

**City of Swan Valley  
City Council Meeting  
Monday October 21, 2024  
7:00 P.M.**

<b>Mayor</b> Cameron Manwaring		<b>City Staff:</b>
Council Members:		Stephanie Bonney                      City Attorney
Stacy Crnkovich - Council President		Jacquie Lewis                              City Clerk
Dusty Jacobson		Jay Rice                              Planning and Zoning
Brett Novik		
Shawn Buckland		

**Public Comment:**

None

**Council Members Present:**

Mayor - Cameron Manwaring  
Stacy Crnkovich  
Brett Novik  
Shawn Buckland

**Council Members NOT Present:**

Dusty Jacobson

**Staff Present:**

Jacquie Lewis, City Clerk  
Jay Rice, Planning and Zoning

Mayor Cameron Manwaring called the meeting to order at 7:04 p.m.

The following items were inadvertently omitted and need to be addressed with council action prior to an October 30, 2024 court hearing.

Motion to amend agenda to add:

Roll call vote on adopting the amended agenda

Stacy Crnkovich - Yes  
Brett Novik - Yes  
Shawn Buckland - Yes

Brett Novik made the motion to approve Conditional use permit for JR Towing. Stacy Crnkovich seconded the motion. The vote was unanimous.

Shawn Buckland made the motion to approve dismissal of JR towing suit. Brett Novik seconded the motion. The vote was unanimous.

Stacy Crnkovich made the motion to approve the minutes for September 09, 2024. Shawn Buckland seconded the motion. The vote was unanimous.

Shawn Buckland made the motion to approve the Financial Reports for September 2024. Brett Novik seconded the motion. The vote was unanimous.

Stacy Crnkovich made the motion to approve the Speed Limit Sign for 35 MPH for Irwin North to Rainey Creek. In Swan Valley City Limits. Brett Novik seconded the motion. With the approval of the City of Irwin on this issue. The vote was unanimous.

### **PUBLIC HEARING 1:**

The City of Swan Valley has received an application Preliminary Plat to the parcel's identified below in the City of Swan Valley.

#### **Rocky Channell Division No. 2**

#### **PLAT**

**Beginning at the Northwest corner of Section 12, Township 1 North, Range 43 East of Boise Meridian, Bonneville County, Idaho; running thence S.89°57'00"E. along the Section line 664.57 feet to the Northwest corner of Lot 13, Block 4, South Fork Ranch Division No. 4, City of Swan Valley, Bonneville County, Idaho; thence S.00°11'52"W. along said Lot line extended 1303.38 feet; thence N.89°54'13"W. 659.25 feet to the West line of said Section 12; thence N.00°02'10"W. along the Section line 1302.84 feet to the POINT OF BEGINNING.**

**SUBJECT TO: existing County Road Right-of-Way and easement of record.**

**CONTAINING: 862,541 Sq. Ft. or 19.801 acres.**

#### **Public Comments:**

**Steve Ellsworth - Presented an overview of the request for the owner.**

**Mayor Manwaring - Presented the information from the BLM regarding any fencing and other information.**

**Randel S. Flowers M.D. - Rocky Channel Ranch - Set Back from the Pond based on the Sewer Requirements. This is a Private Road with no public access.**

#### **Swan Valley City Council Comments:**

**None**

Shawn Buckland made the motion to approve the Plat presented for Rocky Channel Subdivision 2. Stacy Crnkovich seconded the motion. The vote was unanimous.

## **PUBLIC HEARING 2:**

The City of Swan Valley has received an application for a Zone Change to the parcel described in this notice from Agricultural to Commercial in the City of Swan Valley.

Bonneville County Parcel Number RPH0000065565

Commencing at the West ¼ corner of Section 6, Township 1 North, Range 44 East of the Boise Meridian, Bonneville County, Idaho; running thence S.00°01'54"E. along the Section line 331.14 feet to the TRUE POINT OF BEGINNING; running thence N.82°36'19"E. 243.70 feet to the Westerly Rights-of-Way line of Highway 26; thence S.45°09'12"E. along said Rights-of-Way line 507.02 feet; thence S.44°50'48"W. crossing into Section 1, Township 1 North, Range 43 East of the Boise Meridian, 909.64 feet; thence N.45°09'12"W. 1268.05 feet to the Centerline of Mallard Lane; thence N.83°58'36"E. 432.60 feet; thence N.83°59'11"E. 30.18 feet; thence S.06°01'14"E. 30.00 feet; thence N.83°58'34"E. 150.14 feet; thence N.82°36'19"E. 329.44 feet to the TRUE POINT OF BEGINNING.

**SUBJECT TO:** existing County Road Rights-of-Way and easement of record

**CONTAINING:** 799,227 Sq. Ft. or 18.348 Acres

### **Public Comments:**

**Steve Ellsworth - Presented the overview for the owner. Mr. Ellsworth stated that they are not going to use Mallard as a connection.**

**Mayor Manwaring read the letter of concern from John Sadusky and Mike Caldwell. Mayor Manwaring also read the requirements for a buffer in our current ordinance.**

**Mayor Manwaring also discussed the Road Access questions and what that means for access.**

**Ron Frazee - What will the ground be used for? Jay Rice stated they are thinking about Fishing Cabins. Question regarding Highway 26 access. Access to Mallard will be a possible issue. If the Swan Springs roads are used will there be any compensation for this?**

**Ken Eastman - Does not want Mallard used as a connection.**

**David Johnson - Does not want Mallard used as a connection. The Survey shows that this is not wanted. The buffer is only 10 feet and it is not a buffer. Commercial development should not go up against residential.**

**Mike Fincher - LandScape Buffer and when the commercial project will have to have approval. Concern of Light Pollution with commercial property. Conditional approval so that Mallard Lane is not used.**

**Tammi Wilkins - Same feelings as the others regarding this issue. Would not be in favor of a berm. If it is approved there will be strong conditions.**

**Marc Nelson - Question on the actual position of the land. The congestion is getting worse. Without knowing the whole plan it is concerning.**

**Swan Valley City Council Comments:**

**Mayor Manwaring presented an overview on the facts for holding a public hearing. I would not recommend that approval be granted if there is any connection to Mallard. The Buffer needs to be established to support this.**

**Stacy Crnkovich presented an overview of the Comp Plan for the benefit of the attendees. There are many more reviews and approval for development.**

Shawn Buckland made the motion to approve the Rezone Bonneville County Parcel Number RPH0000065565. Stacy Crnkovich seconded the motion. The vote was unanimous.

**OTHER CITY ITEMS:**

**None**

Stacy Crnkovich made the motion to enter the Executive Session. Shawn Buckland seconded the motion.

Motion to go into executive session pursuant to Idaho Code 74-206(1)(f), "To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation regarding a pending Bonneville County Case.

Roll call vote. - The vote was unanimous.

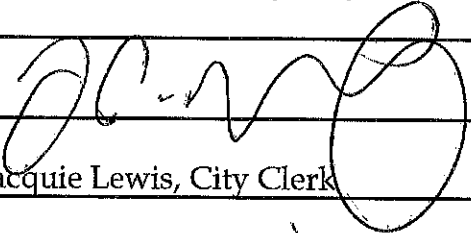
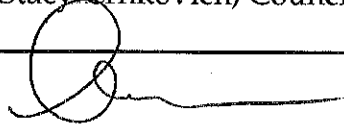
Stacy Crnkovich - Yes  
Brett Novik - Yes  
Shawn Buckland - Yes

Enter executive session : 8:42

Brett Novik made the motion to exit the Executive Session. Shawn Buckland seconded the motion.

Leave executive session; 9:25

The meeting was adjourned 7:XX PM

Cameron Manwaring, Mayor		Stacy Crnkovich, Council President
		
Jacquie Lewis, City Clerk		
