

# City of Clark Fork

## Minutes of the 3/24/2025 City of Clark Fork Public Hearing

Mayor Russell Schenck called the City of Clark Fork March 24, 2025 Public Hearing to order at 6:00 p.m.

**Pledge of Allegiance:** Mayor Schenck lead the Pledge of Allegiance.

**Roll Call of Council Members:** Council Members Sharon Banning, Tanya Becker, Jay White, and Vicki Woodward were present, constituting a quorum.

### New Business:

#### 1. Public Hearing: Cottonwood Subdivision Application - ACTION ITEM.

- a. **Preliminary Matters** – Mayor Schenck asked if any of the council had need of recusal due to a conflict of interest. Council members Banning, Becker, White and Woodward had no conflict of interest.
- b. **Staff Report** – Tessa Vogel Associate Planner, presented her summary of evidence for the approval of Cottonwood Station, a division of Lot 1 of the plat of Clark Fork 17, a 1.14-acre lot, into four lots. The lot is located at the southwest corner of Highway 200 and Cottonwood Road. The proposed lots are to be served by City of Clark Fork water, individual septic systems and Avista Utilities. Tessa stated the subdivision would be considered a minor subdivision. There would be a 20-foot paved access road leading to the two back lots and that the two front lots have access off Cottowood Rd. The project would need a waiver of Ord 223 (9) requiring a 60 ft right of way with 20 ft paved access. Panhandle Health provided a conditional approval letter, the Department of Environmental Equality had no issues with the project, and the City has provided a “will serve” stating there were no problems providing water to the proposed lots.
- c. **Applicant Statement** – Kevin Murray gave the presentation for the proposed subdivision. Kevin stated that he didn’t have anything new to add other than what the council already had on record.
- d. **Public Comments in Support** – David Banning stated he approved of the subdivision, but that his only concern was the reflection off windows of buildings from the headlights of vehicles driving down highway 200.
- e. **Neutral Comments** – There were no comments.
- f. **Public Comments in Opposition** – There were no comments in opposition.

- g. **Rebuttal** – Mr. Murray had no additions to his testimony, but stated he thought Mr. Banning had a good point regarding the light reflections.
- h. **Council Questions** – There was discussion between council members regarding whether there would be enough room for emergency vehicles to enter and exit. It was determined there was less than 100’ of road to the back lots and vehicles could easily back out. It was confirmed there will be a fire hydrant on site. It was determined the lots were not in a flood zone according to the map, and there was sufficient drainage due to the fact that Panhandle Health had no issues.
- i. **Decision** – Council member Banning made a motion to approve the preliminary plat of Cottonwood Station and approve the waiver to the required street standards of Section 9 of Ordinance 223 to allow a requested private, 20-foot-wide access easement, finding that the requests are in accord with the general and specific standards of the City of Clark Fork, based upon the evidence of record and testimony received. She further moved to adopt the findings and conditions of approval as read in to the record. The motion to approve is based upon the following reasons, that the proposal meets section 4 of city ordinance #223 and evidence supporting approval and the evidence in findings and conclusions. Motion seconded by council member Becker.

Roll Call Vote of Council Members:

Sharon Banning-Y

Tanya Becker - Y

Jay White –Y

Vicki Woodward - Y

Motion carried.

Council will submit their Written Decision at the next Regular Council Meeting on April 14, 2025.

**MOTION TO ADJOURN - ACTION ITEM.**

Council Member Banning moved to adjourn the public hearing portion. Council Member Becker seconded the motion. All in favor. Motion carried. The meeting adjourned at 6:47 p.m.

**MEETING RECONVENES-** Mayor Schenck reconvened the meeting at 6:48 to handle an administrative issue. All members of the public present at the initial adjournment remained in attendance when the meeting reconvened.

**Set Date for the 2025 Budget Hearing**

The meeting was set for August 11, 2025 at 5:45pm.

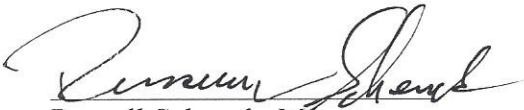
**MOTION TO ADJOURN – ACTION ITEM.**

Council Member Banning moved to adjourn the meeting. Council Member Banning seconded the motion. All in favor. Motion carried.

Meeting was formally adjourned at 6:51 pm.

Respectfully Submitted,

  
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Kat King, City Clerk

  
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Russell Schenck, Mayor