to commercial and the rest of the area (north 11 acres of the subject property) to allow for Compact Residential (up to 8 dwelling units per acre) to allow for workforce housing/apartments. She said that land was a great location for workforce housing near the treatment facility.

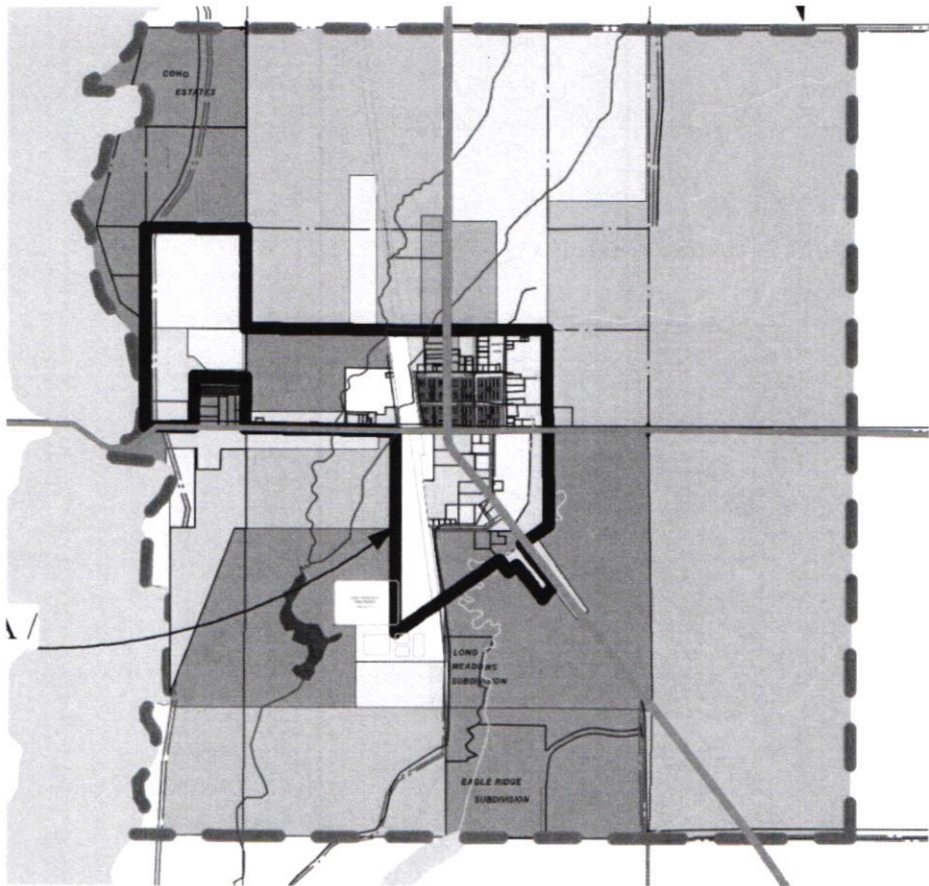
Mayor Dorris and her husband, George Dorris, previous Mayor, then both reviewed the entire draft plan and I then incorporated their comments into the plan. I asked Mayor Dorris, in the meeting with her and Lori, if she wanted me to conduct public outreach and public workshops and she said, no, just follow the state statute requirements for processing the plan, which I did.
- November 20, 2023, I presented the final Comprehensive Plan with Land Use Map with the subject areas changed to Compact Residential to allow for up to 8 dwelling units per acre, workforce housing/apartments and Mayor's property changed to Commercial per direction from Mayor Dorris and that is the plan the City Council adopted on November 20, 2023.
- January 22, 2025 – I met Joe Chritchfield, who I had never met before, to discuss the planning process and his concepts for the subject property. I told him South Beck and Baird did the computer work for the comp plan maps, so he used them for his applications. No one at South Beck and Baird had ever met Joe Chritchfield or Reuben Ortega before that.
- February 19, 2025 - The subject property was purchased by the applicants
- The first set of applications, 2026-AN-1, 2026-RZ-1 & 2026-CUP-1 were submitted to the city on December 26, 2025, and obtained conditional approval from the city council. A reconsideration request was submitted to the city regarding those applications and that request for reconsideration was denied by the City Council on May 4, 2026.

SEE REFERENCED LAND USE MAP EXHIBITS ON THE FOLLOWING FOUR PAGES:

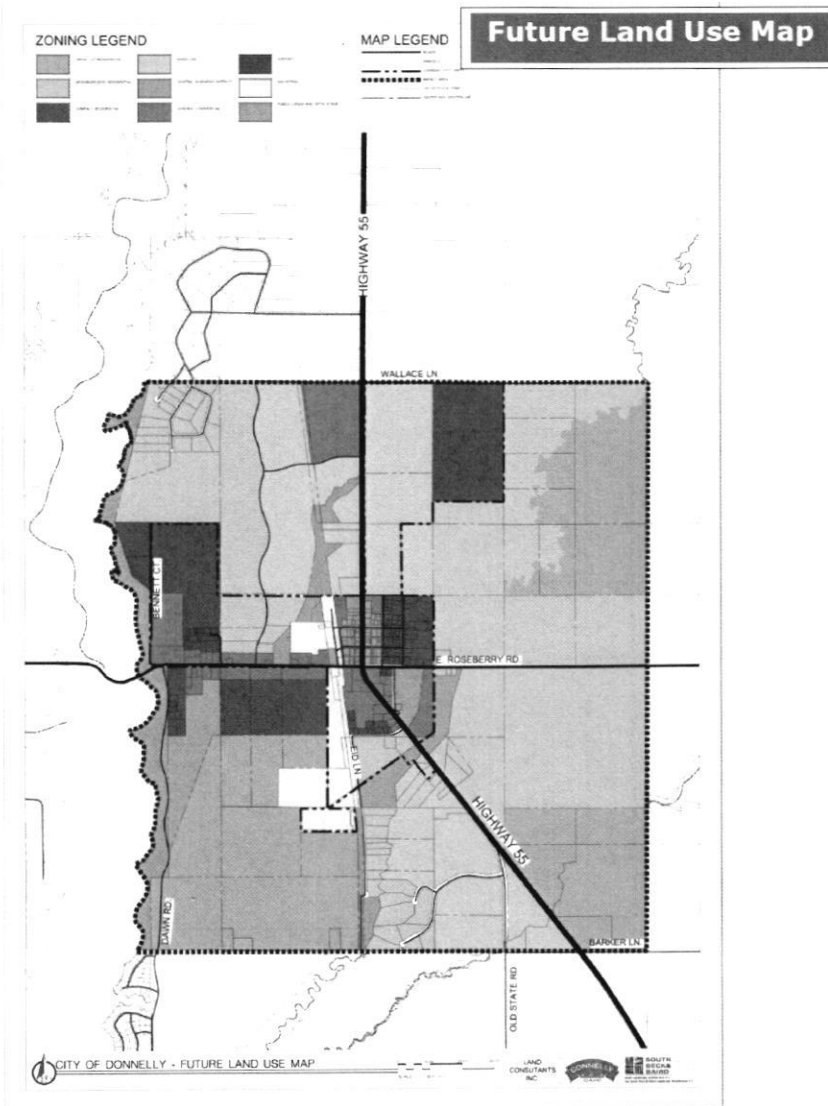
2014 Comprehensive plan Land Use Map

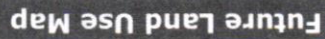


Zoomed in view of 2024 Land Use Map:



October 19, 2023, Draft Land Use Map done by me prior to the above referenced changes made under the direction of Mayor Susan Dorris:





direction of Mayor Susan Dorris:

D. COMPANION APPLICATIONS:

All applications are inclusive herein, except for a Lot Split and/or Lot line Adjustment Application which may be approved administratively.

E. EXISTING 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 Donnelly city limits. The southern parcel is not.

The northern parcel consists of approximately 10.71-acres and contains a small area within the Area of Special Flood Hazard 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 which are all planned to be removed. 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 and is mostly all within an Area of Special Flood Hazard and includes wetlands associated with Boulder Creek.

There are mature trees and natural vegetation located throughout the site.

NOTE: Staff and the Owners 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, and to propose a zoning boundary that places the entire Special Flood Hazard Area within the PU/OS (Public Use - Open Space) zoning designation.

F. 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.

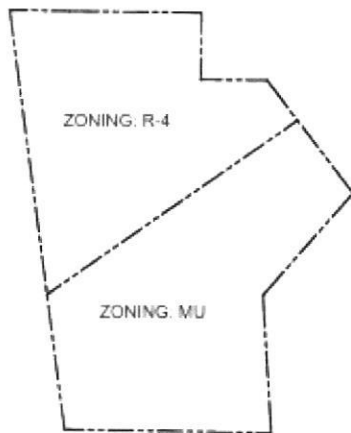
The Owner is also requesting to rezone the properties from R-4 (Residential) and MU (Multiple Use – Valley County designation) consisting of 11.00 acres to R-8-DA (Residential with a development agreement) zoning designation and 11.81-acres of the property proposed to be rezoned to PU/OS (Public Use – Open Space) zoning designation which will **place the entire Special Flood Hazard Area within the PU/OS (Public Use - Open Space) zoning designation.**

The existing zoning boundary line is consistent with the Comprehensive Plan Future Land Use Map boundary, however the proposed zoning boundary line is consistent with the special flood hazard area line which brings into compliance the intent of the Comprehensive Plan to provide for the special flood hazard area to remain as a public, semi-public, open space area and to preserve the natural features related to Boulder Creek. The new line results in a shift with only a 0.3 +/- acre difference in areas.

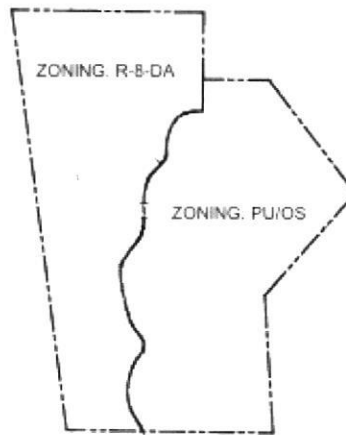
The Owner has agreed to a development agreement to define, limit and regulate the residential use and residential density of the site.

The graphic below shows the existing and proposed zoning boundaries.

EXISTING ZONING



PROPOSED ZONING



The graphic below shows the proposed zoning boundaries in relationship to the planned development and shows how the PU/OS boundary line has been strategically placed upon the special flood hazard area boundary to preserve the Boulder Creek Area of Special Flood Hazard and natural vegetative area and has been extended up to the existing homesite abutting the east property line to preserve the views of that property owner.



PROPOSED ZONING

G. PLANNED UNIT DEVELOPMENT CONDITIONAL USE PERMIT REQUEST:

The Owner is requesting conditional use permit approval for a planned unit development, based upon the proposed uses of 68 single-family attached dwelling units, 20 multi-family dwelling units and a recreational cabin park planned for 14 cabins/casitas. The overall gross density is 3.86 dwelling units per acre, (88 dwelling units on 22.82 acres) and the residential density for the R-8 planned property is less than 8 dwelling units per acre, (88 units on 11.00 acres). Note that the number of units permitted for the Recreational Cabin Park per city code, *"shall be as determined by the city council as a part of the conditional use permit and the units shall not be considered dwelling units for density calculations"*.

See concept plan below, and expanded view of the site date table on the next page.



SITE DATA

OVERALL PROPERTY AREA:	994,203 SF (22.82 acres)
ZONE: R-8-DA	11.01 acres (479,595.6 SF)
ZONE: PU/OS	11.81 acres (514,607.4 SF)
OVERALL AREA OF FLOODWAY	216,071 SF (4.96 acres)
OVERALL AREA OF FLOODPLAIN	262,686 SF (6.03 acres)
TOTAL UNITS:	
SINGLE-FAMILY ATTACHED	68 UNITS TOTAL
MULTIFAMILY BUILDINGS	20 UNITS
TOTAL UNITS	88 TOTAL
COMMON OPEN SPACE:	
ZONE: R-8DA	5.93 acres (53.9%) (258,301.6 SF)
ZONE: PU/OS	11.81 acres (100%) (514,607.4 SF)
TOTAL COMMON AREA	17.74 acres (77.7%)
TOTAL BUILDING AREA:	2.3 acres (21% OF R-8-DA ZONE)

H. TRAFFIC IMPACT STUDY AND ACCESS:

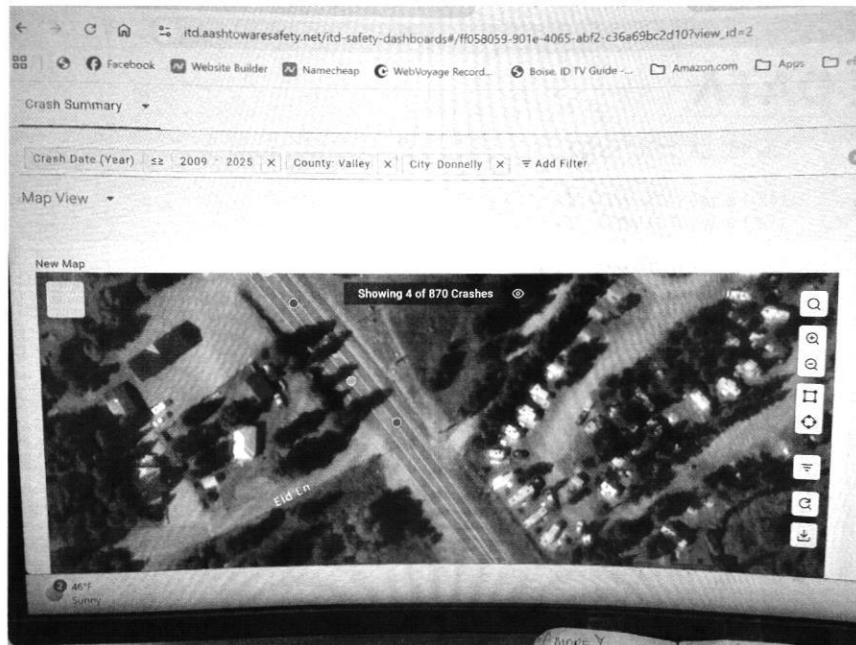
A Traffic Impact Study for the Boulder Creek Planned Development stamped on June 2, 2026, by Antonio Conte, PE of Ackerman-Estvold Engineering has been provided as a part of these applications and is incorporated herein by reference.

The study concludes as follows:

"All evaluated movements are projected to operate at acceptable levels of service under both existing and future conditions. Based on the analysis, no additional intersection control, capacity enhancements, or geometric improvements are warranted at this time. The sole exception is the reconstruction and regrading of the Eld Lane approach at State Highway 55 to address the existing grade differences between Eld Lane and the State Highway in order to provide a smoother transition for vehicles entering and exiting the intersection. The proposed access configuration and roadway improvements along Eld Lane are consistent with local standards and provide efficient access to the site."

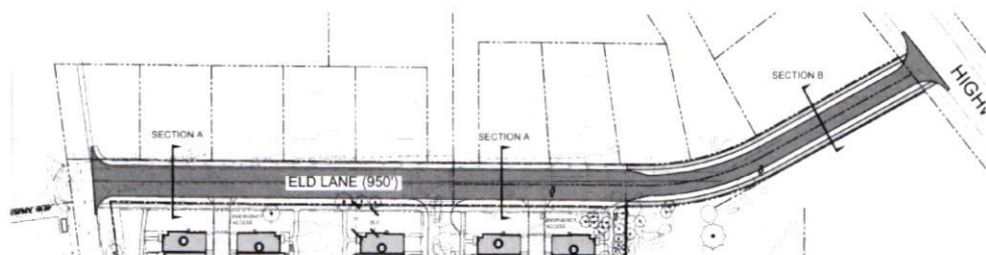
The study indicated that crash data was requested from ITD but none was provided. Typically, that means that the subject intersection is not crash prone. This is in fact the case as verified by a review of the Idaho State Police website for crash data. The website shows that there has only been one accident on Highway 55 at Eld lane as far back as their website records goes to 2009 – 17 years.

See ISP screen shot on next page.



The development will be served by four accesses connecting to Eld Lane, (a city planned collector). Eld lane is planned to be improved with a 37-foot back-to-back asphalted street section with concrete curb, gutter and sidewalk on both sides of the east/west portion of Eld Lane abutting the site and a 24-foot-wide minimum asphalt street section from the east side of the site to Highway 55, with a minimum 5-foot-wide asphalt sidewalk on both sides. Parking and travel lane design shall be subject to city council review. The grade of the intersection of Eld Lane and Highway 55 will be upgraded to ensure safety and will therefore be conditioned within the development agreement.

See plan view of the proposed Eld Lane roadway improvements along with the proposed cross section details shown on the next page.



TYPICAL ELD LANE SECTIONS
(FROM HIGHWAY 55 TO INTERSECTION)

The north/south section of Eld Lane abutting site will be improved with a 24-foot-wide minimum gravel surface with subbase details to be provided with the engineering construction plans. A 5-foot minimum pathway will be constructed along the east side of the roadway.

I. COMPREHENSIVE PLAN LAND USE MAP AND ZONING MAP DESIGNATIONS:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
Existing	Compact Residential and Public Lands/ Open Space	R-4 – North parcel MU – South parcel (County)	Existing dwelling and vacant land
Proposed	No change	R-8-DA and PU/OS	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
North of site	Commercial	R-8	Single-family dwellings
South of site	Neighborhood Residential	MU (County)	Single-family dwelling and a vacant land
East of site	Commercial and Public Lands/Open Space	R-4 and C – Commercial	Single Family dwelling and vacant land
West of site	Industrial	LI - Light Industrial	Wastewater Treatment Plant

J. AREA OF CITY IMPACT DATA: The property planned for annexation is within the area of city impact.

K. DESIGN FEATURES:

Other than the design features detailed herein, and conditioned within the conditions of approval, the site and elevation design features will be required to be reviewed in detail with the submittal of design review applications for the project.

L. UTILITIES AND SERVICES EXISTING OR EXPECTED TO BE PROVIDED:

The Owner acknowledges that there is insufficient municipal water capacity for any building permits to be issued at this time and has executed a “Hold Harmless Agreement”, with the city regarding the current lack of capacity. However, on October 8, 2025, the City of Donnelly entered into a Memorandum of Understanding with a private developer to build a municipal water tank to remedy the deficiency, and since that time the city and the developer have been working together on engineering design and site placement and it is currently planned for that capacity to be available for the development by fall of 2027.

Also, The Owner is extending all central services to the site. Development of sewer, water, drainage, streets and other services will be provided at the developer’s expense. The Owner is providing pedestrian improvements for school children, and the Owner has also worked with the Donnelly Rural Fire Protection District and, according to the district, will meet the district’s requirements for access and fire flows.

The project will connect with the North Lake Recreational Sewer and Water District infrastructure to provide wastewater facilities.

The Owner will provide a public easement and pathway along the east side of the Boulder Creek.

M SPECIAL ON-SITE FEATURES:

Areas of Critical Environmental:

Evidence of Erosion: *No, other than the Boulder Creek water flow*
Fish Habitat: *Yes – Boulder Creek*
Mature Trees: *Yes*
Riparian Vegetation: *Yes – Located adjacent to Boulder Creek*
Steep Slopes: *Yes - Located adjacent to Boulder Creek*
Stream/Creek: *Yes – Boulder Creek*
Unique Animal Life: *Unknown*
Unique Plant Life: *Yes – Riparian vegetation located adjacent to Boulder Creek*
Unstable Soils: *Unknown – development subject to engineering analysis prior to construction.*
Wildlife Habitat: *Yes –adjacent to Boulder Creek*
Floodplain: *Yes*
Located adjacent to Boulder Creek – FIRM Panel #16085C1302C and includes a floodway area.

N. AGENCY RESPONSES RECEIVED PRIOR TO THE PUBLIC HEARING:

The following agencies have responded and their correspondence is attached:

- June 8, 2026, letter from Jerry Holenbeck, Fire Marshall, Donnelly Rural Fire Protection District, approving the applications.
- June 10, 2026, letter from David Pickard, Principal, Donnelly Elementary School, in part, stating a need for safe and accessible sidewalks.

O. PUBLIC CORRESPONDENCE RECEIVED PRIOR TO THE PUBLIC HEARING:

The following have submitted correspondence which is attached:

- June 2, 2026, letter from Julia Thrower, Attorney for Evelyn Adams, Danny and Melva Bade, Anthony and Victoria Casetta, George and Susan Dorris, Larry Eld, Rex Fraizer, Jefferey Higgins, Dan and Lynne Margolis, William Pilcher, Dan Steiner, and Denyce Verti Requesting that city council postpone the June 15, 2026 hearing on the Boulder Creek applications—annexation, rezone, and conditional use permit for planned unit development.
- June 9, 2026, letter from Victoria Casetta, (no address provided) in opposition to the proposed development.
- Undated letter received by the city on June 9, 2026, from Anthony Casetta, (no address provided) in opposition to the proposed development
- June 9, 2026, email from Bill Pilcher and Denyce Verti, 301 Eagle Lane, in opposition to the proposed development.
- Undated letter provided to the city on June 9, 2026, by Mayor Susan Dorris, 163 Eld Lane, in opposition to the proposed development.
- June 9, 2026, letter from Carol Amburgy, in opposition to the proposed development.
- June 10, 2026, letter from Julia Thrower, Attorney for Evelyn Adams, Danny and Melva Bade, Anthony and Victoria Casetta, George and Susan Dorris, Larry Eld, Rex Fraizer, Jefferey Higgins, Dan and Lynne Margolis, William Pilcher, Dan Steiner, and Denyce Verti, in opposition to the proposed development.
- June 10, 2026, letter from Lynne Margolis, owner of 192 Eld Lane, in opposition to the proposed development.
- June 10, 2026, letter from Rex Frazier and Evelyn Adams, and email from Evelyn Adams, 204 Eld Lane, in opposition to the proposed development
- June 10, 2026, email from Dan Margolis, in opposition to the proposed development.
- June 10, 2026, letter from Larry Eld II, Property Owner Eld Lane, in opposition to the proposed development.
- June 10, 2026, letter from Sherry Maupin, McCall Idaho, in support of the proposed development.
- June 10, 2026, letter from Dylan Martin, Board President, West Central Mountains Economic Development Council, in alignment with the proposed development.

STAFF ANALYSIS PROVIDED TO THE COUNCIL:

A. COMPREHENSIVE PLAN PROVISIONS OF SPECIAL INTEREST REGARDING THIS PROPOSAL:

The proposed zoning designations reflect the goals of, and takes into account those factors in, the comprehensive plan in light of the present factual circumstances surrounding the request because the proposal is in alignment with the following provisions of the Comprehensive Plan with the conditions required by the city to assure approval in accord with these guidelines:

CHAPTER 3 PROPERTY RIGHTS, III POLICIES:

- a. Land use development regulations are to be designed to protect the health, safety, and welfare of the community, and to avoid any unnecessary conditions, delays, and costs.
- b. The protection and preservation of private property rights are to be a strong consideration in the development of land use policies and implementation standards and regulations and as required by law.

CHAPTER 4 - POPULATION AND COMMUNITY PROFILE, III POLICIES:

- c. Provide a variety of housing opportunities for differing population needs ranging from single family residential to multi-family uses.

CHAPTER 5 - LAND USE:

The Donnelly Comprehensive Plan Future Land Use Map designates the north parcel as **Compact Residential:**

COMPACT RESIDENTIAL: This designation is intended to provide a diverse mix of housing types with a maximum residential density of eight (8) dwelling units per acre to encourage compact development. Cottage or home-based businesses are encouraged in Compact Residential Districts provided there are no nuisance characteristics.

The Donnelly Comprehensive Plan Future Land Use Map designates the south parcel as **Public Lands and Open Space:**

PUBLIC USE, PARKS, OPEN SPACE: Suitable primarily for the development of such uses as golf courses, parks, recreation facilities, greenways, schools, cemeteries, and public service facilities such as government offices. All development within this land use is encouraged to be designed to accommodate the different needs, interests, and age levels of residents and visitors in matters concerning both recreation and civil activities.

Open space should be designed to capitalize on and expand the open space areas around natural features and environmentally sensitive areas. Priorities for preservation include: the most sensitive resources – floodways and floodplains (including riparian and wetland areas), locally significant features, and scenic viewpoints. Fragmentation of open space areas should be minimized so that resource areas are able to be managed and viewed as an integrated network. Open space areas along the Boulder Creek should be designed to function as part of a larger area open space network.

LAND USE, II OBJECTIVE(S):

- b. Implement the Future Land Use Map and land use policies as the official guide for development.
- c. Encourage land uses that are in harmony with existing resources, scenic areas, natural resources and wildlife areas, and surrounding land uses.

LAND USE, III POLICIES:

- b. Development that places an excessive burden on the City's infrastructure, and/or intensifies traffic congestion to a level of service that is not acceptable by the City will justify rejection unless mitigation measures are provided that are acceptable by the City Council, or City Council and Valley County Commission for Area of City Impact developments processed through the County.
- e. Housing projects proposing multiple units are to vary in size and price point to offer a variety of housing options for residents of the city.
- h. Upon re-zoning, potentially negative impacts are to be adequately mitigated, as to be determined by the City Council.
- i. Where feasible, open space is to be provided to protect the rural character of the area and preserve environmentally sensitive areas.

CHAPTER 7 – HOUSING:

- I. HOUSING GOAL(S):
 - a. Provide an inventory of housing that meets the needs and lifestyle of current and future residents of the city.
- II. HOUSING OBJECTIVE(S):
 - a. Maintain a viable inventory of housing that is affordable to all City residents.
- III. HOUSING POLICIES:
 - a. Encourage affordable and workforce housing within close proximity to shopping and services.
 - d. Encourage Multi-Residential and Multi-Use projects to include housing units at various price points, as well as opportunities for both ownership and rental.
 - e. Identify priority areas for affordable and workforce housing that are co-located with city services or within walking distance to city services.

CHAPTER 8 – TRANSPORTATION, III POLICIES:

- d. Prioritize resurfacing of gravel streets to pavement to reduce maintenance and environmental degradation caused by poor drainage and dust.
- p. Seek funding and implement the Donnelly Pathways Plan.
- s. Implement applicable sections of the Street Classification Map as development occurs, (Eld Lane is shown as a collector).

CHAPTER 9 - NATURAL RESOURCES, III POLICIES:

- a. Priority wetlands and stream banks should be identified and restored to reduce run-off and sedimentation.
- c. Secondary and access roads in the city should be paved to reduce erosion.

- k. All new development and redevelopment projects should provide open space and architectural features that break up building surface and allow for scenic viewsheds.

CHAPTER 11 - PUBLIC SERVICES, UTILITIES, AND SCHOOLS, III POLICIES:

- a. The city should consider the impact of additional development on all current and projected public services, facilities and utilities when reviewing project applications.

CHAPTER 12 - PARKS AND RECREATION, III POLICIES:

- a. Enhance the City's quality of life by expanding social, recreational, educational and cultural programs.
- b. The city should support recreational business and development by supporting parks and recreational facilities, as well as maintaining public information.
- c. New and planned bike and pedestrian paths should link to parks and recreational facilities.

CHAPTER 14 - HAZARDOUS AREAS,

III POLICIES:

- a. The city should discourage development in the 100-year floodplain.
- g. Where possible, protect and restore wetland functionality and stabilize stream and riverbanks.
- m. Continue to participate in FEMA's National Flood Insurance Program and maintain accurate flood plain mapping for the city.

B. ZONING CODE PROVISIONS OF SPECIAL INTEREST REGARDING THIS PROPOSAL:

ZONING DISTRICTS: Donnelly City Code, Section 18.10.010: Districts, established, purposes and restrictions:

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in an R district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. Multifamily, attached single family and two-family units/developments are prohibited in R-1, R-2, R-3 and R-4 zoning districts. Centralized water and sewer facilities are required for all development applications submitted after the effective date hereof in all districts except for the RR zone.

PU/OS PUBLIC USE AND OPEN SPACE DISTRICT: To provide for public/semipublic development such as golf courses, parks, recreation facilities, greenways, schools, and public service facilities such as government offices.

NOTE: The Owner is proposing a zoning boundary that places the entire Special Flood Hazard Area within the PU/OS (Public Use - Open Space) zoning designation.

USE DEFINITIONS: Donnelly City Code, Section 18.05.130: Definitions define the proposed uses as follows:

PLANNED UNIT DEVELOPMENT

A project controlled by one owner, partnership, or corporation, and characterized by a unified site design which may include multiple uses, involving varying the normal zoning requirements and restrictions so that the maximum long-range benefit can be gained and the unique features of the site preserved and enhanced.

DWELLING, MULTIFAMILY

A dwelling consisting of three or more dwelling units with varying arrangements of entrances and party walls, commonly referred to as apartments. Multifamily housing may include public housing.

DWELLING, SINGLE-FAMILY ATTACHED

A dwelling consisting of two or more dwelling units attached to one another by common walls with each dwelling unit being on a separate lot, commonly referred to as townhouses and/or townhomes.

RECREATIONAL CABIN PARK

A recreational cabin park is a tract of land that includes cabins, casitas, and/or other temporary living quarters, ranging from 400 square feet to 1,000 square feet, not to exceed 1,000 square feet, designed and operated for leisure, vacation, or temporary recreational purposes. Use as permanent living quarters is prohibited. These parks are to offer facilities for a variety of non-permanent guests, providing cabins, casitas or similar recreational structures as temporary living quarters instead of recreational vehicles. The number of units permitted shall be as determined by the city council as a part of the conditional use permit and the units shall not be considered dwelling units for density calculations.

REZONE FINDINGS REQUIRED BY COUNCIL: Donnelly City Code, Section 18.55.010.F, For approval of zoning districts, the city council must find the following: *(Staff comments in italics see Council findings under the Conclusion of Law section of these findings.):*

1. The proposed zoning districts are in compliance with the comprehensive plan:

While the Comprehensive Plan is a "guiding document" rather than a strict regulatory one, the city finds that the proposed development is "in accordance with" the policies set forth in the plan per I.C. § 67-6511. The city finds that the rezoning decision is supported by adequate findings of fact to support the conclusion that the zoning proposed is in accordance with the plan.

Idaho courts give local governments flexibility in applying the Comprehensive Plan. Additionally, herein the city makes numerous factual findings showing that the requested zoning amendment reflects the goals of, and takes into account those factors in, the comprehensive plan in light of the present factual circumstances surrounding the request.

The rezone of the properties from R-4 (Residential) and MU (Multiple Use – Valley County designation) consisting of 11.00 acres of the property proposed to be zoned R-8-DA (Residential with a development agreement) and 11.81-acres of the property proposed to be rezoned to PU/OS (Public Use and Open Space.) is consistent with the Comprehensive Plan because:

The southern parcel is contiguous with City of Donnelly's municipal city limits and therefore can be annexed.

The existing zoning boundary line between the planned residential land use and the planned public use/ open space land use is consistent with the Comprehensive Plan Future Land Use Map boundary, however the proposed zoning boundary line is consistent with the special flood hazard area line which brings into compliance the intent of the Comprehensive Plan to have a zoning designation over the entire special flood hazard area for it to remain as a public use/open space area and to preserve the natural features related to Boulder Creek.

The proposed zoning designation of R-8-DA (Residential with a development agreement) is consistent with the comprehensive plan provisions referenced herein and the land use designation of Compact Residential land use designation encompassing the majority of the property.

The proposed zoning designation of PU/OS (Public Use/Open Space) is consistent with the comprehensive plan provisions referenced herein and future land use map designation of Public Lands and Open Space encompassing the majority of the property and the proposed use, along with permitted private use of the property, will provide for a public pathway, public and semipublic use, and preservation of the Special Flood Hazard Area and wetland areas, in alignment with the comprehensive plan and Donnelly City Code.

The City Council has determined that the layout, with about 77 percent of open space, where city code requires 15 percent and with NO residential dwelling development within the special flood hazard area, even though Donnelly city code allows development within the flood fringe within the special flood hazard area, clearly avoids undue concentration of population and overcrowding of land without the outright taking of private property for public use.

The City finds that the proposed development, with the conditions placed thereon, assures that an excessive burden will not be placed on the City's infrastructure, and will not intensify traffic congestion per the submitted Traffic Impact Study retaining a Level of Service "B" which is acceptable by the City. Furthermore, the Traffic Impact Study, stamped on June 2, 2026, by Antonio Conte, PE of Ackerman-Estvold Engineering concludes as follows:

"All evaluated movements are projected to operate at acceptable levels of service under both existing and future conditions. Based on the analysis, no additional intersection control, capacity enhancements, or geometric improvements are warranted at this time. The sole exception is the reconstruction and regrading of the Eld Lane approach at State Highway 55 to address the existing grade differences between Eld Lane and the State Highway in order to provide a smoother transition for vehicles entering and exiting the intersection. The proposed access configuration and roadway improvements along Eld Lane are consistent with local standards and provide efficient access to the site."

As the Idaho State Police website crash data identifies only one accident on Highway 55 at Eld lane in the last 17 years.

Therefore, the City finds that the impacts from the increase in car traffic on existing traffic and the safety of pedestrians and cyclists on Eld Lane is clearly and unequivocally mitigated as conditioned herein.

There is thus sufficient evidence for the City to make such findings. Additionally, the Comprehensive Plan's policy regarding compatible transitions between residential and potential future commercial use north of Eld Lane is provided because the development is required to provide a significant landscape buffer along the frontage of Eld Lane and therefor provides a "compatible transition" . . . between a higher intensity future potential commercial use north and the lower intensity use of residential on the subject property. The Future Land Use Map shows the adjacent properties located on the south side of Eld Lane as Commercial; therefore may be developed with commercial uses in the future.

Additionally see "STAFF ANALYSIS ITEM A: COMPREHENSIVE PLAN PROVISIONS OF SPECIAL INTEREST REGARDING THIS PROPOSAL" above.

2. Adequate public facilities exist, **or are expected to be provided**, to serve any and all uses allowed on this property under the proposed zoning districts:

The Owner acknowledges that there is insufficient municipal water capacity for any building permits for the single family attached dwelling units or for the apartments to be issued at this time, and has executed a "Hold Harmless Agreement", with the City of Donnelly regarding the current lack of capacity and acknowledges that, on October 8, 2025, the City of Donnelly entered into a Memorandum of Understanding with a private developer to build a municipal water tank to remedy the deficiency, and since that time the city and the private developer have been working together on engineering design and

site placement and it is currently planned for that capacity to be available for the subject development by fall of 2027.

The Owner is extending all central services to the site as regulated by the conditions of approval. Development of sewer, water, drainage, streets and other services will be provided at the developer's expense. The Owner has been working with the Donnelly Rural Fire Protection District regarding the district's requirements for access and fire flows and the Fire District has approved the development as being in conformance with the applicable 2018 International Fire Code. The June 8, 2026, approval letter from Jerry, Holenbeck, Fire Marshall for the Donnelly Rural Fire Protection District states,

"After reviewing the application materials and documents provided for the upcoming June 15, 2026, public hearing, the Donnelly Rural Fire Protection District continues to approve the Boulder Creek Development concept.

The proposed development meets all applicable Donnelly Fire Department, Idaho State Fire Marshal Office, 2018 International Fire Code (IFC) and NFPA standards and requirements.

We previously provided formal approval of the concept on January 21, 2026. Our position remains unchanged following review of the current submittal".

Furthermore, the Owner will be required to make substantial improvements to Eld Lane and its intersection with Highway 55 as conditioned herein. The impacts from the increase in car traffic on existing traffic and the safety of pedestrians and cyclists on Eld Lane have been addressed with the submitted Traffic Impact Study and with the conditions of approval.

The code requires a finding that adequate public facilities exist **or are expected to be provided**. The City's findings here provide for clear substantial evidence of the adequacy of those public facilities. The term adequacy means, "Doing something in a way that is sufficient or satisfactory to meet a specific need". The temporary use of the well, as conditioned by the city for the Recreational Cabin Park, is adequate as it is temporary pending the installation of municipal water service. The City's findings here are substantial evidence for a finding of adequacy and is not purely speculative, as has been stated herein, the city entered into a public private partnership to provide water service.

3. The proposed zoning districts are compatible with the existing or planned uses in the surrounding area:

The site is designed to be harmonious and appropriate in appearance with the existing and intended character of the area as regulated by the conditions of approval. A majority of the site is bordered by vacant parcels. The existing residential homes located north of the proposed development are located within an area which is shown as Commercial on the Donnelly Comprehensive Plan Future Land Use Map and have an R-8 zoning designation, the same as being requested by the Owner in this location, except with no development agreement limiting uses and layout.

The layout, with about 77 percent of open space, where city code requires 15 percent and with NO development within the Special Flood Hazard Area, even though Donnelly city code allows development within the flood fringe with the special flood hazard area, clearly avoids undue concentration of population and overcrowding of land and placing the entire Special Flood Hazard Area within the PU/OS (Public Use/Open Space) zoning designation will assure compliance with the PU/OS (Public Use/Open Space) zoning designation.

Implementing conditions for the proposed zoning district will assure the development is compatible with the existing or planned uses in the surrounding area as already stated.

The City considered how an anticipated additional 700+ daily car trips from the proposed development will impact the neighborhood and is therefore requiring the east/west section of Eld Lane to be substantially improved, beyond city code, as conditioned herein, compatible with and appropriate for the character of the area.

There is thus sufficient evidence for the City to make such findings. Additionally, the Comprehensive Plan's policy regarding compatible transitions between residential and potential future commercial use north of Eld Lane is provided because the development is required to provide a significant landscape buffer along the frontage of Eld Lane and therefore provides a "compatible transition" . . . between a higher intensity future potential commercial use north and the lower intensity use of residential on the subject property.

4. No nonconforming uses will be created with the zoning districts proposed:

No nonconforming use will be created with the zoning districts proposed.

PLANNED UNIT DEVELOPMENT FINDINGS REQUIRED BY COUNCIL: Donnelly City Code, Section 18.40.010.C: Objective. To guide land development and construction to achieve the following. (Staff comments in italics **see Council findings under the Conclusion of Law section of these findings**.):

1. A maximum choice of living environments by allowing a variety of housing and building types, lot dimensions, yards, building setbacks and area requirements:

The proposed development will provide single-family attached dwellings, multifamily dwellings and cabins/casitas to provide a variety of housing, including workforce housing, as identified within the Donnelly Comprehensive Plan as regulated by the conditions of approval. The site is designed in conformance with the density, dimensional standards and setbacks required as regulated by the conditions of approval.

The City acknowledges that the cabins/casitas may be used for work force housing until the apartments are built, and the Council concludes that said use is consistent with obtaining a variety of housing and consistent with Donnelly's Unified Development Code definition of Recreational Cabin Park because the workforce housing use will be temporary until the apartments are built.

2. A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses, office uses and services;

The site will contain substantial open space located within and adjacent to the Special Flood Hazard Area. The site is proposed with pathways and open space within the natural environment as regulated by the conditions of approval.

The layout, with about 77 percent of open space, where city code requires 15 percent and with NO residential dwelling development within the Special Flood Hazard Area, even though Donnelly city code allows development within the flood fringe with the Special Flood Hazard Area, clearly avoids undue concentration of population and overcrowding of land.

3. A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns;

The site is designed to preserve natural topography and natural drainage areas as regulated by the conditions of approval. Approximately 17.74-acres (77.7%) inclusive of a mix of natural vegetation and landscaped areas are proposed for the site which far exceeds the 15 percent minimum required per code. The Owner is also aware they will be required to mitigate for any proposed changes to the natural environment.

4. A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets; and

The site is designed to take advantage of the areas which are conducive to the construction of dwellings and cabins. The natural areas will be designed to accommodate limited permitted

private and public/semipublic uses while preserving the Special Flood Hazard Area and the wetlands as regulated by the conditions of approval.

The City Council has determined that the layout, with about 77 percent of open space, where city code requires 15 percent and with NO residential dwelling development within the special flood hazard area, even though Donnelly city code allows development within the flood fringe with the special flood hazard area, clearly avoids undue concentration of population and overcrowding of land.

5. A development pattern in harmony with the objective for land use density, transportation and community facilities as presented in the comprehensive plan.

The development has been designed to be in conformance with the Donnelly Comprehensive Plan, with Eld Lane being designed as a collector road abutting the site, as conditioned herein, in regard to density, transportation and the extension of community infrastructure as strictly regulated by the conditions of approval.

6. A development pattern that provides for the integrated and harmonious design of buildings, and for adequate and properly arranged facilities for internal traffic circulation, landscaping and such other features and facilities as may be necessary to make the project attractive and efficient from the standpoint of the adjoining and surrounding noncommercial areas.

The site is designed to allow for internal traffic circulation and parking as strictly regulated by the conditions of approval required herein by the City. The building design, orientation of buildings, and landscaping will be subject to design review approval. Although there are surrounding noncommercial uses located to the north and east, the Future Land Use Map designates those properties as commercial which will allow those properties to be developed with commercial uses in the future.

CONDITIONAL USE PERMIT FINDINGS REQUIRED BY COUNCIL: Donnelly City Code, Section 18.40.030: Standards for conditional uses, (Staff comments in italics *see Council findings under the Conclusion of Law section of these findings.*):

- A. Will, in fact, constitute a conditional use as established within Donnelly City Code for the zoning district involved:

A planned unit development, multifamily dwellings, and recreational cabin park requires approval of a conditional use permit within the R-8 (Residential) zoning district.

- B. Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or Donnelly City Code:

The site is designed to be in conformance with the goals and policies of the comprehensive plan relative to the density as stated above in "REZONE FINDINGS REQUIRED BY COUNCIL", providing a variety of housing options, located adjacent to a future collector (Eld Lane), protection of floodplain areas, and natural resources (wetlands), as regulated by the conditions of approval.

The site is designed in conformance with Donnelly City Code relative to density, setbacks, and conditional permitted uses as regulated by the conditions of approval.

The City Council has determined that the layout, with about 77 percent of open space, where city code requires 15 percent and with NO residential dwelling development within the Special Flood Hazard Area, even though Donnelly city code allows development within the flood fringe within the Special Flood Hazard Area, clearly avoids undue concentration of population and overcrowding of land.

As discussed above, the City has made the required findings that the rezone, to begin with, is in accordance with the Comprehensive Plan and the City accounts for traffic impacts and thus makes the requisite findings for approval.

Also see "REZONE FINDINGS REQUIRED BY COUNCIL Item 1 above.

- C. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

The site is designed to be harmonious and appropriate in appearance with the existing and intended character of the area as regulated by the conditions of approval. A majority of the site is bordered by vacant parcels. The existing residential homes located north of the proposed development are located within an area which is shown as Commercial on the Donnelly Comprehensive Plan Future Land Use Map and have an R-8 zoning designation, the same as being requested by the Owner in this location, except with no development agreement limiting uses and layout. The home to the east of the subject property is zoned R-4 (Residential) and has a Comprehensive Plan Future Land Use Plan destination of commercial, with the commercial land use designation extending to Highway 55.

- D. Will not be hazardous or disturbing to existing or planned future neighborhood uses:

The area where the attached single family attached dwellings are proposed is bordered to the north by Eld Lane and residential uses with a commercial comprehensive plan land use designation and an R-8 zone and industrial uses to the west. The area where the PU/OS designated area is planned is bordered by the proposed development, vacant parcels, and one (1) parcel with a residential dwelling. Also, the areas bordering the PU/OS (Public Use/Open Space) area are planned are shown to be, Public Lands and Open Space (northeast), Mixed Use (east), Neighborhood Residential (south) and Industrial (west) on the Donnelly Comprehensive Plan Future Land Use Map.

- E. Will be served adequately by essential public facilities such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

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 planned that sufficient capacity will be available by fall of 2027, serving the use adequately because 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 as regulated by the conditions of approval. Development of sewer, water, drainage, streets and other services will be provided at the developer's expense. The Owner has been working with the Donnelly Rural Fire Protection District regarding the district's requirements for access and fire flows and the Fire District has approved the development in accordance with the applicable 2018 International Fire Code. The developer will also be required to make substantial improvements to Eld Lane and its intersection with Highway 55 with the conditions herein.

The June 8, 2026, approval letter from Jerry, Hohenbeck, Fire Marshall for the Donnelly Rural Fire Protection District states,

"After reviewing the application materials and documents provided for the upcoming June 15, 2026, public hearing, the Donnelly Rural Fire Protection District continues to approve the Boulder Creek Development concept.

The proposed development meets all applicable Donnelly Fire Department, Idaho State Fire Marshal Office, 2018 International Fire Code (IFC) and NFPA standards and requirements.

We previously provided formal approval of the concept on January 21, 2026. Our position remains unchanged following review of the current submittal”.

The City finds that, since only 14 small cabins (Per code to be between 400 square feet to 1,000 square feet, not to exceed 1,000 square feet) in the Recreational Cabin Park will be served temporary by the privately controlled non-municipal water source, the development is adequately (meaning services provided in a way that is sufficient or satisfactory to meet the specific needs) served by essential public facilities and services “including water.” Additionally, the temporary well connection is expressly conditioned on third-party approvals and if the approvals are not obtained the conditions require that the Recreational Cabin Park be constructed with other portions of the development when municipal water service is available.

The code does not require that the development be served upon approval of a rezone or conditional use permit. It requires that, “Adequate public facilities exist, or are expected to be provided, to serve any and all uses allowed on this property under the proposed zoning districts.”

Furthermore, most land use development applications do not have utilities and services at the site upon a preliminary approval. Water is required to be available when a will serve letter is to be provided for a final plat or building permit for instance, not upon a land use approval. To require otherwise would be proceeding out of sequence.

The City finds that, conditioning building permits or certificates of occupancy on later water availability creates no practical or legal risks based on the Hold Harmless Agreement, executed between the City of Donnelly and the Owner.

Finally, the city finds that there is sufficient evidence that the proposed development will be adequately served by police and fire protection, and schools.

Regarding police and fire services, the development does not produce an undue burden upon the City because police and fire will be supplemented by tens of thousands of additional dollars of Valley County and City of Donnelly property tax revenues yearly, providing for additional funds for police and fire service. These funds will support the duty of Valley County to provide the Idaho State Statute Title 18 “Crimes and Punishments”, required police protection and the City has the ability to hire a code enforcement officer if it chooses to do so.

Idaho Code Title 18, which the Valley County Sheriff’s Department is required to follow for the entire county included within the city limits of Donnelly, defines nearly all state crimes, establishes the classification of offenses (infractions, misdemeanors, and felonies), and sets the corresponding penalties and punishments.

The code is divided into dozens of specific chapters that cover a massive spectrum of offenses. The following is an overview of its core subjects:

1. Crimes Against Persons

- Assault and Battery: Defines unwanted touching, threatening behavior, domestic violence, and attempted strangulation.*
- Kidnapping and False Imprisonment: Covers unlawful restraint and child custody interference.*
- Sex Crimes: Includes rape, video voyeurism, and severe penalties for child sex offenses.*
- Homicide & Abortion: Outlines murder, manslaughter, abortion regulations, and protections for unborn children.*

2. Crimes Against Property

- Theft and Burglary: Covers shoplifting, auto theft, and unlawful entry.*
- Arson: Covers the intentional burning of property.*
- Trespass and Malicious Mischief: Includes destruction of private property and trespassing while hunting.*

3. Public Order, Safety, and Morals

- *Weapons and Firearms: Regulates concealed weapon licensing and unlawful possession of firearms.*
- *Disturbing the Peace & Riots: Deals with unlawful assembly and disruptive, noisy conduct.*
- *Malicious Harassment: Outlines hate crimes and stalking offenses.*
- 4. *White-Collar and Specific Crimes*
 - *Fraud and Computer Crime: Prohibits identity theft, forgery, and hacking into computer networks.*
 - *Perjury and Bribery: Covers lying under oath and corrupting government officials or witnesses.*
 - *Human Trafficking: Criminalizes the exploitation and trafficking of human beings.*
 - *Alcohol & Traffic Crimes: Contains the laws and penalties for Driving Under the Influence (DUI).*
- 5. *Punishments and Classifications*
 - *Preliminary Provisions: Defines the severity of crimes. Infractions result in fines (no jail time), misdemeanors carry up to 6–12 months in a county jail, and felonies can result in extensive prison time or the death penalty.*
 - *Sentencing: Gives judges guidelines for determining sentences and consecutive prison terms.*

Regarding the apartments specifically the city has also required a mechanism by which the city can have oversight in its activities by requiring a business license to be renewed yearly and by requiring a "Public Safety and Security Plan", to be provided to the city.

Regarding schools, even if the schools are at capacity, Idaho state statute does not allow municipalities to charge impact fees to help support schools. Instead, Idaho state statutes provide for the issuance of bonds by school districts when needed. Regardless, the schools are required to adequately serve the children within the district and this development will provide additional property taxes that will go to support the schools and therefore the city finds that the development therefore will be served "adequately" by the schools.

The June 10, 2026, letter from David Pickard, Principal, Donnelly Elementary School, outlined the need for safe and accessible sidewalks, which are being required as a part of the development agreement, along with Highway 55 crossing beacons and crosswalk at Eld Lane subject to ITD approval.

- F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community:

The costs of the extension of all public facilities and services will be borne by the developer and must be approved at the time of installation and before acceptance by the City of Donnelly and the Donnelly Rural Fire Protection District as regulated by the conditions of approval, and the tax base will increase with the development proposed.

- G. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

It is not anticipated that these uses or activities will be detrimental to the surrounding properties upon completion of the site work as regulated by the conditions of approval. The development will be served by internal drives connected to Eld Lane at four (4) separate points of ingress/egress. Eld Lane extends to State Highway 55.

- H. Will have vehicular approaches to the property which are designed as not to create an interference with traffic on surrounding public thoroughfares:

Access to the development will be from Eld Lane (future collector) which has access to State Highway 55. The Owner understands they will be required to widen and improve Eld Lane as conditioned herein to address the additional traffic associated with the proposed uses and to reconstruct Eld Lane at Highway 55 for safety as conditioned by the development agreement. The design and construction of the roadways and entrances will be as regulated by the conditions of approval.

- I. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance:

The Owner is working with an environmental engineer and hydraulic engineers to address the Special Flood Hazard Area and the wetland areas located within the site. The Owner will be required to conform with Donnelly City Code associated with any development within the Special Flood Hazard Area. The Owner will also be required to obtain any permits associated with any proposed changes to the wetland areas.

C. STAFF DISCUSSION FOR ASSURING CONFORMITY WITH THE COMPREHENSIVE PLAN AND COMPLIANCE WITH DONNELLY CITY CODE:

- See staff comments in italics above addressing Rezone with Development Agreement application compliance with Donnelly City Code, Section 18.55.010.F, Approval of Zoning Districts.
- See staff comments in italics above addressing PUD application compliance with Donnelly City Code, Section 18.40.010.C: PUD Objectives.
- See staff comments in italics above addressing CUP application compliance with Donnelly City Code, Section 18.40.030, CUP standards.
- Based upon the findings herein, if the council chooses to approve the subject applications, the following conditions of development recommended by staff should be incorporated into any approval.

PUBLIC HEARING OF THE CITY COUNCIL:

- A. A public hearing on the applications for annexation, rezone with a development agreement, and conditional use permit for the planned unit development came before the Donnelly City Council for their action on June 15, 2026, at which time public testimony was taken. The City Council ordered mediation between the parties and the public hearing was continued to July 10, 2026, and then again continued to August 12, 2026, solely to review any potential Mediation Settlement Agreement, if reached by the parties, and that no additional oral or written testimony would be accepted, except for oral testimony limited to the provisions of the Mediation Settlement Agreement, and that if a Mediation Settlement Agreement was not reached then the public hearing would be closed with no additional oral or written testimony would be taken and the City Council would deliberate and act on the application. Mayor Dorris recused herself and stepped down from the hearings due to a potential conflict of interest because her residence is located adjacent to the subject property. On August 12, 2026, the Donnelly City Council, having heard and taken oral and written testimony, and having duly considered the matter, acted on the applications.
- B. In addition to the presentation by city staff and the applicant, oral testimony was provided by the following 13 individuals:
- Anthony Casetta, 13060 Eld Lane – not in favor as submitted
 - Victoria Casetta, 13060 Eld Lane - not in favor as submitted
 - Rex Frazier, 204 Eld Lane – not in favor as submitted
 - Susan Dorris, 163 Eld Lane – not in favor as submitted
 - Dan Margolis, 192 Eld Lane – not in favor as submitted
 - John Farmer, 13333 Billy Road - not in favor as submitted
 - Christa Coski, 402 Rex Lane – not in favor as submitted

- Blake Miller, 418 Main Street - not in favor as submitted
- Stephanie Critchfield, 516 Lake Cascade – in favor
- Joe Critchfield, 516 Lake Cascade – in favor
- Reuben Ortega, 203 Eld Lane – in favor
- Jeff Selmer, 115 Forest Place – not in favor as submitted
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C. A general summary of the concerns expressed within the written and verbal testimony follows. The council considered all the public testimony and provided conditions of approval to assure consistency with the guidance provided within the Comprehensive Plan and to assure compliance with the Donnelly Unified Development Code regarding the concerns expressed.

1. Compatibility with adjacent properties
2. Safety of Eld Road and its intersection of Eld Road and Highway 55
3. Secondary access and fire department regulations
4. Negative impacts to the Boulder Creek and floodplain area
5. Impact's to existing trees
6. Pedestrian access to the school and crossing Highway 55
7. Use of the recreational cabin park
8. Quality of life
9. Property values
10. Density
11. Crime

CITY COUNCIL DECISION:

After consideration of all application documents and public testimony, the Council entered into deliberation on August 12, 2026, and the City Council then voted 4 to 0 to approve applications **2026-AN-2, 2026-RZ-2 & 2026-CUP-2** for annexation, rezone with a development agreement, and conditional use permit for a planned unit development with the following conditions of approval:

CONDITIONS ON DEVELOPMENT TO BE PLACED WITHIN THE DEVELOPMENT AGREEMENT:

ARTICLE IV
CONDITIONS ON DEVELOPMENT

- 4.1 The Owner acknowledges that there is insufficient municipal water capacity for any building permits for the single family attached dwelling units or for the apartments to be issued at this time, and has executed a "Hold Harmless Agreement", with the City regarding the current lack of capacity and acknowledges that, on October 8, 2025, the City entered into a Memorandum of Understanding with a private developer to build a municipal water tank to remedy the deficiency, and since that time the city and the private developer have been working together on engineering design and site placement and it is currently planned for that capacity to be available for the Property by fall of 2027.
- 4.2 A maximum of 68 Single Family Attached dwelling units, 20 Multi-Family dwelling units and 14 Recreational Cabin Park Cabins are permitted.
- 4.3 The Concept Plan dated May 1, 2026, represents Owner's concept for completion of the project. As the Concept Plan evolves, the city understands and agrees that certain changes in that concept may occur. If the Unified Development Code Administrator determines that any such change(s) requires additional public comment through a public hearing process, due to potential impacts on surrounding property or the community, a public hearing shall be held on any proposed change(s) in the Concept Plan, with notice provided as may be required by the City.
- 4.4 To mitigate noise between floors and units, for residential buildings comprising more than one dwelling unit, first floors shall be insulated from second floors, second floors shall be insulated from third floors, and so forth, and common walls between units shall be insulated. The insulation method shall be reviewed and approved by the Donnelly Unified Development Code Administrator prior to issuance of building permits.

- 4.5 The Council has determined that circumstances exist to justify the north/south section of Eld Lane, a planned city collector road, to not be required to be paved because it is in the public welfare and interests of the city to have the east/west section of Eld Lane instead improved beyond city code requirements extending to Highway 55 as follows:

The east/west section of Eld Lane abutting the site shall be improved with a 37-foot back-to-back asphalted street section with concrete curb, gutter and sidewalk on both sides with an eight-foot-wide landscape strip along the south property frontage and an addition of eight feet of right-of-way to be dedicated along the east/west frontage abutting the site.

Eld Lane shall also be constructed to include a 24-foot-wide minimum asphalt street section from the east side of the site to Highway 55, with a 5-foot-wide asphalt sidewalk on both sides, allowed to be reduced to a minimum 4-foot wide where existing impediments such as mature trees may be impacted.

Eld Lane at Highway 55 shall include the construction of the road a minimum of 100-feet west of the west edge of Highway 55 approaching the intersection with no more than a two percent slope dependent upon the review and requirements of ITD and the City

- 4.6 The north/south section of Eld Lane abutting the site shall be improved with a 24-foot-wide minimum gravel surface with subbase details to be provided with the engineering construction plans. A 5-foot minimum pathway shall be constructed along the east side of Eld Lane.
- 4.7 Parking and travel lane design for Eld Lane shall be subject to City review.
- 4.8 Highway 55 at Eld Lane shall include the construction of a southbound right turn lane and the potential extension of the northbound center turn, subject to ITD review and approval. Additionally, the north bound sight visibility may need to be mitigated dependent upon the review and requirements of ITD.
- 4.9 Highway 55 at Eld Lane shall include pedestrian improvements (to be reviewed as part of the design review or subdivision application), at the intersection which shall at a minimum include pedestrian activated rectangular rapid flashing beacons, crosswalks and pathway connections, subject to ITD approval.
- 4.10 The Owner shall be required to construct any other required Highway 55/Eld Lane improvements required by ITD prior to the issuance of the first certificate of occupancy of either the multi-family dwellings or the attached single-family dwellings, whichever occurs first.
- 4.11 Along with the submittal of the first design review application or subdivision application, whichever occurs first, the applicant shall provide a supplement to the submitted Traffic Impact Study to identify the traffic impacts to the intersection of W. Roseberry Road with State Highway 55 and, subject to ITD approval, the Owner will then be required to contribute to ITD, a proportionate share of the cost of the future installation of a traffic signal at that intersection prior to City approval of a final plat.
- 4.12 Along with the submittal of the subdivision application, the Owner shall submit public roadway and utility construction plans for review by the city engineer.
- 4.13 Along with the submittal of the subdivision application, the Owner shall provide a public pathway easement, with pathway layout, dimensions, and construction details to be approved by the City Council, east of Boulder Creek extending the full length of the property from northeast to south. The pathway shall be constructed and approved by the City prior to the issuance of the first occupancy permit for the development.
- 4.14 A temporary connection of the planned Residential Cabin Park, consisting of 14 cabins, to the existing onsite well, until the Owner can connect to the municipal water system, is approved subject to Idaho Department of Water Resources (IDWR), Central District Health Department (CDHD), and Donnelly Rural Fire Protection District (DRFPD) approvals.

Upon central water becoming available to the Property, with sufficient capacity as determined by the city engineer, the Owner shall connect the Residential Cabin Park to the City of Donnelly's municipal water system, at the Owner's sole expense, prior to issuance of any building permits for the apartments or attached single family dwelling units, and the well shall be abandoned or, if approved by IDWR, may be utilized for landscaping purposes.

- 4.15 The planned Recreational Cabin Park, consisting of 14 cabins, may be constructed prior to the improvements of Eld Lane, however, the required Highway 55/Eld Lane intersection grading improvements shall be constructed prior to the issuance of the first certificate of occupancy for the Recreational Cabin Park if it is developed as the first phase.
- 4.16 Along with the submittal of the first design review application or subdivision application, whichever occurs first, the Owner shall submit a wetland study of the property for review and approval by the City.
- 4.17 The Owner acknowledges the requirements within City of Donnelly Ordinance 174 "Water Supply" and will comply with these requirements.
- 4.18 At least one 30-foot-wide ingress/egress easement from Eld Lane shall be required to provide vehicular access to the area zoned PU/OS
- 4.19 This Development Agreement shall vest the right of Owner to develop the Property subject to the conditions and limitations set forth in this Development Agreement. This Development Agreement shall not preclude the application of any law that is specifically mandated and required by changes in state or federal laws or regulations. In the event such law prevents or precludes compliance with one or more provisions of this Development Agreement, Owner and Donnelly shall meet and confer to determine how provisions of this Development Agreement would need to be modified or suspended in order to comply with the law while still allowing the project to proceed substantially in accordance with this Agreement. Owner shall prepare and process the necessary amendment or amendments to this Development Agreement reasonably required in order to complete the development of the Property in accordance with this Agreement.
- 4.20 The Owner shall submit such ancillary applications, as may be required in order to complete development of the Project which may include subdivision, floodplain development permit review, design review, and/or any other conditional use permits and any other applicable applications as may be required by the City of Donnelly Unified Development Code.
- 4.21 Development of the Property, as conditioned by this Development Agreement, shall be completed by December 31, 2033. For any portion of the Property not completed, as conditioned by this Development Agreement, the City shall stop issuing building permits for new construction unless an extension of time is approved by the City as an item under new business.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT:

1. Comply with the conditions of the Development Agreement.
2. Comply with the City of Donnelly Unified Development Code.
3. Along with the submittal for the design review application for the multifamily apartments, the Owner shall submit a "Public Safety and Security Plan" to be reviewed and approved by the City. At a minimum, the plan shall include the following requirements:
 - a. Street addresses shall be clearly visible from the street or internal drive isle (at least 3 inches high and reflective at night).
 - b. Buildings shall be designed, and landscaping maintained, so that apartment exterior doors, or apartment entry areas, are visible from the street or internal drive isles.
 - c. Outdoor lighting control mechanisms shall be activated by a photocell or seasonally adjusted timer, required to uniformly illuminate parking areas and pedestrian walkways, and those areas shall be kept unobscured, and all inoperable fixtures shall be repaired within 48 hours.
 - d. Any clubhouse, pools, playgrounds, picnic areas, and similar public amenity areas, shall be visible from streets or internal drive isles.
 - e. Electronic surveillance shall be required in common areas such as, but not limited to, hallways, stairways, trash enclosures, amenity areas and parking areas.
 - f. A business license shall be required for the management of the apartments. The business license shall be renewed yearly, and yearly renewal fee paid as determined by the city.

- g. The business license application shall include the contact information for a 24-hour apartment site manager or management company.
- 4. Along with the submittal for the design review application for the residential cabin park, and any conditions thereof, the Owner shall also comply with the following:
 - a. One electric meter and shall serve all the cabins within the park.
 - b. One water meter shall serve all the cabins within the park.
 - c. The creation of unique sub-addresses for mailing purposes or individual cabin mailboxes or receptacles shall be prohibited.
 - d. A business license shall be required for the management of the park. The business license shall be renewed yearly, and yearly renewal fee paid as determined by the city.
 - e. The business license application shall include the contact information for a 24-hour park manager or management company.
 - f. The recreational cabin park owner shall be required to obtain a Local-Option Tax Permit from the City and shall pay the local option sales tax and comply with the local option sales tax requirements of the city.
 - g. Workforce housing shall be permitted until the first occupancy permit is issued for the apartments.

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NOTE: In the event a Standard Condition of Approval conflicts with a Site Specific Condition of Approval contained herein the Site Specific Condition of Approval shall control.

STANDARD CONDITIONS OF APPROVAL:

1. The Owner shall comply with all provision of the city of Donnelly Unified Development Code.
2. The Owner shall comply with all requirements of the Idaho Transportation Department including, but not limited to, approval of the drainage system, curbs, gutters, streets, and sidewalks.
3. No ditch, pipe, canal, drain, or other structure for irrigation water or irrigation wastewater owned by an organized irrigation district, canal company, ditch association, drainage district, drainage entity, or other irrigation entity, shall be obstructed, routed, covered or changed in any way unless such obstruction, rerouting, covering or changing has first been approved in writing by the entity. A Registered Engineer shall certify that any ditch rerouting, piping, covering or otherwise changing of the existing irrigation or waste ditch (1) has been made in such a manner that the flow of water will not be impeded or increased beyond carrying capacity of the downstream ditch; (2) will not otherwise injure any person or persons using or interested in such ditch or their property; and (3) has satisfied the Idaho Standards for Public Works Construction. A copy of such written approval and certification shall be filed with the construction drawing and submitted to the City Engineer.
4. Encroachments including, but not limited to, landscaping, fencing, lighting, and/or pathways shall not be located within any easement or right-of-way for any ditch, pipe, canal, drain, or other structure used for irrigation water or irrigation wastewater without the express written approval of the organized irrigation district, canal company, ditch association, drainage district, drainage entity or other irrigation entity associated with such ditch, pipe, drainage, canal or other structure. The Owner shall submit a copy of the written approval from the irrigation entity, drainage district, or drainage entity.
5. An approval letter from the Donnelly Rural Fire Protection District shall be submitted to the City.
6. Conservation and recreation easements (if applicable) shall be approved by the staff and the City Engineer prior to issuance of a building permit or Certificate of Occupancy (whichever occurs first).
7. The Owner shall obtain approval of the development relative to its effects on wetlands or other natural waterways (if applicable) from the Corps of Engineers, Idaho Department of Water Resources and any other agency with jurisdiction.
8. The Americans with Disabilities Act, Uniform Building Code, Donnelly City Code, Donnelly

Comprehensive Plan, and all applicable County, State and Federal Codes and Regulations, shall be complied with. All design and construction shall be in accordance with all applicable City of Donnelly Codes unless specifically approved by the City Council.

9. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of said application prior to commencing any change. Any change by the Owner to the planned use of the property, which is the subject of said application shall require the Owner to comply with all rules, regulations, ordinances, plans, and any other regulatory and legal restrictions in force at the time the Owner (or its successors in interest) submits the application to the City of Donnelly for a change to the planned use of the subject property.
10. The City's actions on the application do not grant the Owner any appropriation of water or interference with existing water rights. The Owner indemnifies and holds the City harmless for any and all water rights claims in any way associated with this application.
11. The Owner shall take care to locate, and protect from damage, existing utilities, pipelines and similar structures. Documentation indicating that "Digline" has performed an inspection of the site shall be submitted prior to the issuance of any building permits for the site.
12. The Owner shall provide a construction site dust control mitigation plan to be reviewed and approved by staff prior to the issuance of a "Notice to Proceed with Construction" letter.
13. If applicable, verification and assurance of compliance with any Federal Aviation Administration requirements shall be provided to the City.

CONCLUSIONS OF LAW:

The City Council reviewed the particular facts and circumstances of this proposed annexation, rezone with a development agreement, and conditional use permit for a planned unit development in regard to the applicable City of Donnelly Comprehensive Plan and established goals, objectives and policies and Donnelly City Code (DCC), and based upon the information provided concludes that the proposed annexation, rezone with a development agreement, and conditional use permit for a planned unit development as conditioned herein are in accordance with the said City of Donnelly Comprehensive Plan and Donnelly City Code (DCC) because:

A. PER DONNELLY UNIFIED DEVELOPMENT CODE SECTION 18.55.010.F, FOR APPROVAL OF ZONING DISTRICTS, THE CITY COUNCIL FINDS THAT:

- I. The proposed zoning districts are in compliance with the comprehensive plan:

While the Comprehensive Plan is a "guiding document" rather than a strict regulatory one, the city finds that the proposed development is "in accordance with" the policies set forth in the plan per I.C. § 67-6511. The city finds that the rezoning decision is supported by adequate findings of fact to support the conclusion that the zoning proposed is in accordance with the plan.

Idaho courts give local governments flexibility in applying the Comprehensive Plan. Additionally, herein the city makes numerous factual findings showing that the requested zoning amendment reflects the goals of, and takes into account those factors in, the comprehensive plan in light of the present factual circumstances surrounding the request.

The rezone of the properties from R-4 (Residential) and MU (Multiple Use – Valley County designation) consisting of 11.00 acres of the property proposed to be zoned R-8-DA (Residential with a development agreement) and 11.81-acres of the property proposed to be rezoned to PU/OS (Public Use and Open Space.) is consistent with the Comprehensive Plan because:

The southern parcel is contiguous with City of Donnelly's municipal city limits and therefore can be annexed.

The existing zoning boundary line between the planned residential land use and the planned public use/open space land use is consistent with the Comprehensive Plan Future Land Use Map boundary, however the proposed zoning boundary line is consistent with the special flood hazard area line which brings into compliance the intent of the Comprehensive Plan to have a zoning designation over the entire special flood hazard area for it to remain as a public use/open space area and to preserve the natural features related to Boulder Creek.

The proposed zoning designation of R-8-DA (Residential with a development agreement) is consistent with the comprehensive plan provisions referenced herein and the land use designation of Compact Residential land use designation encompassing the majority of the property.

The proposed zoning designation of PU/OS (Public Use/Open Space) is consistent with the comprehensive plan provisions referenced herein and future land use map designation of Public Lands and Open Space encompassing the majority of the property and the proposed use, along with permitted private use of the property, will provide for a public pathway, public and semipublic use, and preservation of the Special Flood Hazard Area and wetland areas, in alignment with the comprehensive plan and Donnelly City Code.

The City Council has determined that the layout, with about 77 percent of open space, where city code requires 15 percent and with NO residential dwelling development within the special flood hazard area, even though Donnelly city code allows development within the flood fringe within the special flood hazard area, clearly avoids undue concentration of population and overcrowding of land without the outright taking of private property for public use.

The City finds that the proposed development, with the conditions placed thereon, assures that an excessive burden will not be placed on the City's infrastructure, and will not intensify traffic congestion per the submitted Traffic Impact Study retaining a Level of Service "B" which is acceptable by the City. Furthermore, the Traffic Impact Study, stamped on June 2, 2026, by Antonio Conte, PE of Ackerman-Estvold Engineering concludes as follows:

"All evaluated movements are projected to operate at acceptable levels of service under both existing and future conditions. Based on the analysis, no additional intersection control, capacity enhancements, or geometric improvements are warranted at this time. The sole exception is the reconstruction and regrading of the Eld Lane approach at State Highway 55 to address the existing grade differences between Eld Lane and the State Highway in order to provide a smoother transition for vehicles entering and exiting the intersection. The proposed access configuration and roadway improvements along Eld Lane are consistent with local standards and provide efficient access to the site."

As the Idaho State Police website crash data identifies only one accident on Highway 55 at Eld lane in the last 17 years.

Therefore, the City finds that the impacts from the increase in car traffic on existing traffic and the safety of pedestrians and cyclists on Eld Lane is clearly and unequivocally mitigated as conditioned herein.

There is thus sufficient evidence for the City to make such findings. Additionally, the Comprehensive Plan's policy regarding compatible transitions between residential and potential future commercial use north of Eld Lane is provided because the development is required to provide a significant landscape buffer along the frontage of Eld Lane and therefor provides a "compatible transition" . . . between a higher intensity future potential commercial use north and the lower intensity use of residential on the subject property. The Future Land Use Map shows the adjacent properties located on the south side of Eld Lane as Commercial; therefore may be developed with commercial uses in the future.

Additionally see "STAFF ANALYSIS ITEM A: COMPREHENSIVE PLAN PROVISIONS OF SPECIAL INTEREST REGARDING THIS PROPOSAL" above.

2. Adequate public facilities exist, **or are expected to be provided**, to serve any and all uses allowed on this property under the proposed zoning districts:

The Owner acknowledges that there is insufficient municipal water capacity for any building permits for the single family attached dwelling units or for the apartments to be issued at this time, and has executed a "Hold Harmless Agreement", with the City of Donnelly regarding the current lack of capacity and acknowledges that, on October 8, 2025, the City of Donnelly entered into a Memorandum of Understanding with a private developer to build a municipal water tank to remedy the deficiency, and since that time the city and the private developer have been working together on engineering design and site placement and it is currently planned for that capacity to be available for the subject development by fall of 2027.

The Owner is extending all central services to the site as regulated by the conditions of approval. Development of sewer, water, drainage, streets and other services will be provided at the developer's expense. The Owner has been working with the Donnelly Rural Fire Protection District regarding the district's requirements for access and fire flows and the Fire District has approved the development as being in conformance with the applicable 2018 International Fire Code. The June 8, 2026, approval letter from Jerry, Holenbeck, Fire Marshall for the Donnelly Rural Fire Protection District states,

"After reviewing the application materials and documents provided for the upcoming June 15, 2026, public hearing, the Donnelly Rural Fire Protection District continues to approve the Boulder Creek Development concept.

The proposed development meets all applicable Donnelly Fire Department, Idaho State Fire Marshal Office, 2018 International Fire Code (IFC) and NFPA standards and requirements.

We previously provided formal approval of the concept on January 21, 2026. Our position remains unchanged following review of the current submittal".

Furthermore, the Owner will be required to make substantial improvements to Eld Lane and its intersection with Highway 55 as conditioned herein. The impacts from the increase in car traffic on existing traffic and the safety of pedestrians and cyclists on Eld Lane have been addressed with the submitted Traffic Impact Study and with the conditions of approval.

*The code requires a finding that adequate public facilities exist **or are expected to be provided**. The City's findings here provide for clear substantial evidence of the adequacy of those public facilities. The term adequacy means, "Doing something in a way that is sufficient or satisfactory to meet a specific need". The temporary use of the well, as conditioned by the city for the Recreational Cabin Park, is adequate as it is temporary pending the installation of municipal water service. The City's findings here are substantial evidence for a finding of adequacy and is not purely speculative, as has been stated herein, the city entered into a public private partnership to provide water service.*

3. The proposed zoning districts are compatible with the existing or planned uses in the surrounding area:

The site is designed to be harmonious and appropriate in appearance with the existing and intended character of the area as regulated by the conditions of approval. A majority of the site is bordered by vacant parcels. The existing residential homes located north of the proposed development are located within an area which is shown as Commercial on the Donnelly Comprehensive Plan Future Land Use Map and have an R-8 zoning designation, the same as being requested by the Owner in this location, except with no development agreement limiting uses and layout.

The layout, with about 77 percent of open space, where city code requires 15 percent and with NO development within the Special Flood Hazard Area, even though Donnelly city code allows development within the flood fringe with the special flood hazard area, clearly avoids undue concentration of

population and overcrowding of land and placing the entire Special Flood Hazard Area within the PU/OS (Public Use/Open Space) zoning designation will assure compliance with the PU/OS (Public Use/Open Space) zoning designation.

Implementing conditions for the proposed zoning district will assure the development is compatible with the existing or planned uses in the surrounding area as already stated.

The City considered how an anticipated additional 700+ daily car trips from the proposed development will impact the neighborhood and is therefore requiring the east/west section of Eld Lane to be substantially improved, beyond city code, as conditioned herein, compatible with and appropriate for the character of the area.

There is thus sufficient evidence for the City to make such findings. Additionally, the Comprehensive Plan's policy regarding compatible transitions between residential and potential future commercial use north of Eld Lane is provided because the development is required to provide a significant landscape buffer along the frontage of Eld Lane and therefore provides a "compatible transition" . . . between a higher intensity future potential commercial use north and the lower intensity use of residential on the subject property.

4. No nonconforming uses will be created with the zoning districts proposed:

No nonconforming use will be created with the zoning districts proposed.

B. PER DONNELLY UNIFIED DEVELOPMENT CODE SECTION 18.40.010.C: OBJECTIVE. TO GUIDE LAND DEVELOPMENT AND CONSTRUCTION TO ACHIEVE THE FOLLOWING, THE CITY COUNCIL FINDS THAT:

1. A maximum choice of living environments by allowing a variety of housing and building types, lot dimensions, yards, building setbacks and area requirements:

The proposed development will provide single-family attached dwellings, multifamily dwellings and cabins/casitas to provide a variety of housing, including workforce housing, as identified within the Donnelly Comprehensive Plan as regulated by the conditions of approval. The site is designed in conformance with the density, dimensional standards and setbacks required as regulated by the conditions of approval.

The City acknowledges that the cabins/casitas may be used for work force housing until the apartments are built, and the Council concludes that said use is consistent with obtaining a variety of housing and consistent with Donnelly's Unified Development Code definition of Recreational Cabin Park because the workforce housing use will be temporary until the apartments are built.

2. A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses, office uses and services;

The site will contain substantial open space located within and adjacent to the Special Flood Hazard Area. The site is proposed with pathways and open space within the natural environment as regulated by the conditions of approval.

The layout, with about 77 percent of open space, where city code requires 15 percent and with NO residential dwelling development within the Special Flood Hazard Area, even though Donnelly city code allows development within the flood fringe with the Special Flood Hazard Area, clearly avoids undue concentration of population and overcrowding of land.

3. A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns;

The site is designed to preserve natural topography and natural drainage areas as regulated by the conditions of approval with dozens of mature trees being preserved with the Special Flood Hazard area. Approximately 17.74-acres (77.7%) inclusive of a mix of natural vegetation and landscaped areas are proposed for the site which far exceeds the 15 percent minimum required per code. The Owner is also aware they will be required to mitigate for any proposed changes to the natural environment.

4. A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets; and

The site is designed to take advantage of the areas which are conducive to the construction of dwellings and cabins. The natural areas will be designed to accommodate limited permitted private and public/semipublic uses while preserving the Special Flood Hazard Area and the wetlands as regulated by the conditions of approval.

The City Council has determined that the layout, with about 77 percent of open space, where city code requires 15 percent and with NO residential dwelling development within the special flood hazard area, even though Donnelly city code allows development within the flood fringe with the special flood hazard area, clearly avoids undue concentration of population and overcrowding of land.

5. A development pattern in harmony with the objective for land use density, transportation and community facilities as presented in the comprehensive plan.

The development has been designed to be in conformance with the Donnelly Comprehensive Plan, with Eld Lane being designed as a collector road abutting the site, as conditioned herein, in regard to density, transportation and the extension of community infrastructure as strictly regulated by the conditions of approval.

6. A development pattern that provides for the integrated and harmonious design of buildings, and for adequate and properly arranged facilities for internal traffic circulation, landscaping and such other features and facilities as may be necessary to make the project attractive and efficient from the standpoint of the adjoining and surrounding noncommercial areas.

The site is designed to allow for internal traffic circulation and parking as strictly regulated by the conditions of approval required herein by the City. The building design, orientation of buildings, and landscaping will be subject to design review approval. Although there are surrounding noncommercial uses located to the north and east, the Future Land Use Map designates those properties as commercial which will allow those properties to be developed with commercial uses in the future.

C. PER DONNELLY UNIFIED DEVELOPMENT CODE SECTION 18.40.030: STANDARDS FOR CONDITIONAL USES, THE CITY COUNCIL FINDS THAT:

- A. Will, in fact, constitute a conditional use as established within Donnelly City Code for the zoning district involved:

A planned unit development, multifamily dwellings, and recreational cabin park requires approval of a conditional use permit within the R-8 (Residential) zoning district.

- B. Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or Donnelly City Code:

The site is designed to be in conformance with the goals and policies of the comprehensive plan relative to the density as stated above in "REZONE FINDINGS REQUIRED BY COUNCIL", providing a variety of housing options, located adjacent to a future collector (Eld Lane).

protection of floodplain areas, and natural resources (wetlands), as regulated by the conditions of approval.

The site is designed in conformance with Donnelly City Code relative to density, setbacks, and conditional permitted uses as regulated by the conditions of approval.

The City Council has determined that the layout, with about 77 percent of open space, where city code requires 15 percent and with NO residential dwelling development within the Special Flood Hazard Area, even though Donnelly city code allows development within the flood fringe within the Special Flood Hazard Area, clearly avoids undue concentration of population and overcrowding of land.

As discussed above, the City has made the required findings that the rezone, to begin with, is in accordance with the Comprehensive Plan and the City accounts for traffic impacts and thus makes the requisite findings for approval.

Also see "REZONE FINDINGS REQUIRED BY COUNCIL Item 1 above.

- C. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

The site is designed to be harmonious and appropriate in appearance with the existing and intended character of the area as regulated by the conditions of approval. A majority of the site is bordered by vacant parcels. The existing residential homes located north of the proposed development are located within an area which is shown as Commercial on the Donnelly Comprehensive Plan Future Land Use Map and have an R-8 zoning designation, the same as being requested by the Owner in this location, except with no development agreement limiting uses and layout. The home to the east of the subject property is zoned R-4 (Residential) and has a Comprehensive Plan Future Land Use Plan destination of commercial, with the commercial land use designation extending to Highway 55.

- D. Will not be hazardous or disturbing to existing or planned future neighborhood uses:

The area where the attached single family attached dwellings are proposed is bordered to the north by Eld Lane and residential uses with a commercial comprehensive plan land use designation and an R-8 zone and industrial uses to the west. The area where the PU/OS designated area is planned is bordered by the proposed development, vacant parcels, and one (1) parcel with a residential dwelling. Also, the areas bordering the PU/OS (Public Use/Open Space) area are planned are shown to be, Public Lands and Open Space (northeast), Mixed Use (east), Neighborhood Residential (south) and Industrial (west) on the Donnelly Comprehensive Plan Future Land Use Map.

- E. Will be served adequately by essential public facilities such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

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 planned that sufficient capacity will be available by fall of 2027, serving the use adequately because 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 as regulated by the conditions of approval. Development of sewer, water, drainage, streets and other services will be provided at the

developer's expense. The Owner has been working with the Donnelly Rural Fire Protection District regarding the district's requirements for access and fire flows and the Fire District has approved the development in accordance with the applicable 2018 International Fire Code. The developer will also be required to make substantial improvements to Eld Lane and its intersection with Highway 55 with the conditions herein.

The June 8, 2026, approval letter from Jerry, Holenbeck, Fire Marshall for the Donnelly Rural Fire Protection District states,

"After reviewing the application materials and documents provided for the upcoming June 15, 2026, public hearing, the Donnelly Rural Fire Protection District continues to approve the Boulder Creek Development concept.

The proposed development meets all applicable Donnelly Fire Department, Idaho State Fire Marshal Office, 2018 International Fire Code (IFC) and NFPA standards and requirements.

We previously provided formal approval of the concept on January 21, 2026. Our position remains unchanged following review of the current submittal".

The City finds that, since only 14 small cabins (Per code to be between 400 square feet to 1,000 square feet, not to exceed 1,000 square feet) in the Recreational Cabin Park will be served temporary by the privately controlled non-municipal water source, the development is adequately (meaning services provided in a way that is sufficient or satisfactory to meet the specific needs) served by essential public facilities and services "including water." Additionally, the temporary well connection is expressly conditioned on third-party approvals and if the approvals are not obtained the conditions require that the Recreational Cabin Park be constructed with other portions of the development when municipal water service is available.

The code does not require that the development be served upon approval of a rezone or conditional use permit. It requires that, "Adequate public facilities exist, or are expected to be provided, to serve any and all uses allowed on this property under the proposed zoning districts." Furthermore, most land use development applications do not have utilities and services at the site upon a preliminary approval. Water is required to be available when a will serve letter is to be provided for a final plat or building permit for instance, not upon a land use approval. To require otherwise would be proceeding out of sequence.

The City finds that, conditioning building permits or certificates of occupancy on later water availability creates no practical or legal risks based on the Hold Harmless Agreement, executed between the City of Donnelly and the Owner.

Finally, the city finds that there is sufficient evidence that the proposed development will be adequately served by police and fire protection, and schools.

Regarding police and fire services, the development does not produce an undue burden upon the City because police and fire will be supplemented by tens of thousands of additional dollars of Valley County and City of Donnelly property tax revenues yearly, providing for additional funds for police and fire service. These funds will support the duty of Valley County to provide the Idaho State Statute Title 18 "Crimes and Punishments", required police protection and the City has the ability to hire a code enforcement officer if it chooses to do so.

Idaho Code Title 18, which the Valley County Sheriff's Department is required to follow for the entire county included within the city limits of Donnelly, defines nearly all state crimes, establishes the classification of offenses (infractions, misdemeanors, and felonies), and sets the corresponding penalties and punishments.

The code is divided into dozens of specific chapters that cover a massive spectrum of offenses. The following is an overview of its core subjects:

1. Crimes Against Persons

- *Assault and Battery*: Defines unwanted touching, threatening behavior, domestic violence, and attempted strangulation.
 - *Kidnapping and False Imprisonment*: Covers unlawful restraint and child custody interference.
 - *Sex Crimes*: Includes rape, video voyeurism, and severe penalties for child sex offenses.
 - *Homicide & Abortion*: Outlines murder, manslaughter, abortion regulations, and protections for unborn children.
2. *Crimes Against Property*
- *Theft and Burglary*: Covers shoplifting, auto theft, and unlawful entry.
 - *Arson*: Covers the intentional burning of property.
 - *Trespass and Malicious Mischief*: Includes destruction of private property and trespassing while hunting.
3. *Public Order, Safety, and Morals*
- *Weapons and Firearms*: Regulates concealed weapon licensing and unlawful possession of firearms.
 - *Disturbing the Peace & Riots*: Deals with unlawful assembly and disruptive, noisy conduct.
 - *Malicious Harassment*: Outlines hate crimes and stalking offenses.
4. *White-Collar and Specific Crimes*
- *Fraud and Computer Crime*: Prohibits identity theft, forgery, and hacking into computer networks.
 - *Perjury and Bribery*: Covers lying under oath and corrupting government officials or witnesses.
 - *Human Trafficking*: Criminalizes the exploitation and trafficking of human beings.
 - *Alcohol & Traffic Crimes*: Contains the laws and penalties for Driving Under the Influence (DUI).
5. *Punishments and Classifications*
- *Preliminary Provisions*: Defines the severity of crimes. Infractions result in fines (no jail time), misdemeanors carry up to 6–12 months in a county jail, and felonies can result in extensive prison time or the death penalty.
 - *Sentencing*: Gives judges guidelines for determining sentences and consecutive prison terms.

Regarding the apartments specifically the city has also required a mechanism by which the city can have oversight in its activities by requiring a business license to be renewed yearly and by requiring a "Public Safety and Security Plan", to be provided to the city.

Regarding schools, even if the schools are at capacity, Idaho state statute does not allow municipalities to charge impact fees to help support schools. Instead, Idaho state statutes provide for the issuance of bonds by school districts when needed. Regardless, the schools are required to adequately serve the children within the district and this development will provide additional property taxes that will go to support the schools and therefore the city finds that the development therefore will be served "adequately" by the schools.

The June 10, 2026, letter from David Pickard, Principal, Donnelly Elementary School, outlined the need for safe and accessible sidewalks, which are being required as a part of the development agreement, along with Highway 55 crossing beacons and crosswalk at Eld Lane subject to ITD approval.

- F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community:

The costs of the extension of all public facilities and services will be borne by the developer and must be approved at the time of installation and before acceptance by the City of Donnelly and the Donnelly Rural Fire Protection District as regulated by the conditions of approval, and the tax base will increase with the development proposed.

- G. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

It is not anticipated that these uses or activities will be detrimental to the surrounding properties upon completion of the site work as regulated by the conditions of approval. The development will be served by internal drives connected to Eld Lane at four (4) separate points of ingress/egress. Eld Lane extends to State Highway 55.

- H. Will have vehicular approaches to the property which are designed as not to create an interference with traffic on surrounding public thoroughfares:

Access to the development will be from Eld Lane (future collector) which has access to State Highway 55. The Owner understands they will be required to widen and improve Eld Lane as conditioned herein to address the additional traffic associated with the proposed uses and to reconstruct Eld Lane at Highway 55 for safety as conditioned by the development agreement. The design and construction of the roadways and entrances will be as regulated by the conditions of approval.

- I. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance:

The Owner is working with an environmental engineer and hydraulic engineers to address the Special Flood Hazard Area and the wetland areas located within the site. The Owner will be required to conform with Donnelly City Code associated with any development within the Special Flood Hazard Area. The Owner will also be required to obtain any permits associated with any proposed changes to the wetland areas.

DATED this 17th day of August 2026.

CITY COUNCIL
OF THE CITY OF DONNELLY
Valley County, Idaho

Wendy Davenport, Council President

ATTEST:

Lori Clements, Donnelly City Clerk

DONNELLY CITY COUNCIL
AGENDA BILL

169 Halferty Street
Donnelly, Idaho 83615

Number AB 26-48

Meeting Date 08/17/2026

Action Item

AGENDA ITEM INFORMATION

SUBJECT:		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
<i>Request for Council to Authorize Council President to sign Development Agreement for Boulder Creek, 2026-AN-2, 2026-RA-2 & 2026- CUP-2</i>		Mayor / Council		
		Clerk/Treasurer		
		Public Works		
<i>COST IMPACT:</i>				
<i>FUNDING SOURCE:</i>				
<i>TIMELINE:</i>				

SUMMARY STATEMENT

Request for Council to authorize Council President to sign Development Agreement for 2026-AN-2, 2026-RZ-2 & 2026-CUP-2, Boulder Creek

RECOMMENDED ACTION:

Approve and Authorize Council President to sign Development Agreement 2026-AN-2, 2026-RZ-2 & 2026-CUP-2, Boulder Creek

RECORD OF COUNCIL ACTION

<i>MEETING DATE</i>	<i>ACTION</i>



City of Donnelly

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

To: Mayor & City Council
From: Lori Clemens, City Clerk
Re: Staff Report
Date: August 13, 2026

UDC Administrator:

Utility Billings: As of Wednesday, August 12, 2026, there is \$457.94 (3) due (30 days or more) \$460.00 (1) shutoff, in water billings.

Local Option Tax: July Receipts (June Tax) \$30,823.79

Airport:

Clerk: Business License invoices sent out

Donnelly Depot Center: DDC Unit #2

Parks & Recreation:

Road & Streets:

Water:

Office Closures: September 7, 2026 – Labor Day

Upcoming Meeting Dates: September 21, 2026, City Council Meeting