

CITY OF PIERCE
404 South Main St Pierce, ID 83546
Thursday, April 16th, 2026
SPECIAL COUNCIL MEETING MINUTES

Mayor Gerot called the meeting to order at 4:00 p.m.

Pledge of Allegiance

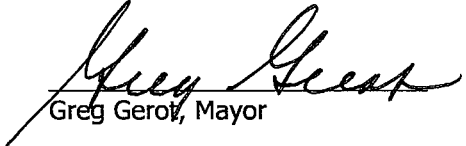
Present: Mayor Gerot, Councilmembers John Stinson, Guy Bonner, Theresa Root, and Amy Jared.
Maintenance Supervisor Jack Koepke and City Clerk/Treasurer Teresa Koepke.

No Citizen's Comments

Council reviewed a Simple Subdivision Request submitted by Logan Knight to divide approximately 5.14 acres located in Judgetown into two lots. Pursuant to the Area of Impact Ordinance, the City of Pierce has the right to review and comment on the request. Council noted testimony provided by Ms. Knight during the April 15, 2026 Clearwater County Planning & Zoning hearing, in which she stated that water and sewer hookups are available for use on the proposed subdivided lots. Discussion followed regarding the location and ownership of the referenced hookups, as the properties on which the hookups are located belong to another individual and not Ms. Knight. Ms. Knight further testified that an agreement existed with the property owner providing that the hookups would belong to her. Council discussed concerns that this arrangement is inconsistent with the manner in which water and sewer hookups are typically allocated and administered. Additional concerns were raised regarding the feasibility of utilizing the existing hookups to service the proposed lots, as the hookups are located across Beaver Lane and Orofino Creek from the proposed subdivision property. Council expressed that any connection to water and sewer infrastructure for the proposed lots should instead be made from the east side of Orofino Creek adjacent to French Mountain Road. Further discussion addressed the elevation of the subject property and the challenges associated with connecting to the sewer line. Council noted that achieving a viable sewer connection may require the importation of fill material. Concerns were expressed because Orofino Creek, which serves as the City of Pierce's water source, runs through the property. Council stated that any grading, excavation, or placement of fill material could present risks to water quality and the integrity of the City's water supply. Council also questioned whether the Judgetown Water and Sewer District Board, comprised of local community members, possesses the technical expertise necessary to adequately evaluate whether a sewer connection is feasible, particularly with respect to lot elevation and the depth of the existing sewer main.

A Special Use Permit Application was discussed. A sample application from Clearwater County was reviewed. Councilmember Stinson suggested obtaining a sample application from a city rather than the county to see if it might be more relevant. The cost of a Special Use Permit was also discussed. Clearwater County charges \$350 for their Special Use Permit.

Councilmember Bonner made a motion to adjourn. Councilmember Stinson seconded the motion. All in favor. Meeting adjourned at 4:57 p.m.


Greg Gerot, Mayor

ATTEST:



Teresa Koepke, City Clerk/Treasurer

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