



The Common Council of the City of Bellevue, Idaho, met in a Regular Meeting on, Monday, January 27, 2024, at 5:30 p.m. in the Council Chambers of the City of Bellevue Offices, located at 115 E. Pine Street, Bellevue, ID 83313.

**Call to Order:** Mayor Giordani called the Regular Meeting to order at 5:30 p.m.

**Roll Call:**

**Members Present**

Christina Giordani, Mayor  
Diane Shay, Council President  
Tammy E. Davis, Council Member  
Suzanne Wrede, Council Member  
Jessica Obenauf, Council Member  
Shaun Mahoney, Council Member – *Via Zoom*

**Staff Present:**

Kirtus Gaston, Marshal  
Shelly Shoemaker, City Treasurer  
Amy Phelps, City Clerk  
Rick Allington, Legal Council  
Brian Parker, Community Development Director  
Greg Beaver, Fire Chief  
Anson Credle, Fire Department  
KC Marcroft, Fire Department  
Amberle Molyneux, Fire Department  
Scott Beaver, Fire Department

**Others in Attendance:** Tony Evans (Idaho Mountain Express), Dennis Brown (Workman and Company- *Via Zoom*), Jolyon Sawry, Jeff Swanson, Matt Filbert, Mary Hoyt

**1. Notice of Agenda Compliance:**

The posting of this regular meeting agenda complied with Idaho Code §74-204. The regular meeting agenda was posted within forty-eight (48) hours prior to the meeting at the Bellevue City Hall, Post Office, and on the City website on *January 16, 2025*.

**Motion:** Council Member Shay moved that the agenda notice was in compliance with Idaho Code §74-204. Council Member Davis seconded, and the motion passed unanimously.

**2. Call for Conflict as Outlined in Idaho Code §74-404:**

Mayor Giordani called for conflict from any Council Member or staff member with any agenda item. No conflict was noted.

**3. MAYOR AND COUNCIL REPORT**

Mayor Giordani took this time to thank community members, the Fire Department, and cross-county collaboration for the efforts set forth with the fire on Main Street.

Council Member Shay stated she received a nice letter from the City about the Chantrelle Subdivision water pressure issue. Council Member Wrede expressed that Council Member Shay's response was a little different than some of her neighbors and she thought more information needed to be issued to Bellevue Residents. Further discussion was had about the specifics of the incident and how to handle these comments in the future.

4. **Public Comment:** (for Items of Concern Not on the Agenda)

The Mayor opened the meeting for public comment at 5:37 pm.

No comments were brought to the meeting at this time.

Public Comment was closed at 5:37 pm.

5. **CONSENT AGENDA: ALL ACTION ITEMS**

- a. Approval of Minutes: January 13, 2025, Regular Meeting Minutes: Amy Phelps, City Clerk
- b. Approval of Claims: January 13, 2025, through January 27, 2025: Shelly Shoemaker, Treasurer
- c. Treasurer's Report as of December 31, 2024: Shelly Shoemaker, Treasurer
- d. End of Fiscal Year 2024 Financial Report, Shelly Shoemaker, Treasurer

Council Member Bergin brought up that his name was missing on the applicable motions recorded on January 13, 2025 meeting minutes.

Council Member Obenauf inquired about why the ClearGov invoice payment was separated between Water and Wastewater funds on the Claims report. Treasurer Shoemaker explained that the first two projects that the City is adding to ClearGov pertain to water and wastewater.

Council Member Wrede asked about a notable number in the checking account for the General Fund at the end of FY 2024, and the Water and Wastewater funds. Shoemaker explained the accounts ebb and flow based on incoming payments, etc. Council Member Wrede inquired about other items that caught her eye on the Treasurer reports presented as to develop a better understanding about the City's financial situation. Council Member Bergin asked about a budget line item that was presented as over budget and Treasurer Shoemaker explained the Water truck repair that was an unforeseen cost not previously budgeted.

**Motion:** Council Member Davis moved to approve the Consent Agenda presented. Council Member Obenauf Seconded the Motion. Council Members Voting Aye: Council Member Davis, Council Member Obenauf, Council Member Bergin, Council Member Wrede, Council Member Shay, Council Member Mahoney. Council Members Voting Nay: None. The Motion Passed unanimously.

6. **PRESENTATION:** Fire Fighter of the Year and Length of Service Award Presentation: Greg Beaver, Fire Chief

Bellevue Fire Chief Greg Beaver Presented Ansen Credle with the Fire Fighter of the Year Award as well as Length of Service award for his ten years of service with the Bellevue Fire Department. The Chief then Presented KC Marcroft with an award for five years of service with the Bellevue Fire Department.

7. **PUBLIC HEARING: ACTION ITEM**

- a. Public Hearing to Consider a City-initiated Text Amendment to Bellevue City Code Chapters 10-7: B Business District and 10-24: Planned Unit Developments (PUDs) to permit multiple family dwellings through planned unit development applications and to reduce the minimum lot size required to submit a planned unit development application.

Brian Parker, Community Development Director, explained this City initiated text amendment would allow for applicants to bring forward planning and zoning applications for multi-family housing in the (B) Business Zone and it would reduce the minimum lot size requirement to submit a Planned Unit Development (PUD) application in all zones except for Transitional and General Residential Zones from one acre to one half acre. The

amendment is not entitling anything by right; the applicant would be required to bring forward complete Conditional Use Permit, Planned Unit Development, and Design Review applications for Planning and Zoning Commission and Council Review to determine whether the applications meet all appropriate requirements to proceed with construction.

Council Member Wrede expressed to the Council and Mayor that these amendments are premature and that The city cannot prioritize the time and resources when we have a litany of other items the residents have established as priorities that the city is struggling to provide. She talked about previous public comments from residents concerned with mismanagement of Main Street and clarified that there is a place for this topic in the future after residents have their priorities and needs met.

Council Member Obenauf asked about the application approval process and specifics of density bonus' concerning community housing. Parker explained that the Planning and Zoning Commission is the deciding body with regards to the Conditional use permit and Design Review portion of the application, and the Common Council is the deciding body on the Planned Unit Development Application. He further explained that the wording on the proposed ordinance did not include specific language about density requirements with respect to lot size, therefore, there is no way to access density bonus because there is currently no way of establishing the maximum density. Council Member Obenauf stated concern that the overall process appears undefined at this time and if we open the floodgates there won't be an option to turn back. Parker explained that the process for applicants is very deliberate and strenuous to get through as far as meeting criteria for development.

Council Member Wrede asked what the desired outcome is, and Parker said the end goal is defined in the Comp plan. Further discussion was had about the process in which applications are assessed on a case-by-case basis and scrutinized by the Planning and Zoning Commission and the Council to ensure that the development will meet the needs and goals outlined by the City. Language and clarification about the definition of mixed-use developments were discussed. Brian Parker explained that there are approximately five (5) developable lots situated in the Business Zone and does not foresee the metaphorical flood gates opening with development applications if the Ordinance is adopted. Discussion was had about probable time spent on potential incoming applications.

The Mayor Opened the Meeting for Public Comment at 6:17pm

**Jolyon Sawrey, Vital Ink Architecture, Griffin Ranch**

Mr. Sawrey has been in the Valley for 28 years. He hopes his presence brings comfort because of his earned respect as a longtime resident and Architect. The City Council has a duty to look at the past and present and be able to plan for and promote the future (of Bellevue). The current development Ordinance in Bellevue code is missing a few words that would make it friendlier for an applicant to propose a Mixed-use development. Commercial alone doesn't cut it monetarily and residential is a smart additional component. The idea of this PUD text amendment and components of the application requirements will place the burden on the developer to fill the requirements. He expressed his hopes for the council to approve the text amendment.

**Trent Shoemaker, 504 S 2<sup>nd</sup> Street**

Mr. Shoemaker explained his vested interest in Bellevue as a long-time resident of almost 50 years. He's watched people come to Bellevue and make changes, then leave. The Comprehensive plan states that we need to grow our city in a responsible way. Shoemaker Stated Brian Parker, Community Development Director, has a lot of experience and he knows what he's doing. This amendment is not "opening a flood gate". There are only five parcels developable currently on Main Street. The city needs to move forward and not stagnate. Bellevue needs responsible growth and needs people that want to be part of this community.

Public Comments received via email from Blaine County Housing Authority and Dana Brazelton Topel are attached as **Exhibit A**.

The Mayor Closed Public Comment at 6:34pm

Council Member Wrede asked the Council to remember past public comments received from concerned residents regarding developments on Main Street. Mayor Giordani acknowledged Council Member Wrede's concerns about foundational issues and priorities the City should focus on.

Council Member Wrede asked a to read her own Public Comment as a resident:  
See attached as **Exhibit B**

Mayor Giordani explained that this text amendment was initiated by Bellevue for Bellevue. It was not initiated by developers and wanted to clarify the origin. Council Member Bergin said that additional language may be needed for clarification in the proposed Ordinance and specific definitions added as well as a few other changes that may be needed before finalizing. Council Member Shay explained that this is not a rash decision, and a lot of time has been spent on this topic in the past years. She looks forward to seeing a product that the City can be proud of. Discussion was had about adding community housing language to a bigger conversation about Zoning instead of this specific PUD Ordinance. The Council then discussed making some minor edits to the proposed ordinance and continuing the Public Hearing and decision making to the next meeting, a date certain of February 10, 2025.

**Motion:** Council Member Bergin moved to continue the Public Hearing and decision to a date certain of February 10, 2025. Council Member Shay Seconded the Motion. Council Members Voting Aye: Council Member Davis, Council Member Obenauf, Council Member Bergin, Council Member Wrede, Council Member Shay, Council Member Mahoney. Council Members Voting Nay: None. The Motion Passed unanimously.

#### 8. **New business**

- a. Presentation: City of Bellevue Fiscal Year End 2024 Audited Statements: Dennis Brown, CPA, Workman and Company | **Action Item**

Dennis Brown, CPA, Workman and Company, gave comment on the financial Audited Statement of the report provided. The Council members were able to ask questions and make comments on the report provided.

**Motion:** Council Member Obenauf moved to accept the City of Bellevue Fiscal Year End 2024 Audited Statements as presented by Dennis Brown, CPA, Workman and Company. Council Member Davis Seconded the Motion. Council Members Voting Aye: Council Member Davis, Council Member Obenauf, Council Member Bergin, Council Member Wrede, Council Member Shay, Council Member Mahoney. Council Members Voting Nay: None. The Motion Passed unanimously.

- b. Discussion of 2025 Council Priorities and Recap from January 16, 2025, Special Common Council Meeting: Brian Parker, Community Development Director

Brian Parker, Community Development Director, gave an overview of Priorities the Council Identified at a January 16, 2025, Special Meeting.

- c. Consideration and Approval of Resolution 2405, Authorizing the Submittal of a RAISE Grant Application for Collector Roadway Design Service on behalf of the City of Bellevue, Idaho: Brian Parker, Community Development Director | **Action Item**

**Motion:** Council Member Davis moved Approval Resolution 2405, Authorizing the Submittal of a RAISE Grant Application for Collector Roadway Design Service on behalf of the City of Bellevue, Idaho. Council Member Davis Seconded the Motion. Council Members Voting Aye: Council Member Davis, Council Member Obenauf, Council Member Bergin, Council Member Wrede, Council Member Shay, Council Member Mahoney. Council Members Voting Nay: None. The Motion Passed unanimously.

- d. Consideration and Approval of Resolution 2406, Authorizing the Mayor to Execute a Letter of Support for ITD's FY 2025 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) program grant application for the State Highway-75 Bellevue to Broadway Run Improvement Project: Chris Johnson, Public Works Director | **Action Item**

**Motion:** Council Member Davis moved to Approve Resolution 2406, Authorizing the Mayor to Execute a Letter of Support for ITD's FY 2025 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) program grant application for the State Highway-75 Bellevue to Broadway Run Improvement Project. Council Member Obenauf Seconded the Motion. Council Members Voting Aye: Council Member Davis, Council Member Obenauf, Council Member Bergin, Council Member Wrede, Council Member Shay, Council Member Mahoney. Council Members Voting Nay: None. The Motion Passed unanimously.

9. **Adjournment:**

With no further business coming before the Common Council at this time, Council Member Shay moved to adjourn the meeting. Council Member Davis seconded the motion. The meeting adjourned at 7:50 p.m. The motion passed unanimously.

  
Christina Giordani, Mayor

Attest:

  
Amy Phelps, City Clerk



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January 23, 2025

PUD and Business District Text Amendment

To: Mayor Giordani and Members of the Bellevue City Council

From: Keith Perry, Board Chair  
Ana Torres, Bellevue Board Member  
Carissa Connelly, Director

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On behalf of the Blaine County Housing Authority (BCHA), we write to offer brief comments on the City-initiated text amendment to permit multi-unit residential uses through planned unit development applications in Bellevue's Business District.

First, we commend the planning staff, Planning and Zoning Commission, and City Council for their patience and deliberation in considering how to allow multifamily residential in the Business District, which is a logical place for multifamily and mixed-use development in Bellevue. We also want to thank the City for engaging with our team during the multiple iterations of this effort.

We are pleased to see the proposed amendments to allow multifamily residential, mixed-use development in the Business District through the Planned Unit Development application process. The narrower, discretionary allowance via a comprehensive PUD application – rather than a by-right allowance – offers an avenue to consider and review multifamily residential development in the Business District in the near term, while larger, city-wide planning considerations around community housing incentives, density and design, character and infrastructure capacity can be thoughtfully addressed.

The PUD review process offers the Council significant discretion when considering an application to reject or condition an approval to ensure that it meets the goals and objectives of the Comprehensive Plan and promotes the general welfare of the City of Bellevue and its inhabitants. Toward that end, we recommend that the Council consider negotiating the inclusion of community housing units in any multiunit development proposed in the Business District under the new PUD language.

The PUD standards also include an existing 10% density bonus in exchange for provision of community housing "above what is then currently required," which does not provide a clear standard for evaluation and no community housing is currently required. In a future amendment, we suggest adding minimum standards clarifying how much community housing needs to be provided and at what levels of affordability to utilize this incentive. We also suggest exploring increasing that bonus percentage to make the incentive more attractive, while calibrating the community benefit accordingly.

Finally, we understand that the City is interested in pursuing a deeper review of the zoning code to evaluate opportunities for community housing incentives. We look forward to that initiative and offer the support of our staff to assist with any analysis and recommendations toward that effort.

*Keith Perry*

Keith Perry  
Blaine County Housing Authority Board of Commissioners, Chair

*Ana Torres*

Ana Torres  
Blaine County Housing Authority Board of Commissioners, Member

*Carissa Connelly*

Carissa Connelly  
Housing Director



**City of Bellevue**  
115 E Pine Street  
P. O. Box 825 Bellevue, ID 83313  
208-788-2128 Fax 208-788-2092

Public Comment Form	
Date of Meeting: January 27, 2025	
Agenda Item: Public Hearing to Consider a City-initiated Text Amendment to Bellevue City Code Chapters 10-7 and 10-24	
Topic: PUDs	
Please Select One of the Following: <b>Support:</b> <input type="checkbox"/> <b>Do Not Support:</b> <input checked="" type="checkbox"/> <b>Need much more info:</b> <input type="checkbox"/>	
*Name (required for the minutes): Dana Brazelton Topel	
*Address (required for the minutes): 122 Cowcatcher Loop, Bellevue	
Phone Number: (916) 947-9013	
E-mail Address: strhiker@gmail.com	
<p>Comments:</p> <p>According to the staff report "TA-24-02 – PUD Minimum Size", the approval of the proposed text amendment would not allow "the by-right development of multifamily housing. All proposals for multifamily housing would be subject to review for compliance with Bellevue's design review, conditional use permit, and planned unit development approval criteria." One of the conditional use permit criteria specifies: "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..." In addition, the Planned Use Development criteria specifies that "That public services, facilities and utilities are adequate to serve the proposed PUD and anticipated development within the appropriate service areas..."</p> <p>Bellevue's sewer and drinking water resources are already either broken or limited in capacity, with aging infrastructure. The city is struggling with how to pay for the necessary repairs and upgrades already needed to accommodate the people living here currently.</p> <p>According to the 2020 Impact Fees study paid for by the City, developer Impact Fees should not contain funding to support major "water and sewer projects" because these costs are "routinely funded by monthly service charges" (by rate payers) assessed as water and sewer connection fees. Therefore, doesn't any new development pass the cost of new people and businesses to all ratepayers in the city? Any new "connection fees" would not generate enough to pay for what's already needed to be done, let alone any expansion needed.</p> <p>Why would the City of Bellevue initiate this text change if it's own existing criteria can not be met by any new development contemplated? How does the City plan to pay for what will be needed to accommodate even</p>	
Please select one of the follow: <b>Resident:</b> <input checked="" type="checkbox"/> <b>Non-Resident:</b> <input type="checkbox"/> <b>Other:</b> <input type="checkbox"/>	
Self, Name of Organization, or Other: Dana Brazelton Topel, resident (not affiliated with any organization)	



Public Comment: 1/27/2025

RE: TA-24-02 – PUD Min Size

According to the staff report "TA-24-02 – PUD Minimum Size", the approval of the proposed text amendment would not allow "the by-right development of multifamily housing. All proposals for multifamily housing would be subject to review for compliance with Bellevue's design review, conditional use permit, and planned unit development approval criteria." One of the conditional use permit criteria specifies: "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..." In addition, the Planned Use Development criteria specifies that "That public services, facilities and utilities are adequate to serve the proposed PUD and anticipated development within the appropriate service areas..."

Bellevue's sewer and drinking water resources are already either broken or limited in capacity, with aging infrastructure. The city is struggling with how to pay for the necessary repairs and upgrades already needed to accommodate the people living here currently.

According to the 2020 Impact Fees study paid for by the City, developer Impact Fees should not contain funding to support major "water and sewer projects" because these costs are "routinely funded by monthly service charges" (by rate payers) assessed as water and sewer connection fees. Therefore, doesn't any new development pass the cost of new people and businesses to all ratepayers in the city? Any new "connection fees" would not generate enough to pay for what's already needed to be done, let alone any expansion needed.

Why would the City of Bellevue initiate this text change if it's own existing criteria can not be met by any new development contemplated? How does the City plan to pay for what will be needed to accommodate even more people and businesses?

Planned development is inevitable and, in the future, will be positive for this community, but what is the plan? Is there a plan? There is reference on the website to a "Comprehensive Plan" but it is not on the website for residents to read. Most of the new Council and Mayor ran on platforms to help fix long standing problems in Bellevue (sewer, water and roads) and to develop a real community here. Shouldn't we focus on fixing these long standing problems before we spend resources contemplating the future?

Dana Brazelton Topel

122 Cowcatcher Loop, Bellevue

## PUBLIC COMMENT RE: TEXT AMENDMENT – 1/27/2025

As documented multiple times over the course of the past year, residents have asked to be served not by new private development but rather by planning that enables small, actionable projects that help Main Street stay true to itself while adding some diversity of restaurants, a more vibrant small business core, and better fundamentals like regular maintenance and street lights and sidewalks with character for style and safety. There has been more public comment about Main Street development solicited in the last year than any other topic in Bellevue with tonight being at least the 4<sup>th</sup> Public Hearing since early 2024 on the topic of changing ordinances to permit currently prohibited development types or permitting unwanted development on Main Street.

It is time for the leadership of Bellevue to focus on the basics and to ensure that Bellevue residents are always the first to benefit, equally, from decisions made on their behalf. There simply is no evidence that shows that prioritizing multi-unit dwellings on Main Street serves all of our residents better than ordinances and projects that:

- standardize and enforce Bellevue codes
- start improving and cleaning up our neighborhoods by paving our alleys
- improve safety and establish a high standard of maintenance around the Elementary School
- prevent more gas stations on Main Street
- prevent harming existing residents by taking their water and giving it to new developments on Main Street as was done to Chantrelle two months ago and continues to be a problem there
- create new building requirements that prepare our community for grey water systems in the future
- establish planning methodologies to properly evaluate the cost of new development and density on the affordability of existing housing and the sustainability of our essential assets like water and open space

This ordinance is inappropriate in the face of the many outstanding needs in our community. Mr. Parker is a very capable, knowledgeable leader for the Community Development Department, and we should be applying 100% of his talents, time and effort to pursuing the innovation and achievements that our community has consistently communicated that it wants rather than forcing him to devise ways that Bellevue can be used to service Ketchum Community Housing initiatives.

One of the biggest concerns of residents in Bellevue is the protection, and sustainable use, of our water as well as concerns about emergency preparedness, existing housing insecurity, open space and the timely, reliable, affordable and safe delivery of basic services to our community. I would hope we would never place the wants of Ketchum special interests, real estate businesses and developers above the wants of Bellevue residents especially when the current state of Ketchum speaks volumes about the recklessness with which density profiteers have descended upon and changed that once romantic, special town.

I do not support this text amendment.

Suzanne Wrede – 1/27/2025