

**City of Swan Valley  
City Council Meeting  
Monday December 8, 2025  
7:00 P.M.**

<b>Mayor Cameron Manwaring</b>		<b>City Staff:</b>
<b>Council Members:</b>		Geoffrey A. Schroeder, City Attorney
Stacy Crnkovich - Council President		Jacque Lewis, City Clerk
Dusty Jacobson		Jay Rice, Planning and Zoning
Brett Novik		
Shawn Buckland		

**Public Comment:**

None

**Council Members Present:**

Mayor - Cameron Manwaring - Phoned in  
Stacy Crnkovich  
Brett Novik  
Shawn Buckland  
Dusty Jacobson

**Council Members NOT Present:**

**Staff Present:**

Jacque Lewis, City Clerk  
Jay Rice, Planning and Zoning  
Geoffrey A. Schroeder, City Attorney

**Call to Order**

Mayor Manwaring called the meeting to order at approximately 7:08 PM after confirming there were no additional sign-ups for public comment prior to the agenda.

**Amendment of Agenda**

A motion was made pursuant to Idaho Code to amend the agenda to add an action item for a decision on the preliminary plat for Mountain View Estates Subdivision.

Stacy Crnkovich made a motion to amend the agenda.

Brett Novick Seconded this motion.

**Roll Call:**

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

### **Approval of Meeting Minutes**

Minutes from the November 10, 2025 City Council Meeting were presented.

Shawn Buckland made the motion to approve the minutes for November 10, 2025. Dusty Jacobson seconded the motion. The vote was unanimous.

### **Financial Reports**

November 2025 financial reports were presented.

Dusty Jacobson made the motion to approve the Financial Reports for November 2025. Shawn Buckland seconded the motion. The vote was unanimous.

### **Resolution 2025-03 – America 250 Semi-Quincentennial Commemoration**

Council considered Resolution 2025-03 supporting participation in the America 250 commemoration and authorizing application for a \$2,500 grant to assist with Fourth of July fireworks.

Stacy Crnkovich made the motion to approve Resolution 2025-03 - America 250 In Idaho Commemoration and the United States Semiquincentennial. Dusty Jacobson seconded the motion. The vote was unanimous.

### **City Clerk Transition**

Mayor Manwaring recognized Jacquie Lewis for her service and announced her upcoming retirement.

Mayor recommended Michelle Liss for appointment as City Clerk effective January 2026.

Stacy Crnkovich made the motion to hire Michelle Liss and the new City Clerk for Swan Valley. Brett Novik seconded the motion.

### **Roll Call:**

Stacy Crnkovich - Yes

Brett Novik - Yes

Shawn Buckland - Yes

Dusty Jacobson - Yes

### **Public Hearing – Mountain View Estates Subdivision (Preliminary Plat)**

#### **Staff Report**

City Attorney Geoffrey Schroeder and Planning & Zoning Administrator Jay Rice presented the staff report.

The application was received November 12, 2025, proposing approximately 230 acres with 41 residential lots.

Staff confirmed zoning and subdivision ordinances compliance, and recommended approval of the preliminary plat.

#### **Applicant Presentation**

Applicants Joseph and Jacob Lundquist, along with Connect Engineering, presented the project.

They emphasized phased development, continued agricultural use, and that current approval was for a preliminary plat only.

### **Public Comment**

Public testimony addressed wetlands, floodplain concerns, septic feasibility, water quality, traffic impacts, power line easements, school capacity, and growth impacts.

Written and oral comments were entered into the record based on the recorded transcript.

### **Applicant Rebuttal**

Applicants and engineer responded, clarifying that wetlands delineation was completed by professionals, required permits from county or state agencies would be obtained prior to final plat, and no lots are buildable under preliminary approval.

### **Council Deliberation**

Council discussed school capacity, fire protection, HOA requirements, road ownership, development agreements, environmental safeguards, and compliance with the Comprehensive Plan.

### **Council Action – Preliminary Plat Approval**

Motion to approve the preliminary plat for Mountain View Estates Subdivision with conditions:

- Execution of a development agreement
- Submission of HOA documents and CC&Rs
- Private road agreement
- Compliance with all agency permitting requirements prior to final plat

Shawn Buckland made the motion to approve the Preliminary Plat for Mountain View Estates Subdivision with conditions:

- Execution of a development agreement
- Submission of HOA documents and CC&Rs
- Private road agreement
- Compliance with all agency permitting requirements prior to final plat

Dusty Jacobson seconded the motion. The vote was unanimous

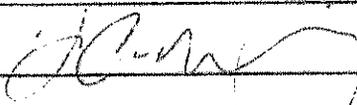
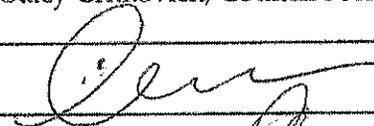
### **Role Call:**

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

### **Adjournment**

Mayor Manwaring thanked the public, Council, staff, and applicants for their participation. Mayor Manwaring Adjourned the Meeting at approximately 8:49 PM.

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.

Cameron Manwaring, Mayor		Stacy Crnkovich, Council President
		
Jacquie Lewis, City Clerk	MICHELLE LISS, CITY CLERK	