



# CITY OF BELLEVUE, IDAHO

## Common Council

Monday, March 25, 2024 | 5:30 PM  
115 E. Pine Street, Bellevue, Idaho 83313

### AGENDA

*This agenda is subject to revisions. All revisions will be underlined.*

#### JOIN ZOOM MEETING

<https://us02web.zoom.us/j/82339162539?pwd=VGRDZ3UyVUITV2VaRDVyN2llcVZHdz09NK>

Meeting ID: # 823 3916 2539

Passcode: # 78066

#### One Tap Mobile

+1-253-215-8782 US (Tacoma)

+1-346-248-7799 US (Houston)

Please Mute Your Call

**Friendly Reminder: Please turn off all cell phones except for emergency personnel.**

*Finding That the regular meeting notice and agenda were posted in accordance with Idaho Code §74-204 within forty-eight (48) hours prior to the meeting at: the City of Bellevue City Hall, Post Office, on the City's website and e-mailed to the Idaho Mountain Express on **March 21, 2024.***

**CALL TO ORDER:** Mayor Chris Johnson

#### ROLL CALL:

1. **NOTICE OF AGENDA COMPLIANCE** PER IDAHO CODE §74-204 | ACTION ITEM  
*(Suggested Motion: I move that the notice for the March 25, 2024, regular meeting was completed in accordance with Idaho Code, Section §74-204.)*

2. **CALL FOR CONFLICT:** (AS OUTLINED IN IDAHO CODE §74-404)

3. **PUBLIC COMMENT:** (FOR ITEMS OF CONCERN NOT ON THE AGENDA)

4. **CONSENT AGENDA:** ACTION ITEM

*All items listed under the Consent Agenda will be approved in one motion without discussion unless any Council Member request that the item be removed for individual discussion and possible action.*

- a. Approval of Common Council Meeting Minutes
    - i. February 12, 2024, Regular meeting
  - b. Approval of Claims: March 12, 2024, through March 25, 2024
  - c. Department Head Reports
  - d. Treasurer Report, Month of February 2024, Shelly Shoemaker, Treasurer
5. **NEW BUSINESS:**
    - a. Consideration and Approval of Resolution 2371, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Enter into a Memorandum of Understanding (MOU) By and Between Blaine County and the City of Bellevue for the Cost Sharing of Greenhouse Gas Emissions Inventory: Chris Johnson, Mayor | ACTION ITEM
    - b. Consideration of Discussion and Council Decision Regarding a Modification to the Findings of Fact, Conclusion of Law and Decision for Strahorn Phase II, Pertaining to 11-4-8: Street Improvements Requirements (q): Council Finding: Two Streetlights are proposed. The Streetlights shall match the Streetlights that were placed in Block 1: Chris Johnson, Mayor and Jeff Pfaeffle | ACTION ITEM

6. **ADJOURNMENT:** ACTION ITEM

/s/ Michelle K. Snarr  
City Clerk

I, designated City Clerk for the City of Bellevue, Idaho, hereby certify that the regular meeting notice and agenda were posted in accordance with *Idaho Code §74-204* within forty-eight (48) hours prior to the meeting at: the City of Bellevue City Hall, Post Office, on the City of Bellevue Website and sent to the Idaho Mountain Express on **March 21, 2024**. Council Packets are available online at <https://www.bellevueidaho.us/> (Located under Mayor and City Council /City Council Agendas and Minutes)

In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, or **phone number 208-788-2128 ext. 4, at least twenty-four (24) hours prior to the meeting.**



# CIUDAD DE BELLEVUE, IDAHO

## Consejo Común

Lunes, 25 de marzo de 2024 | 17:30  
115 E. Pine Street, Bellevue, Idaho 83313

### AGENDA

*Esta agenda está sujeta a revisiones. Todas las revisiones estarán subrayadas.*

#### ÚNASE A LA REUNIÓN DE ZOOM

<https://us02web.zoom.us/j/82339162539?pwd=VGRDZ3UyVUITV2VaRDVyN2llcVZHdz09Nk>

ID de reunión: # 823 3916 2539

Código de acceso: # 78066

Móvil con un toque

+1-253-215-8782 EE. UU. (Tacoma)

+1-346-248-7799 EE. UU. (Houston)

#### Silencie su llamada

Recordatorio amistoso: apague todos los teléfonos celulares excepto los del personal de emergencia.

*Determinando que el aviso de la reunión regular y la agenda se publicaron de acuerdo con el Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas anteriores a la reunión en: el Ayuntamiento de la Ciudad de Bellevue, Oficina de Correos, en el sitio web de la Ciudad y en el correo electrónico, enviado por correo al Idaho Mountain Express el **21 de marzo de 2024**.*

#### LLAME PARA ORDENAR

##### LLAMADA DE ROL

#### 1. AVISO DE CUMPLIMIENTO DE LA AGENDA SEGÚN EL CÓDIGO DE IDAHO §74-204 | ARTÍCULO DE ACCIÓN

*(Moción sugerida: propongo que el aviso para la reunión ordinaria del **25 de marzo de 2024** se complete de acuerdo con el Código de Idaho, Sección §74-204).*

#### 2. LLAMADO A CONFLICTO: (COMO SE DESCRIBE EN EL CÓDIGO DE IDAHO §74-404)

#### 3. COMENTARIO PÚBLICO:PÚBLICO: (PARA TEMAS DE PREOCUPACIÓN QUE NO ESTÁN EN LA AGENDA)

#### 4. AGENDA DE CONSENTIMIENTO: | ARTÍCULO DE ACCIÓN

*Todos los elementos enumerados en la Agenda de Consentimiento se aprobarán en una sola moción sin discusión, a menos que algún Miembro del Consejo solicite que el elemento se elimine para una discusión individual y una posible acción.*

a. Aprobación del Acta de la Reunión del Consejo Común 12 de febrero de 2024, Reunión ordinaria

b. Aprobación de Reclamaciones: 12 de marzo de 2024 al 25 de marzo de 2024

c. Informes del jefe de departamento

d. Informe del tesorero, mes de febrero de 2024, Shelly Shoemaker, Tesorer

#### 5. NUEVO NEGOCIO:

a. Consideración y aprobación de la Resolución 2371, una resolución de la ciudad de Bellevue, Idaho, que autoriza al alcalde a celebrar un Memorando de Entendimiento (MOU) entre el condado de Blaine y la ciudad de Bellevue para el costo compartido del inventario de emisiones de gases de efecto invernadero: Chris Johnson, Alcalde | aprobación de la Resolución 2370, servicios profesionales para servicios: Chris Johnson, Alcalde | ARTÍCULO DE ACCIÓN

b. Consideración de la discusión y la decisión del Consejo sobre una modificación de las conclusiones de hecho, la conclusión de la ley y la decisión para Strahorn Fase II, pertenecientes al 11-4-8: Requisitos de mejoras de las calles (q): Hallazgo del Consejo: Se proponen dos farolas. Las farolas deberán coincidir con las farolas que se colocaron en el Bloque 1: Chris Johnson, alcalde y Jeff Pfaeffle: ARTÍCULO DE ACCIÓN

#### 9. APLAZAMIENTO: ARTÍCULO DE ACCIÓN

/s/ Michelle K. Snarr  
Secretario Municipal, Ciudad de Bellevue

Yo, Secretario Municipal designado para la Ciudad de Bellevue, Idaho, por la presente certifico que el aviso de la reunión regular y la agenda se publicaron de acuerdo con el Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas anteriores a la reunión en: la Ciudad de Ayuntamiento de Bellevue, oficina de correos, en el sitio web de la ciudad de Bellevue (ubicado bajo Alcalde y Concejo Municipal/Agendas y Munutes del Concejo Municipal): <https://www.bellevueidaho.us/> y enviado al Idaho Mountain Express *el 21 de Marzo de 2024*.

De conformidad con la Ley de Estadounidenses con Discapacidades, las personas que necesiten adaptaciones especiales durante esta reunión deben notificar a City Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, o al número de teléfono 208-788-2128 ext. 4, al menos veinticuatro (24) horas antes de la reunión



## City of Bellevue

City of Bellevue  
Regular Common Council Meeting  
March 25, 2024

**Agenda Item 4a:** Approval of the Regular Council Meeting Minutes  
February 12, 2024

**Action Item:** City Clerk

**Note:**

*Suggested Motion:* Move to Approve the “Consent Agenda” as: *amended, corrected, or as presented*

Attachment(s): Draft Minutes: February 12, 2024



The Common Council of the City of Bellevue, Idaho, met in a Regular Meeting, on Monday, February 12, 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.

1. **Call to Order:** Mayor Johnson called the Regular Meeting to order at 5:31 p.m.

2. **Roll Call:**

**Present**

Chris Johnson, Mayor  
Christina Giordani, Council President  
Robin Leahy, Council Member  
John Carreiro, Council Member  
Jessica Obenauf, Council Member  
Diane Shay, Council Member  
Shaun Mahoney, Council Member – *via Zoom*

Roll Call was conducted; all members were present. Council Member Mahoney attended the meeting *via Zoom*.

**Staff Present:**

Rick Allington, Legal  
Greg Beaver, Fire Chief  
Bryson Ellsworth, Wastewater Contractor - *via Zoom*  
Shane Garrison, Water Contractor – *via Zoom*  
Kirt Gaston, Marshall  
Shelly Shoemaker, City Treasurer  
Dave Patrie, Contract Planning - *via Zoom*  
Michelle Snarr, City Clerk

Others in Attendance: Stuart Hurley, Merrick & Company, Tony Evans, Jolyon Sawey - *via Zoom*, Jan Pepler, *via Zoom*, 'Carissa,' *via Zoom*, Errin Bliss, Pam Colesworthy, Mike Carr, and Jeff Swanson

3. **Notice of Agenda Compliance:**

The posting of this regular meeting agenda, as amended, complied with Idaho Code §74-204. The regular amended 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 6, 2023*.

**Motion:** President Giordani moved the notice agenda was in compliance with Idaho Code §74-204. Council Member Carreiro seconded the motion. The motion passed unanimously.

4. **Call for Conflict as Outline in Idaho Code §74-404:**

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

5. **Public Comment:** (*for Items of Concern Not on the Agenda*): No public comment at this time.

6. **Unfinished Business** - None

7. **Consent Agenda:**

- a. Approval of Claims: January 23, 2024, through February 12, 2024
- b. Request for Funds: Streets Department Request for Four (4) Kenwood UHF Portable Radios in the amount of \$3,412.00 with an Additional Monthly Service Fee of \$60.00

Member Leahy inquired what the Street Department was utilizing now to communicate. Mayor Johnson explained they currently utilize cell phones, which is not a safe way to communicate. Member Leahy questioned if the City needed to provide one to Pappas. Ms. Shoemaker noted that the additional radio is a spare radio; it is not specifically for Pappas. President Giordani asked what the longevity is for the radios. Marshal Gaston noted that the batteries last for three to five years and the actual radio should last up to ten (10) years.

Brief discussion followed regarding the current claims. It was noted that the charge for iCloud was an overage charge. The City utilized double the amount it was allowed, and no one advised the City it had an overage until the City received the invoice. President Giordani inquired about the Intuit invoices. Ms. Shoemaker explained Intuit is terrible and the amount due is related to the number of users the City has.

Member Obenauf questioned if the City was required to provide recycling. Mayor Johnson indicated the City is not; in addition, the City has a large amount of contaminated items placed in the centralized recycling area. He went on to say the City pays for the recycling, but the residents need to step-up and use it appropriately. Council Member Obenauf mentioned the City could put up a sign. Mayor Johnson stated the only thing the City could do is put in a monitoring system. However, it would have to be monitored 24 hours a day.

President Giordani said she did not think it was a benefit for anyone if it was not being utilized properly. She indicated she was not saying the City should get rid of it, but they definitely need to look at it. She mentioned the City was looking at a franchise fee with Clear Creek, and she can speak with them. Council Member Leahy agreed, they need to keep an eye on the situation.

Mayor Johnson pointed out that on the claims, several of the streetlights are named on the claims; however, there are others that just say, "streetlight number." Ms. Shoemaker indicated she would follow up with the streetlighting fees.

**Motion:** Council Member Shay moved to approve the Consent Agenda. Council Member Carreiro seconded the motion. Council Members voting aye: Members Leahy, Obenauf, Shay, Mahoney, Giordani and Carreiro. Members voting nay: None. The motion passed unanimously.

## **8. New Business:**

- a. Consideration of Resolution No. 5363, A Resolution of the Mayor and Common Council of the City Of Bellevue, Idaho, Authorizing the Mayor to Sign the Engineers Joint Contract Documents Committee (EJCDC) Agreement Between the City of Bellevue (Owner) and Merrick Company (Engineer for Professional Services) Relating to the Drinking Water Project

Mr. Stuart Hurley, Merrick and Company, handed out a digest of the agreement, and it is an attachment to go with the packet. He explained what Merrick is proposing is the standard Joint Contract Documents Committee (EJCDC). He noted that EJCDC agreements are built for municipal jobs and work with contract documents as well.

Mr. Hurley said the engineering scopes that the city accepts are as follows: transmission, water main upgrades, distribution system investigations, leak detection and land purchase and easements for those that will require new easements.

In addition, they broke the items into two components: Component 1 will focus on project TD-2a: Highway 75 Watermain Improvements – Phase 1 to coordinate with the Idaho Department of Transportation (ITD) schedule for design and construction. Component 2 will involve conducting field investigative studies, report preparation, land survey to support land purchase and easements acquisition, design, and construction service for projects SS-1: Seamans Creek New Springs Collection System, TD-1: Seamons Creek Springs Collection Transmission Reconstruction, TD-3: Distribution System Investigation and LE-1: Seamans Creek Springs Land Purchase and Easements. Mr. Hurley pointed out the City would receive a better deal and there would not be a separate construction contract between ITD and the City.

Mr. Hurley explained they would work with the Department of Environmental Quality (DEQ) to make sure the collectors are not collecting surface water. He added the distribution and booster systems will be testing water

pressure around town. The flow data evaluates two things: if the flow meter is providing bad data and the potential for leaks.

Mr. Hurley moved on to the service categories: basic services, planning, design, construction support and construction coordination. It was noted that there is a lot of language in the agreement that denotes who is responsible for what. They know there will be some work in the agreement, such as surveying, However, the need for an attorney and land valuation has not been included as subcontractors.

Mr. Hurley explained the presented agreement is a draft; there are two minor amendments that need to be updated: Michael Martin needs to be the signatory for Merrick and Company and the notice to proceed will be tied to the passing of the bond. Mayor Johnson inquired if the City would be billed monthly. Mr. Hurley indicated that was correct; the City would pay as it goes through the process, and they would come to the Common Council with progress reports.

Member Obenauf referred to the “overtime rate,” and she thought it seemed vague. Mr. Hurley informed the Council if there was any overtime, it would be on Merrick’s side; it would not come over to the City. Merrick’s budget is the budget.

It was clarified that the agreement has a ‘Not to Exceed’ budget. President Giordani indicated it does, and a change order would be required to exceed the budgeted amount. Since the EJCDC Agreement was not the finalized, Mr. Allington suggested the Council review and approve the agreement during the next meeting, February 26, 2024.

**Motion:** Council Member Shay moved to continue the approval of Resolution No. 5363 until the February 26, 2024, Council meeting. Council Member Carreiro seconded the motion. Council Members voting aye: Members Mahoney, Giordani, Obenauf, Leahy Carreiro and Shay. Members voting nay: None. The motion passed unanimously.

b. Consideration of a Findings of Fact for the Lot-Line Adjustment Application Submitted by Galena-Benchmark Engineering on Behalf of Mountain Rides Transportation Authority, Located at 117 and 121 Clover Street

Mr. Dave Patrie, Galena-Benchmark Engineering, was present at the meeting to discuss the lot-line adjustment submitted for and on behalf of Mountain Rides Transportation Authority. Mr. Patrie presented the plat in question and pointed out the dashed line and on the right side of the plat (121 Clover) is the former Lot 6A. The lot (117 to the left side) of the plat is Lot 5. The petitioners would like to eliminate the lot line between Lots 5 and 6A and create one large lot, Lot 6B, Block 1. Mr. Patrie informed the Council that one of the conditions for the approval of the design review is that the access on Clover Street be moved.

President Giordani asked if the City has lots in the area of the same size. Mr. Patrie indicated that he could think of one, the Hunger Coalition. President Giordani inquired about Mountain Rides’ expansion. Mr. Patrie indicated the Planning Commission approved the design review and the lot line shift is also a condition for the design review. He went on to say Mountain Rides would like to develop some parking in the right-of-way, and the code requires the Council to approve the on-site parking improvements.

President Giordani inquired if there was a benefit to having the sidewalks on the east side of the parcel. Mr. Patrie explained the sidewalks are on the interior roads of the Southern Bell Business Park. There are no sidewalks on Gannett Road. The sidewalk in question would be a sidewalk to nowhere, and he does not see any redevelopment in the near future. He stated the Council would see an application for three (3) additional parking spaces with a realigned sidewalk. He noted that any vehicle parked would have access to sidewalks.

**Motion:** President Giordani moved to approve the *application* submitted by Mountain Ride Transportation Authority for a lot line adjustment for the properties located at (117 and 121 Clover Street), Lots 5 and 6A, Block 1, Bellevue, Idaho to Lot 6B, Block 1, Bellevue, Idaho, finding the application meets the criteria set forth in the Bellevue City Code, Title 11-6. Member Leahy seconded the motion. Council Members voting aye: Members Obenauf, Leahy, Carreiro, Giordani, Mahoney and Shay. Members voting nay: None. The motion passed unanimously.

**Motion:** Council Member Shay moved to approve the *Findings of Fact* submitted by Mountain Ride Transportation Authority for a lot line adjustment for the properties located at (117 and 121 Clover Street), Lots 5 and 6A, Block 1, Bellevue, Idaho to Lot 6B, Lot 1, Bellevue, Idaho, finding the application meets the criteria set forth in the Bellevue City Code, Title 11-6. President Giordani seconded the motion. Council Members voting aye: Members Leahy, Mahoney, Obenauf, Shay, Carreiro, and Giordani. Members voting nay: None. The motion passed unanimously.

- c. Consideration of Resolution No. 5364, A Resolution of the City of Bellevue, Idaho, Participating in an Assessment for The Community's 2023 Greenhouse Gas Emissions Providing Specific Data as it Pertains to The City of Bellevue with a Not To Exceed Amount of \$2,000

Mayor Johnson introduced the agenda item and indicated it was provided to him last week by Blaine County Sustainability. In the past, they have discussed what the Greenhouse Gas Emissions were and come up with a plan of action to reduce it by certain timelines. He believes it is worthwhile data so the City can see where it can improve. In addition, it allows the city to get some grants for some emission improvements and energy audits.

He went on to say another item he will be looking at after the City gets the applications finished, is the University of Idaho will come in and do energy audits on all of the City's buildings to assess what the City can do; and with that the City can also apply for grants, such as, the Idaho Power grant.

Mayor Johnson pointed out that the material in the packet was a copy from Blaine County, the City of Ketchum, and the City of Hailey assessment from 2018. This year they will add the City of Bellevue to it, and the actual cost is approximately \$1,700.

President Giordani said from speaking with Mayor Johnson, this one is done countywide, and it is an opportunity for the City of Bellevue to received specific data that the City has not had in the past for grants and changes in what the City is doing. She inquired if the Greenhouse Gas / 5B Plan would happen every year. Mayor Johnson indicated it would not; it is every couple of years. It will give the City a baseline, and it provides the ability for the City to be sustainable and make improvement for the City.

President Giordani questioned if there was any redundancy with the proposed 5B plan. Mayor Johnson explained they are looking at tackling emission, and the energy audit is free. In addition, the data could help with amendments to new construction and City Code. It was inquired if the City changed its code. Mayor Johnson stated whatever the state of Idaho has, is what the City will follow.

President Giordani stated she is not against energy or sustainability; however, what is the tangible outcome. The City has had multiple feasibility studies on this. She asked if this item was something the City could set aside.

Member Leahy inquired what type of grants could the City acquire. Member Shay added, who would the City be competing against. Mayor Johnson pointed out multiple items the City could apply for. He said he had no strong opinion on the item either way. However, obtaining the baseline is important.

Member Leahy pointed out the City has a lot of commuter traffic and an airport nearby. Mayor Johnson noted they are trying to reduce commuter traffic in some ways. Member Carreiro said the data would help the City change ordinances. Member Obenauf added that it is planning for the future, and she believes it would be extremely valuable. In addition, it could be added to the Comprehensive Plan; it could show where Bellevue is currently and serve as an action item as well. Mayor Johnson noted there was only so much the City could implement; it is just a baseline.

It was inquired what the City would be receiving for its participation. Member Shay indicated that the City would receive its specific data to Bellevue. Mayor Johnson reiterated that this would be nothing more than a baseline to look at alternatives that could be cost effective for the City.

**Motion:** Council Member Shay moved to approve Resolution No. 5364, A Resolution of the City of Bellevue, Idaho, Participating in an Assessment for The Community's 2023 Greenhouse Gas Emissions Providing Specific Data as it Pertains To The City Of Bellevue with a Not To Exceed Amount of \$2,000. President

Giordani seconded the motion. Council Members voting aye: Members Shay, Carreiro, Giordani, Mahoney, Leahy, and Obenauf. Members voting nay: None. The motion passed unanimously.

- c. Consideration of Resolution No. 5365, A Resolution of the Mayor and Common Council, of The City of Bellevue, Idaho, Authorizing the Mayor to be a Joint Signatory on a Letter Addressed to the Idaho Transportation Department, Regarding Comments on the Highway 75 Final Environment Impact Statement (FEIS) Bellevue To Timber Way, with the City of Hailey, Idaho, and Mountain Rides Transportation Authority on Behalf of the City of Bellevue, Idaho

Mayor Johnson explained the letter addressed to the Idaho Department of Transportation (IDT) came down from the City of Hailey and Mountain Rides Transportation Authority to ensure drop off locations and pedestrian crossings. He noted that the City gave them their ideas, and they did not see their ideas at the meeting the last week before.

President Giordani stated she thought it was proactive. Member Obenauf inquired if there was any discussion regarding a carpool lane for the buses; she noted that 73 Percent of the people utilize the bus. Mayor Johnson said he had not heard about a commuter lane.

**Motion:** President Giordani moved to approve Resolution No. 5365, A Resolution of the Mayor and Common Council, of The City Of Bellevue, Idaho, Authorizing the Mayor to be a Joint Signatory on a Letter addressed to the Idaho Transportation Department, regarding Comments on the Highway 75 Final Environment Impact Statement (FEIS) Bellevue To Timber Way, with the City of Hailey, Idaho, and Mountain Rides Transportation Authority on Behalf of the City of Bellevue, Idaho. Council Member Shay seconded the motion. Council Members voting aye: Members Carreiro, Shay, Leahy, Giordani, Mahoney, and Obenauf. Members voting nay: None. The motion passed unanimously.

#### **Workshop(s):**

- a. Discussion Regarding the City of Bellevue, Idaho, Proposed Business Core Overlay District

Mayor Johnson indicated he wanted to discuss the proposed/draft Business Core Overlay and Affordable Housing District and send the two drafts back to the Planning and Zoning Commission and let them know the Council's viewpoints.

President Giordani state she was open to hearing public comments.

Council Member Shay said she was a bit concerned about the Council giving direction to the Planning and Zoning Commission (Commission) regarding the adoption of an ordinance. She went on to say, normally the Commission is the first step in the process, and then they make recommendations to the Council. She noted they might take some good recommendations from the Council; however, it is a bit of a red flag to her.

Mayor Johnson stated the proposed ordinance(s) have been kicked down the road, the City was overbilled by the engineer, and now the City has two (2) applications that are ready to begin this summer.

President Giordani clarified that initially, the proposed draft came from research within the City, and then the outside information came to the City from Sunrise Engineering. Council Member Shay explained the 2020 draft ordinance went through the Commission, and the Council asked for some amendments. She commented that the ordinance has not gone anywhere since she retired. She went on to say it is an entirely different ordinance prepared by another firm.

President Giordani suggested the Council discuss what they like and do not like about the ordinance and make some recommendations to the Commission. She questioned if anyone had anything they liked about it. She said she liked the two (2) accessory dwelling units (ADU) and the map with the Light Business and Light Industrial reaching out more. In addition, she liked the possibility of the live/work concept and the Light Business with double lots with ADU portion with additional housing.

Council Member Obenauf agreed and noted there is not any available space to rent. The ordinance is offering residential and smaller businesses in the area. She inquired if the area was large enough to qualify for fair

affordable housing. Mr. Allington indicated he was not sure; it may be tied to some federal funding. His understanding is that the basis is to allow this for affordable housing; however, it cannot be mandated affordable housing. He went on to say, if the city only does affordable housing in one area, then it is not allowed, and he believed that was the Fair Housing Act.

Mayor Johnson stated they were talking about residential and the downtown core area. They could move forward and make adjustments. He added that he would like to see the area extend to **Bluebell** and the Karl Malone parcel. Council Member Leahy suggested the Council focus on the Business Core Overlay at that time.

Mayor Johnson opened the discussion for public comment.

Errin Bliss, Bliss Architecture, Hailey, Idaho:

Mr. Bliss indicated he agreed with Council Member Shay. They need to keep moving forward with the ordinance. He added he was disappointed to see the Council was only talking about the ordinance this evening; he and his client are stuck right now.

Mr. Bliss informed the Council that 50 percent for deed restrictions would not work; no one would touch it with 50 percent. He suggested that it needed to go down to 10 to 20 percent. He addressed the 12 units per acre; he stated that 12 units per area was a bit too low. He pointed out that there are some areas in the General Residential District that allow 3,000 square lots if it is approved by Commission. He indicated that there needed to be a higher density, and it needed to be increased to 14 to 16 units per acre.

Mr. Bliss noted that in the City of Hailey's DRO zoning district, it requires 10 percent open space, and that is very dense. He reiterated that 12 units per acre is too low. He stated that it was critical that the ordinance states mixed uses are a permitted /allowable use. He noted the ordinance eludes it; however, it does not say it. He suggested commercials on the first floor and housing on the upper floors. He questioned if there was a mixed use, would additional parking be required with the use? He indicated that is an important factor to move forward.

Pam Colesworthy, Realtor, Ketchum, Idaho:

Ms. Colesworthy informed the Council she supported the Business Core Overlay; the Valley needs it. She commented that people up and down the Valley are encouraging it. She stated she thought it is on the right track, and she agrees with Mr. Bliss regarding the mixed-use housing.

Mike Carr:

Mr. Carr informed the Council that one of the things he hears is more space for small businesses. He mentioned that sometimes housing and a business makes it work. He noted that the Council talks about money but not about revenue. He pointed out that businesses create more money, and the concept of what businesses do for a city. He pointed out that the state can only raise taxes every three years. Mr. Carr indicated that a mixed use would create jobs and could reduce commuting. He said whatever the City wanted to create in density, it should create the City more revenue and housing for people.

Jeff Swanson, Ketchum:

Mr. Swanson addressed the Council. He indicated he came up with an idea for a mixed use located at 117 S Main. He noted he got together with a consultant, and Pam Colesworthy came up with some ideas. This is not just a "project." They have to be careful; the housing is near the airport. He went on to say he has worked with Mr. Bliss, and the concept is retail on the first floor, housing above the retail and parking behind the building in the \$700,000 range.

He noted there is only so much patience one can take with the process. He informed the Council he gave the City of Ketchum the perfect housing project; however, they asked him to wait another 120 days, and he could not wait another 120 days. Mr. Carr stated they have reached out to another consultant to go through Planning & Zoning, and they like what the City is proposing.

Mayor Johnson indicated he told Mr. Bliss the Council would discuss the ordinance around the first of January. He noted he is a meeting behind where he wanted to be. He said as long as they are there with the ordinance and do what is best for each party.

President Giordani expressed appreciation for all the comments. She stated that she has always thought 50 percent was too high. She would like it to go below 50 percent. She believes it is important for the workforce. In addition, she always thought the ordinance was intended for a mixed use.

Council Member Obenauf said she noticed the determinant is the parking. She was not certain there should be a parking space for each unit. She pointed out It is extremely expensive to go underground for parking. Mayor Johnson stated they do not want to get rid of all the City's parking spaces.

Council Member Obenauf expressed the minimum housing unit has to be 550 sq feet per apartment. She pointed out rental costs are between \$2,000 and \$2,500 a month in Hailey. She thought the younger people do not want to rent someone's room, they want their own space. It was mentioned that the Silvercreek Living is a quad, and the monthly rent is \$1,600 per month. Mayor Johnson said they have a problem keeping all four individuals in a unit at the same time. Each unit provides a bed and a kitchen for \$400 a month. He questioned if Bellevue wanted that in the City. He did not think the City would.

Council Member Obenauf referenced page 10-7a-4; Leases shall not be less than 30 days. She indicated she thought it should be at least six (6) months. Mayor Johnson agreed, but there are always going to be people moving in temporarily until they can find a place to live. He noted they have police officers and deputies living in the trailer park.

Council Member Obenauf thought they should increase the density and reduce the cubic feet. She indicated she spoke with several architects and 550 square feet was a number they came up with. President Giordani pointed out that could be a one (1) bedroom or studio, and ADUs are not always one (1) bedroom; they are sometimes a studio.

It was suggested the Council send the ordinance to the Commission and let them make recommendations. Council Member Shay reminded the Council that the City's code states an ADU has to be less square footage than the primary use in the Business District; however, there are things they can do in regard to redevelopment. She was hoping they would see some good work.

Council Member Obenauf mentioned working with the Blaine County Housing Authority. Mayor Johnson stated the City is already seeing issues with the City's cabin. He has had good conversations with them; however, at this point, if the developer can work with it, does the City need an outside entity involved? President Giordani stated she did not think the city needed another entity involved.

Council Member Obenauf discussed tax incentives, and explained she was a property manager for a housing development with 30 tax credit units. She went on to say that each year, they had to send the city a lot of paperwork with applications and personal finances. She added it was rolled out because college students indicated they did not have money, but they had parents with money. Mayor Johnson indicated they would look at all options.

President Giordani recommended that the ordinance encompass the Light Industrial District on the map, and she thought the Light Industrial and Light Business should be included in the ordinance with the Business District. If they are going to do this, they should do it right. She added, in regard to the Light Industrial and Light Business, she is only talking about the parcels with the existing zoning designation in the overlay, so they do not have to repeat the process.

Mayor Johnson indicated that the Council would send the ordinance back to the Commission, and Ms. Snarr would provide the Commission with the minutes of the Councils discussion. In addition, they would bring Great West Engineer on board for zoning support for now and clean up the ordinance.

The Council questioned Mr. Bliss and Swanson about which ordinance was more pressing, the Business Overlay District or Affordable Housing District. They both indicated the Business Core Overlay District was more pressing. It was mentioned that the Affordable Housing District is very dense and cumbersome, and the two ordinances keep getting pulled together.

It was recommended the Council push through the Business Core Overlay District and then work on the Affordable Housing District. President Giordani suggested removing “Core” from the ordinance title.

b. Discussion Regarding the City of Bellevue, Idaho, Proposed Affordable Housing District

With the Council’s decision to focus on the Business Overlay District, the Affordable Housing district was not discussed during the meeting.

**ADJOURNMENT**

With no further business coming before the Common Council at this time, President Giordani moved to adjourn the meeting at 7:00 p.m. Member Shay seconded the motion. The motion passed unanimously.

---

Chris Johnson, Mayor

---

Michelle K. Vest Snarr, City Clerk



## City of Bellevue

City of Bellevue  
Regular Common Council Meeting  
March 25, 2024

**Agenda Item 4b:** Approval of Claims

### **Finance**

**Action Item:** Shelly Shoemaker, City Treasurer

**Note:**

*Suggested Motion:* Move to Approve the “Consent Agenda” as: *amended, corrected, or as presented*

Attachment(s): Claims Payable by **Account**– March 12, 2024 through March 25<sup>th</sup>  
Claims Payable by **Class**– March 12, 2024 through March 25<sup>th</sup>

**City of Bellevue**  
**CLAIMS PAYABLE**

March 25, 2024

Date	Num	Name	Memo	Account	Class	Amount
<b>Admin</b>						
03/25/2024	28423487	State Insurance Fund	Admin	50015 · Workers Comp Insurance	01 - Admin	22.10
03/25/2024	295729	Civic Plus, LLC	Web Hosting & Annual Support Fee	51060 · Computers/Software	01 - Admin	4,760.50
03/25/2024	75575	Micro Tech System, LLC.	Onboarding Chg. - Reso #2366	51060 · Computers/Software	01 - Admin	1,750.00
03/25/2024	308313666	Catalis LLC	Website Hosting - Annual Hosting Fee 2024	51060 · Computers/Software	01 - Admin	741.58
03/25/2024	10184	Allington, Frederick	Legal Services- General	51140 · Legal Fees	01 - Admin	1,020.00
03/25/2024	10184	Allington, Frederick	Regular CC mtg. - 12/12/23 - 2/26/24	51140 · Legal Fees	01 - Admin	1,042.50
03/25/2024	3318888218	Pitney Bowes Global Financial	Lease - Postage Equipment - 2/3/24 - 5/2/24	51180 · Office Equip Rental/Repair	01 - Admin	192.30
03/25/2024	030524	Cox Business Services	Internet & Telephone Usage	52020 · Internet Expense	01 - Admin	346.97
03/25/2024	031324	Allington, Frederick	Monthly Payment - April	52055 · Prosecuting Attorney	01 - Admin	1,800.00
03/25/2024	030524	Cox Business Services	Telephone, Usage Chgs., Taxes, fees & Surchgs.	52100 · Telephone	01 - Admin	909.68
<b>Total Admin</b>						<b>\$12,585.63</b>
<b>P &amp; Z</b>						
03/25/2024	28423487	State Insurance Fund	CD	50015 · Workers Comp Insurance	03 - P & Z	13.60
03/25/2024	0324-047	Mountain Rides	Mtn. Rides	51073 · Contract Labor	03 - P & Z	3,390.00
03/25/2024	0324-047	Galena-Benchmark Engineering	Myers	51073 · Contract Labor	03 - P & Z	200.00
03/25/2024	0324-047	Galena-Benchmark Engineering	General Consulting	51073 · Contract Labor	03 - P & Z	1,090.00
03/25/2024	10184	Allington, Frederick	Legal Services- Planning and Zoning Issues	51140 · Legal Fees	03 - P & Z	1,380.00
<b>Total P &amp; Z</b>						<b>\$6,073.60</b>
<b>Parks</b>						
03/25/2024	28423487	State Insurance Fund	Parks	50015 · Workers Comp Insurance	04 - Parks	33.15
<b>Total P &amp; Z</b>						<b>\$33.15</b>

03/20/24

**City of Bellevue**  
**CLAIMS PAYABLE**

March 25, 2024

**Fire**

Date	Num	Name	Memo	Account	Class	Amount
03/25/2024	030524	AFBA	Life Insurance - Fire Dept.	50014 · Insurance - Life	05 - Fire	80.00
03/25/2024	28423487	State Insurance Fund	Fire	50015 · Workers Comp Insurance	05 - Fire	286.37
03/25/2024	2414702	National Fire Protections Assoc.	Annual Membership	51080 · Dues & Memberships	05 - Fire	175.00
03/25/2024	12549512	Fire Services of Idaho	Fire Extinguisher Repair	51090 · Equipment Maint & Repairs	05 - Fire	57.00
03/25/2024	4635-402086	O'Reilly Automotive, Inc.	Parts to repair Engine 1 Radio	51090 · Equipment Maint & Repairs	05 - Fire	29.17
03/25/2024	981501	Idaho Lumber	Training & Meetings - Rebar for Training	52120 · Training & Meetings	05 - Fire	49.90
					<b>Total Fire</b>	<b>\$677.44</b>

**Library**

03/25/2024	28423487	State Insurance Fund	Library	50015 · Workers Comp Insurance	07 - Library	6.62
------------	----------	----------------------	---------	--------------------------------	--------------	------

**Marshal**

03/25/2024	28423487	State Insurance Fund	Marshal	50015 · Workers Comp Insurance	08 - Marshal	1,540.20
03/25/2024	180576	Valley Wide Cooperative	Wipers for 2018 Ford Explorer - P3435	52150 · Vehicle Maint & Repair	08 - Marshal	13.49
					<b>Total Marshal</b>	<b>\$1,553.69</b>

**B & G**

03/25/2024	031824	Gardner, Robert	April Rent - 109 Cedar	58190 · Real Property Lease Exp	09 - B & G	125.00
					<b>Total B &amp; G</b>	<b>\$125.00</b>

# City of Bellevue CLAIMS PAYABLE

March 25, 2024

Date	Num	Name	Memo	Account	Class	Amount
<b>Streets</b>						
03/25/2024	28423487	State Insurance Fund	Streets	50015 · Workers Comp Insurance	10 - Streets	513.57
03/25/2024	28423487	State Insurance Fund	Streets - snow	50015 · Workers Comp Insurance	10 - Streets	18.10
03/25/2024	1111296	Coastline Equipment	Grader blades for 670 Grader	51090 · Equipment Maint & Repairs	10 - Streets	455.96
03/25/2024	1111296		Bolts for Grader blades - 670 Loader	51090 · Equipment Maint & Repairs	10 - Streets	80.08
03/25/2024	40133	Pappas, Stefan	Contract - On Call Snow Plow Services	51152 · Street Maint & Snow (LOT)	10 - Streets	2,170.00
03/25/2024	24-024501	Clearwater Landscaping	Haul Snow w/ Loader 8.5 hrs @ \$165.00 per hr	51152 · Street Maint & Snow (LOT)	10 - Streets	1,402.50
03/25/2024	24-024501	Clearwater Landscaping	Haul Snow w/ Truck - 25.5 hrs @ \$95.00 per hr	51152 · Street Maint & Snow (LOT)	10 - Streets	2,422.50
03/25/2024	24-024501	Clearwater Landscaping	Good Guy Discount/ 20%	51152 · Street Maint. & Snow (LOT)	10 - Streets	-765.00
03/25/2024	180609	Napa Auto Parts	Battery for Roller	52080 · Small Tools & Equipment	10 - Streets	180.49
03/25/2024	981938	Idaho Lumber	Roll of visqueen to cover manholes	52090 · Supplies	10 - Streets	33.99
03/25/2024	077056/9	Valley Wide Cooperative	Bungy Cords - Roller	52090 · Supplies	10 - Streets	29.50
03/25/2024	R03576	High Desert Bobcat	Rental - Bobcat Toolcat - 3/20/24 - 4/16/24	58150 · Equipment Lease	10 - Streets	1,000.00
<b>Total Streets</b>						<b>\$8,306.69</b>
 <b>Council</b>						
03/25/2024	28423487	State Insurance Fund	Council	50015 · Workers Comp Insurance	11 - City Council	2.81
<b>Total City Council</b>						<b>\$2.81</b>
 <b>Water</b>						
03/25/2024	28423487	State Insurance Fund	Water	50015 · Workers Comp Insurance	20 - Water	89.25
03/25/2024	10100 3981	McHugh Bromley Attorneys at Law	Representation - delivery calls & other water rights work	51070 · Conjunctive Management	20 - Water	2,492.00
03/25/2024	240306A	Garrison, Shane	Water System Management - February	51073 · Contract Labor	20 - Water	2,890.00
03/25/2024	240306A	Garrison, Shane	February - hour overage - 26 hrs. @ \$95.00 per hr.	51073 · Contract Labor	20 - Water	2,470.00
03/25/2024	10184	Allington, Frederick	Legal Services - Water Issues	51140 · Legal Fees	20 - Water	150.00
03/25/2024	R03576	High Desert Bobcat	Rental - Bobcat Toolcat - 3/20/24 - 4/16/24	58150 · Equipment Lease	20 - Water	1,000.00
<b>Total Water</b>						<b>\$9,091.25</b>

03/20/24

**City of Bellevue  
CLAIMS PAYABLE**

March 25, 2024

Date	Num	Name	Memo	Account	Class	Amount
<b>Wastewater</b>						
03/25/2024	28423487	State Insurance Fund	Sewer	50015 · Workers Comp Insurance	30 - Wastewater	24.23
03/25/2024	05134	Electric 1 West	Installed level sensor/Main Lift Station - Sewer Plant	51073 · Contract Labor	30 - Wastewater	1,300.00
03/25/2024	WJMD95	Standard Plumbing Supply	Fittings/new well pumps.- Sewer Plant	51160 · Maintenance & Repairs	30 - Wastewater	236.75
03/25/2024	180337	Napa Auto Parts	Antifreeze	52090 · Supplies	30 - Wastewater	53.94
03/25/2024	076936/9	Valley Wide Cooperative	Clevis Hook & Disc - Sewer Plant	52090 · Supplies	30 - Wastewater	19.98
03/25/2024	076980/9	Valley Wide Cooperative	Tape & Galvanized Plug	52090 · Supplies	30 - Wastewater	4.98
03/25/2024	076997/9	Valley Wide Cooperative	Powering Steering Fluid, & Wire Pin for Sewer Plant	52090 · Supplies	30 - Wastewater	25.27
03/25/2024	15556	Lunceford Excavation, Inc.	Excavation - prevent flooding - Lift Station: Bay Horse	58120 · Construction & Improvement	30 - Wastewater	25,762.22
03/25/2024	R03576	High Desert Bobcat	Rental - Bobcat Toolcat - 3/20/24 - 4/16/24	58150 · Equipment Lease	30 - Wastewater	1,000.00
<b>Total Wastewater</b>						<b><u>\$28,427.37</u></b>
<b>GRAND TOTAL CLAIMS PAYABLE</b>						<b><u>\$66,118.25</u></b>



## City of Bellevue

City of Bellevue  
Regular Common Council Meeting  
March 26, 2024

**Agenda Item 4c:** Department Head Reports  
Month of February 2024

**Action Item:** No Action | Informational Purposes Only

**Note:**

Attachment(s): Fire Department Report, Chief Greg Beaver  
Marshal Office Report, Kirt Gaston  
Water Contractor: Shane Garrison  
Library: Kristin Gearhart



Basic Incident Type Code And Description (FD1.21)	Total Incidents	Total Incidents Percent of Incidents	Total Property Loss	Total Content Loss	Total Loss	Total Loss Percent of Total
<b>Incident Type Category (FD1.21): 1 - Fire</b>						
111 - Building fire	1	11.11%				
114 - Chimney or flue fire, confined to chimney or flue	1	11.11%	0.00	0.00	0.00	
	<b>Total: 2</b>	<b>Total: 22.22%</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00%</b>
<b>Incident Type Category (FD1.21): 4 - Hazardous Condition (No Fire)</b>						
440 - Electrical wiring/equipment problem, other	1	11.11%				
	<b>Total: 1</b>	<b>Total: 11.11%</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00%</b>
<b>Incident Type Category (FD1.21): 5 - Service Call</b>						
520 - Water problem, other	1	11.11%				
	<b>Total: 1</b>	<b>Total: 11.11%</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00%</b>
<b>Incident Type Category (FD1.21): 6 - Good Intent Call</b>						
611 - Dispatched and cancelled en route	2	22.22%				
	<b>Total: 2</b>	<b>Total: 22.22%</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00%</b>
<b>Incident Type Category (FD1.21): 7 - False Alarm &amp; False Call</b>						
733 - Smoke detector activation due to malfunction	1	11.11%				
745 - Alarm system activation, no fire - unintentional	1	11.11%				
	<b>Total: 2</b>	<b>Total: 22.22%</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00%</b>
<b>Incident Type Category (FD1.21): 8 - Severe Weather &amp; Natural Disaster</b>						
812 - Flood assessment	1	11.11%				
	<b>Total: 1</b>	<b>Total: 11.11%</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00%</b>
	<b>Total: 9</b>	<b>Total: 100.00%</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00%</b>



# Bellevue Fire Department

115 East Pine St. • P.O. Box 825 • Bellevue Idaho, 83313  
Phone (208) 788-9277 • Fax (208) 788-2092

03-11-24  
Bellevue Fire Dept.  
Council report for 03-25-24

Incident Type for 2024 - 22

Incidents from 01-01-24 to 03-11-24  
Average Turnout per Incident is **2.5**  
Overall Average Response Time is **05:88**.

Incident Type for 2024

6 Fires  
0 Overpressure Rupture  
3 Rescue & Emergency Medical Service  
2 Hazardous Condition (no fire)  
2 Service Call  
5 Good Intent Calls  
3 False Alarms & False Call  
1 Severe Weather & Natural Disaster  
We had **22** Total Incidents in **2024**

**We are looking for firefighters. If you know anyone that lives in Bellevue and is interested in giving back to their community, send them my way. More snow on the ground it will sheet flood on the north part of town again, get your sandbags now.**

Sincerely

Greg Beaver  
Bellevue Fire Chief

Bellevue Marshal's Office



115 E Pine Street  
PO Box 825  
Bellevue, ID 83313  
Phone: 208-788-3692  
Fax: 208-788-8526

---

## City Council Report

Date: 03/04/2024

### February Report

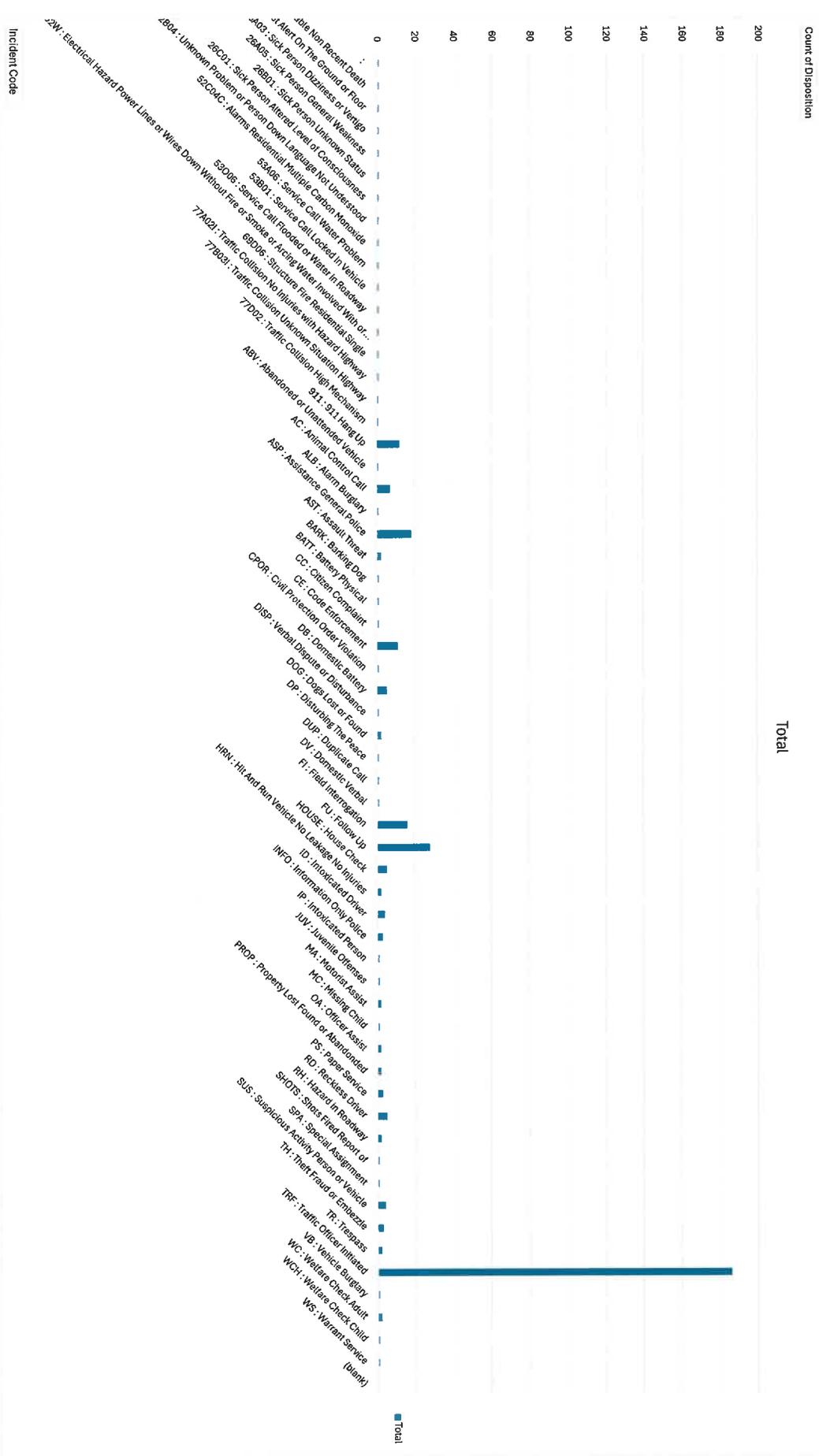
The Bellevue Marshal's Office responded to 363 calls for service (CFS) resulting in 18 case reports, 119 citations, 9 arrests. We will be conducting Radar / Lidar training this month as a department. We are attempting to schedule County wide Tac. Medicine training this month or next. The 11<sup>th</sup> of March is the sentencing for the subject that committed the homicide and brandished a firearm at our officer in August. We will be continuing block training over the next several months. We are required to have 40 hours of training every cycle with 24 hours of training in specific courses to maintain our certifications.

Year to Date #

Call for service	695
Case Reports	48
Citations	195
Arrests	17

Thank you,

K. Gaston





Bellevue Marshal's Office  
115 E Pine Street  
PO Box 825  
Bellevue, ID 83313  
208-7883692

Cases by Month

Printed on March 4, 2024

	<b>Start Date/Time</b>	<b>Primary Officer</b>	<b>Statutes/Offenses</b>	<b>Disposition</b>
BMO20240048	02/22/24 14:49	Thayer, Joseph	49-1422 - MOTOR VEHICLES -	49-1422 - MOTOR
BMO20240047	02/20/24 21:49	Rawson, Justin	18-903 - BATTERY; 18-918 -	18-903 - BATTERY;
BMO20240041	02/12/24 11:42	Thayer, Joseph	18-3106 - FRAUD - NO ACCOUNT	18-3106 - FRAUD - NO
BMO20240045	02/17/24 15:44	Thayer, Joseph	OFF-JUVENILE - OFFICER	OFF-JUVENILE -
BMO20240046	02/19/24 15:40	Gaston, Kirtus	OFF-BATTERY - OFFICER	OFF-BATTERY -
BMO20240044	02/16/24 21:13	Shelamer, Mike	OFF - OFFICER REPORT	OFF - OFFICER
BMO20240043	02/16/24 20:45	Shelamer, Mike	18-1501 - CHILDREN - INJURY TO	18-1501 - CHILDREN -
BMO20240042	02/16/24 01:13	Rawson, Justin	UNATT - UNATTENDED DEATH	UNATT -
BMO20240036	02/07/24 12:22	Thayer, Joseph	49-1301 - MOTOR VEHICLES -	49-1301 - MOTOR
BMO20240040	02/12/24 09:43	Thayer, Joseph	OFF-WELFARE - OFFICER	OFF-WELFARE -
BMO20240031	02/02/24 10:04	Thayer, Joseph	10.07 - BMO - Sewer Violations	10.07 - BMO - Sewer
BMO20240033	02/04/24 15:59	Thayer, Joseph	OFF-CIVIL - OFFICER REPORT -	OFF-CIVIL - OFFICER
BMO20240039	02/10/24 10:30	Gaston, Kirtus	4-3-1 - BCSO - Runaways	4-3-1 - BCSO -
BMO20240038	02/09/24 06:54	Gaston, Kirtus	18-8001 - DRIVING WITHOUT	18-8001 - DRIVING
BMO20240035	02/06/24 20:57	Shelamer, Mike	49-301 - MOTOR VEHICLES -	49-301 - MOTOR
BMO20240032	02/02/24 20:07	Shelamer, Mike	18-2403 - THEFT - PETIT:	18-2403 - THEFT -
BMO20240037	02/08/24 13:43	Thayer, Joseph	19-512 - WARRANT ARREST MIS	19-512 - WARRANT
BMO20240034	02/05/24 09:28	Gaston, Kirtus	Traffic Crash	Traffic Crash

**Total Records: 18**



Bellevue Marshal's Office  
115 E Pine Street  
PO Box 825  
Bellevue, ID 83313  
208-7883692

BMO Citation - By Officer, By Offense

Printed on March 4, 2024

[Citation->Issued Date/Time] is between '2024-02-01 00:00:00' and '2024-02-29 23:59:59' and

[Involvement->Case->Primary Officer->Agency->Name] is in this list 'E'Bellevue Marshal's Office"

---

**Ticket #**

## **Gaston, Kirtus**

BEP350-0483

### **DRIVING WITHOUT PRIVILEGES - misdemeanor Total: 1**

BEP350-0513

BEP350-0499

BEP350-0490

BEP350-0507

### **MOTOR VEHICLES - DISTRACTED DRIVING Total: 4**

BEP350-0485

BEP350-0494

BEP350-0500

BEP350-0504

### **MOTOR VEHICLES - DRIVERS LICENSE FAIL TO PURCHASE/INVALID Total: 4**

BEP350-0485

### **MOTOR VEHICLES - FAIL TO PROVIDE PROOF OF INSURANCE - infraction Total: 1**

BEP350-0510

BEP350-0508

### **MOTOR VEHICLES - FAIL TO YIELD OR STOP ON APPROACH OF EMERGENCY VEHICLES Total: 2**

BEP350-0489

BEP350-0501

BEP350-0502

### **MOTOR VEHICLES - FAIL TO YIELD TO PEDESTRIAN IN CROSSWALK Total: 3**

BEP350-0485

BEP350-0510

BEP350-0488

### **MOTOR VEHICLES - IMPROPER RIGHT TURN Total: 3**

BEP350-0509

BEP350-0511

### **MOTOR VEHICLES - IMPROPER USE OF CENTER LANE Total: 2**

BEP350-0497

BEP350-0498

BEP350-0496

BEP350-0495

BEP350-0512

**Ticket #**

BEP350-0484  
BEP350-0486  
BEP350-0487  
BEP350-0491  
BEP350-0492  
BEP350-0482  
BEP350-0506  
BEP350-0505  
BEP350-0503

**MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 14**

BEP350-0493

**MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT - commercial vehicle Total: 1**

BEP350-0494  
BEP350-0480  
BEP350-0481

**MOTOR VEHICLES - STOP SIGN - FAIL TO STOP/YIELD FROM Total: 3**

BEP350-0500

**MOTOR VEHICLES - UNSAFE TURN IN OPPOSITE DIRECTIONS Total: 1**

**Gaston, Kirtus Total: 39**

**Rawson, Justin**

BEP375-0245

**FAIL TO YIELD TO STATIONARY POLICE VEHICLE/FLASHING Total: 1**

BEP375-0237  
BEP375-0232  
BEP375-0245  
BEP375-0229  
BEP375-0244  
BEP375-0249

**MOTOR VEHICLES - DRIVERS LICENSE FAIL TO PURCHASE/INVALID Total: 6**

BEP375-0228

**MOTOR VEHICLES - EQUIPMENT - NO SIGNALS Total: 1**

BEP375-0232

**MOTOR VEHICLES - FAIL TO PROVIDE PROOF OF INSURANCE - infraction Total: 1**

BEP375-0236

**MOTOR VEHICLES - FAIL TO YIELD TO PEDESTRIAN IN CROSSWALK Total: 1**

BEP375-0232

**MOTOR VEHICLES - IMPROPER CHANGING OF LANES Total: 1**

BEP375-0244  
BEP375-0240  
BEP375-0256  
BEP375-0243  
BEP375-0250

Ticket #

**MOTOR VEHICLES - IMPROPER RIGHT TURN Total: 5**

BEP375-0253  
BEP375-0242  
BEP375-0237

**MOTOR VEHICLES - IMPROPER USE OF CENTER LANE Total: 3**

BEP375-0226

**MOTOR VEHICLES - REGISTRATION - FAIL TO REGISTER ANNUALLY Total: 1**

BEP375-0239  
BEP375-0220  
BEP375-0222  
BEP375-0223  
BEP375-0224  
BEP375-0225  
BEP375-0226  
BEP375-0227  
BEP375-0230  
BEP375-0231  
BEP375-0233  
BEP375-0235  
BEP375-0236  
BEP375-0238  
BEP375-0219  
BEP375-0241  
BEP375-0247  
BEP375-0248  
BEP375-0251  
BEP375-0252  
BEP375-0254  
BEP375-0255  
BEP375-0257  
BEP375-0258  
BEP375-0259

**MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 25**

BEP375-0232

**MOTOR VEHICLES - STARTING PARKED VEHICLE Total: 1**

BEP375-0246  
BEP375-0234

**MOTOR VEHICLES - UNSAFE TURN IN OPPOSITE DIRECTIONS Total: 2**

**Rawson, Justin Total: 48**

**Shelamer, Mike**

BEP365-0449

**MOTOR VEHICLES - DRIVERS LICENSE - INFRACTION Total: 1**

BEP365-0443

Ticket #

**MOTOR VEHICLES - DRIVERS LICENSE - MISDEMEANOR Total: 1**

BEP365-0444

BEP365-0445

**MOTOR VEHICLES - FAIL TO PROVIDE PROOF OF INSURANCE - infraction Total: 2**

BEP365-0449

**MOTOR VEHICLES - IMPROPER RIGHT TURN Total: 1**

BEP365-0450

**MOTOR VEHICLES - REGISTRATION - FAIL TO REGISTER ANNUALLY Total: 1**

BEP365-0448

BEP365-0452

BEP365-0447

BEP365-0446

BEP365-0441

**MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 5**

BEP365-0445

**MOTOR VEHICLES - STOP SIGN - FAIL TO STOP/YIELD FROM Total: 1**

BEP365-0442

**MOTOR VEHICLES - VIOLATIONS OF REGISTRATION PROVISIONS Total: 1**

**Shelamer, Mike Total: 13**

**Thayer, Joseph**

3454

3453

**BMO - Sewer Violations Total: 2**

BEP3700331

BEP3700327

BEP3700325

BEP3700322

BEP3700334

BEP3700333

BEP3700332

**MOTOR VEHICLES - DISTRACTED DRIVING Total: 7**

BEP370-0337

**MOTOR VEHICLES - FAIL TO STOP WHEN EMERGING FROM ALLEY, DRIVEWAY, BUILDING  
Total: 1**

BEP3700324

**MOTOR VEHICLES - IMPROPER OR UNSAFE LANE CHANGE Total: 1**

BEP3700334

**MOTOR VEHICLES - IMPROPER USE OF CENTER LANE Total: 1**

BEP3700323

**MOTOR VEHICLES - REGISTRATION - FAIL TO REGISTER ANNUALLY Total: 1**

BEP3700328

**Ticket #**

BEP3700329

BEP3700326

BEP3700335

BEP3700330

**MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 5**

bep3700336

**MOTOR VEHICLES - UNLAWFUL OVERTAKING AND PASSING SCHOOL BUS Total: 1**

**Thayer, Joseph Total: 19**

**Total Records: 119**



Jesus Freak Consulting Status Report

City of Bellevue 2/26/2024

February 21, 2024

City of Bellevue City Council

Status Update on Water Department- Shane Garrison, Jesus Freak Consulting LLC

**Activities Since the last Report:**

1. Meeting with AECOMM to discuss City of Bellevue issues concerning the State Level ITD highway project
2. Hashing out of City Worksheets and data systems
3. Interviewing and selection of SCADA service provider

**Ongoing Activities:**

1. Working with Operators on both water and wastewater to supply needed technical advice and services.
2. Lead and Copper Inventory

**Activities Before Next Report:**

1. Report detailing ordinance review and Backflow Program needs
2. Installation of Flowmeters and CL2 equipment

**Council Advisory:**

1. See attached request for funding.
2. Ongoing negotiations on GIS Mapping and SCADA services

**Archived:** Tuesday, March 5, 2024 3:08:06 PM  
**From:** [Kristin Gearhart](#)  
**Sent:** Wed, 28 Feb 2024 19:36:27 +0000Authentication  
**To:** [Michelle Vest Snarr](#)  
**Cc:** [Chris Johnson](#)  
**Subject:** Library Staff Report  
**Sensitivity:** Normal

---

Library Staff Report  
February 2024

Mayor and Council:

Here is what has been happening at the library.

- In the works with Cheri Reinke (from CR Tech Support) and the Idaho Commission for Libraries creating our new tech program and bi-monthly “tech corner” for our seniors. This is being established through the Cox grant we received at the end of October.
- State Statistical Report submitted to the Idaho Commission for 2023.
- Programming began for our sponsored “Let’s Talk About It” book club. So far, we have hosted scholars from Boise State University and the College of Southern Idaho to chat with our group. We have finished reading [Empire Falls](#) by Richard Russo and [Crossing to Safety](#) by Wallace Stegner. Net up is Canadian author, Margaret Lawrence with the book, [The Stone Angel](#). Participation numbers have been steady at around 8-10 patrons.
- We will have a scheduled in person and Zoom book group on March 6<sup>th</sup> for the valley wide, “Wood River Reads” book event. This year’s pick is [The Great Gatsby](#) by F. Scott Fitzgerald.
- Held our Board meeting on Feb. 15, and discussed proposed legislation at the State level for librarians and libraries. Voted on new member positions. I filed our 501c(3) taxes for the year (Friends of the Library).
- Hosted community service workers from WRMS. Each girl help to re-shelve and alphabetize movie section.
- Have met several times with the Hailey Public Library and The Cimino Foundation to discuss our 10 year goals, summer reading and the possibility of consolidating our public catalogs.
- Received a generous monetary donation from The Seagraves Foundation.

All this and more happening at the BELLEVUE LIBRARY!!! \u-10179 ?\u-8694 ? As always, children’s story time, Wednesdays at 10:30 am. For more up to date library information and PICTURES of our events, please like us on Facebook!

~Kristin

New Books:

- [Last Devil to Die](#) by Richard Osman  
[The Exchange](#) by John Grisham  
[The Secret](#) by Lee and [Andrew Child](#)  
[Resurrection Walk](#) by Michael Connelly  
[The Winners](#) by Richard Backman

**What I'm Reading:** The Inheritance Games by Jennifer Lyn Barnes

**What I'm Studying:** The Great Gatsby by F. Scott Fitzgerald

**What I'm Listening To:** Empire Falls by Richard Russo

**Kristin Marlar-Gearhart**

**Library Director**

**117 E. Pine**

**Bellevue, ID 83333**

**208-788-4503**

**[kgearhart@bellevueidaho.us](mailto:kgearhart@bellevueidaho.us)**

City of Bellevue  
Regular Common Council Meeting  
March 11, 2024

**Agenda Item 5a:**        **NEW BUSINESS:**

**Resolution 2371 – MOU with Blaine County**

**Consideration and Approval** of Resolution 2371, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Enter into a Memorandum of Understanding (MOU) By and Between Blaine County and the City of Bellevue for the Cost Sharing of Greenhouse Gas Emissions Inventory

**Action Item:**        *Move to approve Resolution 2371, Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Enter into a Memorandum of Understanding (MOU) By and Between Blaine County and the City of Bellevue for the Cost Sharing of Greenhouse Gas Emissions Inventory*

**Notes:**                The Council approved Resolution No. 5364, A Resolution of the City of Bellevue, Idaho, Participating in an Assessment for The Community’s 2023 Greenhouse Gas Emissions on February 12, 2024. Resolution 2371 is entering into a Memorandum of Understanding with Blaine County in regard to Greenhouse Gas Emissions.

**Attachments:**        Please see attached Resolution 2371



## City of Bellevue

City of Bellevue  
Regular Common Council Meeting  
March 25, 2024

**Agenda Item 4d:** Treasurer's Report – Through February 29, 2024

**Action Item:** No Action | Report only

**Note:** City Treasure, Shelly Shoemaker, would like the opportunity to discuss the February 2024, Financial Statements

*Suggested Motion:* Move to Approve the “Consent Agenda” as: *amended, corrected, or as presented*

**Attachment(s):** Treasurer's Report | City of Bellevue Financial Statements As of February 29, 2024 – FY 2024

**CITY OF BELLEVUE, IDAHO  
RESOLUTION NO. 2371**

**A RESOLUTION OF THE CITY OF BELLEVUE, IDAHO, AUTHORIZING THE MAYOR  
TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN BLAINE  
COUNTY AND THE CITY OF BELLEVUE FOR THE COST SHARING OF GREENHOUSE  
GAS EMISSION INVENTORY**

**WHEREAS**, the City of Bellevue, Idaho, (the “City”) a duly organized municipal corporation of the State of Idaho, desires to enter into a Memorandum of Agreement (the “MOU”) with Blaine County (the “County”) to obtain an updated Greenhouse Gas (GHG) emissions inventory for the benefit of the City and its inhabitants; and,

**WHEREAS**, the GHG emissions inventory will include both county-wide and municipal level data to be used for planning, implementation and benchmarking of sustainability efforts across the region; and,

**WHEREAS**, cost saving opportunities exist through City and County government consolidating their GHG emissions inventory work, thereby creating administrative efficiency and data uniformity across efforts; and,

**WHEREAS**, the City will submit the MOU to the state of Idaho Controller’s Office within ten days for publishing and record-keeping in accordance with Idaho Code § 67-1085.

**NOW THEREFORE, BE IT RESOLVED** BY THE COMMON COUNCIL OF THE CITY OF BELLEVUE, IDAHO, AS FOLLOWS:

- Section 1:** Approves the Memorandum of Understanding between the City of Bellevue, Idaho and Blaine County relating to the cost sharing for Greenhouse Gas emission inventory attached hereto as **Exhibit “A”**.
- Section 2:** A Memorandum of Understanding is a *non-binding agreement* between the City of Bellevue, Idaho and Blaine County that outlines the terms, responsibilities, common understandings, and objectives.
- Section 3:** The Mayor is authorized to enter into a Memorandum of Understanding with Blaine County in substantially the form presented at the March 25, 2024, regular Council meeting.

**PASSED** by the Council of the City of Bellevue, Idaho, and approved by the Mayor this 25<sup>th</sup> day of March 2024.

\_\_\_\_\_  
Chris Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Michelle Vest Snarr, City Clerk

**RESOLUTION 2371 – MEMORANDUM OF UNDERSTANDING WITH BLAINE COUNTY**

**ROLL CALL**

**AYE**

**NAY**

Council Member Carreiro

\_\_\_\_\_

\_\_\_\_\_

Council Member Giordani

\_\_\_\_\_

\_\_\_\_\_

Council Member Leahy

\_\_\_\_\_

\_\_\_\_\_

Council Member Mahoney

\_\_\_\_\_

\_\_\_\_\_

Council Member Obenauf

\_\_\_\_\_

\_\_\_\_\_

Council Member Shay

\_\_\_\_\_

\_\_\_\_\_

**RESOLUTION 2371  
EXHIBIT "A"**

**MEMORANDUM OF UNDERSTANDING  
BETWEEN BLAINE COUNTY  
AND CITY OF BELLEVUE, IDAHO**

**1. Parties.** This Memorandum of Understanding (hereinafter referred to as “MOU”) is made and entered into by and between the Blaine County, herein referred to as “County”, whose address is 206 South 1<sup>st</sup> Avenue, Hailey, ID 83333, and the City of Bellevue Idaho, whose address is 115 E. Pine Street, Bellevue, ID 83313, herein referred to as “City”.

WHEREAS, the County is utilizing the services of Lotus Engineering and Sustainability, LLC (herein referred to as “Lotus”) to obtain an updated Greenhouse Gas (GHG) emissions inventory that will include both county-wide and municipal level data to be used for planning, implementation and benchmarking of sustainability efforts across the region; and

WHEREAS, cost savings opportunities exist through city and county government consolidating their GHG emissions inventory work, thereby creating administrative efficiency and data uniformity across efforts.

**2. Purpose.** The purpose of this MOU is to establish the terms and conditions under which the County and City will partner together to obtain an up-to-date GHG emission inventory through a cost share agreement to complete the scope of work (attached for reference) furnished by Lotus. The county will contract with Lotus to complete only Tasks 0 (Project Management) and 1 (GHG Inventory) indicated in the scope of work. The MOU includes providing municipal level GHG inventory data to the City of Bellevue in exchange for cost sharing with the County, thereby reducing the financial burden associated with the project for all parties.

**3. Term of MOU.** This MOU is effective at signing and shall remain in full force and effect until September 30, 2024.

**4. Responsibilities of County.** The County shall provide access to all data obtained from Lotus, including City of Bellevue municipal and community data associated with this project. The County will incur the cost of the GHG emissions inventory and be the responsible party under contract with Lotus.

**5. Responsibilities of City.** The City shall provide up to \$2,000.00 USD in cost share to the county to achieve completion of the scope of work with Lotus.

**6. General Provisions**

**A. Amendments.** Either party may request changes to this MOU. Any changes, modifications, revisions or amendments to this MOU which are mutually agreed upon by and between the parties to this MOU shall be incorporated by written instrument, and effective when executed and signed by all parties to this MOU. Any project amendments cannot impede meeting the project deadline of September 30, 2024.

- B. **Applicable Law.** The construction, interpretation and enforcement of this MOU shall be governed by the laws of the State Idaho. The courts of the State of Idaho shall have jurisdiction over any action arising out of this MOU and over the parties, and the venue shall be Blaine County, State of Idaho.
- C. **Entirety of Agreement.** This MOU, consisting of five (5) pages, represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations and agreements, whether written or oral.
- D. **Severability.** Should any portion of this MOU be judicially determined to be illegal or unenforceable, the remainder of the MOU shall continue in full force and effect, and either party may renegotiate the terms affected by the severance.
- E. **Sovereign Immunity.** Blaine County, Idaho, and the Idaho Department of Commerce – State of Idaho, do not waive their sovereign immunity by entering into this MOU, and each fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this MOU.
- F. **Third Party Beneficiary Rights.** The parties do not intend to create in any other individual or entity the status of a third-party beneficiary, and this MOU shall not be construed so as to create such status. The rights, duties and obligations contained in this MOU shall operate only between the parties to this MOU and shall inure solely to the benefit of the parties to this MOU. The provisions of this MOU are intended only to assist the parties in determining and performing their obligations under this MOU. The parties to this MOU intend and expressly agree that only parties signatory to this MOU shall have any legal or equitable right to seek to enforce this MOU, to seek any remedy arising out of a party’s performance or failure to perform any term or condition of this MOU, or to bring an action for the breach of this MOU.

7. **Signatures.** In witness whereof, the parties to this MOU through their duly authorized representatives have executed this MOU on the days and dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this MOU as set forth herein.

The effective date of this MOU is the 12<sup>th</sup> day of March 2024.

**BLAINE COUNTY**

**CITY OF BELLEVUE**

By:   
 Muffy Davis, Chair  
 Board of County Commissioners

By: \_\_\_\_\_  
 Chris Johnson, Mayor  
 City of Bellevue, Idaho

3/12/24  
 Date

\_\_\_\_\_  
 Date

**ATTEST:**

Attest: \_\_\_\_\_  
Stephen McDougall Graham, Clerk

STATE OF IDAHO            )  
  ) s.s.  
County of Blaine            )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, known or identified to be the person whose name is subscribed to the within instrument and acknowledge to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Notary Public for the State of Idaho  
Residing \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

City of Bellevue  
Regular Common Council Meeting  
March 26, 2024

**Agenda Item 5b:**        **NEW BUSINESS:**

**Strahorn Subdivision Phase II**

**Consideration of Discussion and Council Decision** Regarding a Modification to the Findings of Fact, Conclusion of Law and Decision for Strahorn Phase II, Pertaining to 11-4-8: Street Improvements Requirements (q): Council Finding: Two Streetlights are proposed. The Streetlights shall match the Streetlights that were placed in Block 1

**Action Item:**        Action: Jeff Pfaeffle

**Notes:**                Mr. Jeff Pfaeffle was on the March 11, 2026, agenda to discuss the completion of Strahorn Phase II Bonding Requirements, PUD Agreement. He is on the agenda this evening to specifically address two streetlights.

**Attachments:**        Please see attached document(s): Two Emails. Phoebe Johannesson and Jeff Pfaeffle



## Michelle Vest Snarr

---

**From:** ~~XXXXXXXXXXXX~~  
**Sent:** Tuesday, March 19, 2024 2:11 PM  
**To:** Michelle Vest Snarr  
**Subject:** To be included in City Council meeting packet pertaining to streetlights

**Importance:** ~~XXXX~~

Dear Michelle,

I wanted to confirm that we are on the schedule for this coming Monday's City Council meeting to continue the discussion of whether or not we should place streetlights at the corners of Hartland Lane, Roberts Road, and the Slaughterhouse Gulch Road.

As I believe to be the case, the Council has asked Phoebe of Galena/Benchmark Engineering to weigh in on the potential positives or negatives of this request. Having had conversations about this with her, I sense she feels she is being put in a very awkward position with little city guidelines for such lighting requirements to follow. I think we both believe that specific and uniform criteria should be established to aid in these types of decisions, not just one person's view. I don't think anyone would disagree that these lights would be servicing extremely lightly traveled connecting roads that require stopping before turning one direction or the other, providing safety for those using the bike path. The lack of lights throughout the valley in similar situations is the norm. Currently, there is no such lighting at the intersection of 8<sup>th</sup> Street and Slaughterhouse Road by O'Donnell Park which has a bike path crossing.

As a suggestion to help move things along, I would suggest that instead of placing lights in these locations now, that they be left as an optional requirement of the city until our final 4th phase is completed. At that time, it seems that there will be a clearer picture if there is a need for lights at connecting roads as opposed to crossing roads. The potential for unwarranted and undesirable impact to the Dark Sky Ordinances will be avoided. In the meantime, we would offer to put fencing along the bike path as we had done in our 1<sup>st</sup> phase, which we had left to the property owners in the 2<sup>nd</sup> Phase to do as they built on their lots. We feel that this will prove to be a much better use of basically the equivalent cost of the bond funds held by the city for the lights. The benefit to the city and public will be a better controlled use of the bike path, with no conflicts with adjoining property owners. It will deter unwanted snowmobile, dirt bike and ATV incursions onto to these properties which I am told has become a problem, risking injury as a result of hitting transformer boxes or utility connections.

Thank you for the consideration of this request and our attempts to improve the overall presentation of this development, one which we all can be proud of. I would ask that you please include this email in the packet given to the Council for this coming Monday's meeting.

Jeff Pfaeffle

**CITY OF BELLEVUE  
BELLEVUE COMMON COUNCIL**

<b>REGARDING APPLICATIONS OF:</b> Strahorn Partners, LLC, to obtain in this order: <b>1) Preliminary Plat approval to subdivide Strahorn Large Block 2, into 48 residential lots..</b>	<b>FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION</b>
--	--

**REQUESTED ACTION:** Strahorn Partners LLC, has applied to subdivide Large Block 2, Strahorn Subdivision into 48 residential lots. The property is zoned General Residential (GR) and has Floodplain and Avalanche overlay districts.

**APPLICABLE SUBDIVISION REGULATIONS:**

- Title 11 (Subdivision Regulations)
- Title 12 (Floodplain Regulations)
- Title 13 (Avalanche Regulations)

Summary

The Planning and Zoning Commission held a Public Hearing on August 1<sup>st</sup>, 2022, to hear the CUP, PUD and Preliminary Plat applications. The meeting was continued on record to August 15, 2022. The Commission approved the CUP application with conditions and recommended approval of the PUD and Preliminary Plat applications to the City Council with conditions.

The City Council held a public hearing on September 12, 2022 and approved the Preliminary Plat application submitted by Strahorn Partners LLC with conditions.

<b>I. GENERAL BACKGROUND</b>
------------------------------

1. **Notice** of this public hearing was:
  - i. published in the Idaho Mountain Express on August 24<sup>th</sup> & September 7<sup>th</sup>, 2022;
  - ii. Mailed to to all property owners within 300 feet of the external boundaries of these lots; August 24, 2022
  - iii. posted on the subject property on July 29, 2022;
  - iv. Posted on the door of Bellevue City Hall and the Bellevue Post Office on September 7, 2022.
2. Any disclosures (i.e. conflicts of interest, site visits or *ex parte* communications)?  
Commissioner Alexis Lindberg disclosed that the accounting firm in which she is a part owner represents the applicant in financial and tax matters. Commission Lindberg recused herself from this application on the advice of the City Attorney.
3. Attached to this report are the following exhibits:

### Exhibit A – Application Materials

All application materials were received on May 18, 2022, unless indicated otherwise.

- A-1 Strahorn Subdivision No. 2 Narrative
- A-2 Conditional Use Permit Application
- A-3 Planned Unit Development (PUD) Application
- A-4 Preliminary Plat Application
- A-5 Appendix A - Strahorn Annexation Agreement and First Amendment to Annexation Agreement
- A-6 Appendix B – Strahorn Large Block Plat
- A-7 Appendix C - PUD Agreement, First Amendment to PUD Agreement and Second Amendment to PUD Agreement
- A-8 Appendix D – Strahorn 1 Subdivision Plat
- A-9 Appendix E – Traffic Impact Study Phase 1
- A-10 CC&R's- Sent by email- file too large
- A-11 Original P&Z Staff Report

### Exhibit B—Department Head Comments

- B-1 Fire Chief: All Fire Hydrants shall be at least 4 feet tall or “mountain hydrants”.
- B-2 Public Works:
  - a) Loop or install drywells next to all of the main water lines so there is no potential for freezing/stagnant water.
  - b) Meters next to the fire hydrants need to be at least 6 feet away from them.
  - c) Water lines run straight into the lots for separation/locating.

B-3

### Exhibit C— Public Comments

C-1:

### Exhibit D – Agency Comments

D-1:

**\*NOTE – For purposes of clarification, Staff responses are in bold.**

## II. Title 11 §4-6 SUBDIVISION CRITERIA – CHAPTER 4, DESIGN AND IMPROVEMENTS REQUIRED

### LOT AND BLOCK REQUIREMENTS:

- a) Lot size, width, depth, shape, orientation, and minimum building set-back lines shall be in compliance with the zoning district in which the property is located; and compatible with the location of the subdivision and the type of development and preserve solar access to adjacent properties and buildings. **Council Finding: The minimum lot size for the General Residential (GR) District is 6,000 square feet. The lots within the subdivision range in size from 8,469 – 19,818 square feet.**
- b) Whenever a proposed subdivision contains lot(s), in whole or in part within the flood plain, or which contain land with a slope in excess of twenty-five percent (25%) based upon natural contours or create corner lots at the intersection of two (2) or more streets, building

envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, provide open space and solar access for each lot and structure, and preserve hillside view corridors. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, water courses, and topographical features; ***Council Finding:*** The majority of the lots in Block 1 lie within the currently mapped floodplain. A separate application for a Floodplain Development Permit was submitted to the City in March of 2022. The purpose of the application is to allow construction of an engineered flood channel that will safely convey all flows including the 100-year flood flow down the valley and through the planned developments. A Letter of Map Revision from FEMA issued January 7, 2020, determines a revision to the mapped floodplain is warranted and their decision is based on a study submitted by Brockway Engineering. The property owner has already contracted to have this modification to the floodplain done. Building envelopes are shown on corner lots. Lots within 25' of the relocated Slaughterhouse shall include building envelopes as noted in Condition #9.

- c) Corner lots shall contain a building envelope outside of a seventy-five-foot radius from the center point of intersection of the streets unless otherwise approved as defined in Chapter 5, Section 5.6.3. ***Council Finding:*** Building envelopes are shown on all corner lots.
- d) Side lot lines shall be within twenty (20) degrees to a right angle or radial line to the street line. ***Council finding:*** The side lot lines meet this requirement.
- e) Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. Should a double frontage lot be created out of necessity, then such lot shall be reversed frontage lots. ***Council Finding:*** Strahorn Sub. No. 2 shows 7 double frontage lots adjacent to Rosewood Drive and Slaughterhouse Gulch Road. A plat note shall be added to specifically prohibit access to/from Slaughterhouse Gulch Road. See Condition #11. There are no arterial streets or incompatible zoning districts in this application.
- f) Minimum lot sizes in all cases shall be reversed frontage lot(s); ***Council Finding:*** This standard is not applicable.
- g) Every lot in a subdivision shall have a minimum of twenty (20) feet of frontage on a dedicated public or approved private street; ***Council Finding:*** Each lot within Strahorn No. 2 has a minimum frontage of 20 feet.

**11-4-7 BLOCK REQUIREMENTS:** The length, width, and shape of blocks within proposes subdivision shall conform to the following requirements:

- a) No block shall be longer than one thousand (1000) feet, nor less than four hundred (400) feet between the street intersections and shall have sufficient depth to provide for two (2) tiers of lots.

***Council Findings:***

Block 1 is ~1655'

Block 2 is ~620'  
Block 3 is ~482'  
Block 4 is ~1269'

The intent of these block length standards is to encourage an appropriate spacing between intersecting streets. Block 4 has no residential lots and will not be further subdivided. While Block 1 does have residential lots, the back of these lots is bordered by Parcel B and is steep hillside and will not be further subdivided. For this reason, The Commission finds that this standard does not apply to Blocks 1 and 4. All other blocks comply with this standard.

- b) Blocks shall be laid out in such a manner as to comply with the lot requirements. **Council Finding:** The blocks are laid out in compliance with the lot requirements.
- c) The layout of blocks shall take into consideration the natural topography of the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, water courses, and topographical features; **Council Finding:** The subject property is generally flat. The blocks are laid out to avoid residential development within designated floodplain areas (upon approval of a LOMR) and slopes greater than 25% and to minimize cuts and fills.
- d) Corner lots shall contain a building envelope outside of a seventy-five-foot radius from the intersection of the streets. **Council Finding:** All corner lots contain building envelopes outside the 75' radius from the intersection.

**11-4-8 STREET IMPROVEMENTS REQUIREMENTS:**

- a) The arrangement, character, extent, width, grade, and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land. **Council Finding:** The arrangement of the streets conforms with that of a typical subdivision. The site of the proposed residential lots is relatively flat and excessive grades are not a concern. Two cul-de-sacs are proposed and include a 96' diameter fire apparatus turn-around as required in the fire code. Three connection points from the residential streets to the collector street are proposed and will provide for adequate access to the collector.

Interior roads are proposed with a 50' ROW to include 22' of paving with a 2' drivable shoulder on either side. The relatively smaller 11' travel lanes will encourage slower speeds while the drivable shoulder provides adequate access for fire apparatus. The collector street is proposed with an 80' ROW to have two 12' paved travel lanes and a 2' drivable shoulder. One side of the road will include an 8' multi-use path separated from the drivable shoulder by a 12' gravel strip. The Comprehensive Plan makes specific reference to the Strahorn Subdivision in terms of continuing a bike and pedestrian route east. A bike/ped route is proposed along Slaughterhouse Gulch Road.

- b) All streets shall be constructed to meet or exceed the criteria and standards set forth in the City's Standard Specifications for Streets and Water, and all other applicable ordinances,

resolutions, or regulations of the City of Bellevue, or any other governmental entity having jurisdiction there over, now existing or hereafter adopted, amended, or codified.

**Council Finding: The Bellevue Street standards have been recently modified; they require a 50-foot-wide residential street and 60-foot-wide collector street. The “parkway” proposed is an 80-foot wide right of way dedicated to the public. The interior neighborhood streets are proposed to be 50 feet wide. Additional construction standards will be reviewed when construction drawings are submitted for approval.**

- c) Where a subdivision abuts or contains an existing or proposed arterial street, railroad, or limited access highway right of way, the Council may require a frontage street, planting strip, or similar design features; **Council Finding: This standard is not applicable as there is no arterial street, railroad, or highway access.**
  
- d) Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; **Council Finding: The subject property is adjacent to public lands and the applicant has constructed an 8-foot-wide multi-use path in Strahorn No. 1; this same pathway is proposed in Strahorn No. 2.**
  
- e) Street grades shall not be less than three-tenths (.3%) percent and not more than seven (.7%) percent so as to provide for adequate drainage and snow plowing; **Council Finding: Grades are not shown on the preliminary plans but will be reviewed and approved by the City Engineer prior to construction. Note there is a typo in this standard and the 0.7% max. grade is intended to be 7% max. grade.**
  
- f) In general, partial dedications shall not be permitted. However, the Council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the Council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated. **Council Finding: This standard does not apply.**
  
- g) Dead-end streets shall be permitted as deemed appropriate by the Council when providing for future connectivity to adjacent lands and are in compliance with International Fire codes regarding turnarounds. **Council Finding: Slaughterhouse Gulch Road will dead-end at the end of Strahorn No. 2. It will be improved and will provide for future connectivity to future phases and adjacent lands. This dead-end street will not interfere with this phase’s ability to function on its own. A temporary fire turn-around may be required until the road is extended in Phase 3.**
  
- h) A cul-de-sac or similar type street shall be permitted as deemed appropriate by the Council which complies with International Fire codes regarding turnarounds. **Council Finding: Two cul-de-sacs are proposed. It appears these cul-de-sacs are designed and complies with the IFC and will be verified prior to approving construction drawings.**

- i) Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy (70) degrees. **Council Finding: All intersections are at right angles.**
- j) Where any street deflects any angle of ten (10) degrees or more, a connecting curve shall be required having a minimum center line radius of three hundred (300) feet for arterial and collector streets, and one hundred twenty-five (125) feet for minor streets; **Council Finding: The street center line data should be submitted and approved by the City Engineer prior to construction.**
- k) Streets with center line off-sets of less than one hundred twenty-five (125) feet shall be prohibited. **Council Finding: The street center line data should be submitted and approved by the City Engineer prior to construction. A tangent of at least one hundred (100) feet long shall be introduced between reverse curves on arterial and collector streets; The street center line data should be submitted and approved by the City Engineer prior to construction.**
- l) Proposed streets, which are continuations of an existing street, shall be given the same names as the existing street. All new street names shall not duplicate or be confusing with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to Council for preliminary plat approval. **Council Finding: Slaughterhouse Gulch Road is the only road that will be extended and will keep the same name. The applicant shall submit proposed street names on the construction drawings with evidence of acceptance by the Blaine County Assessor and 911 emergency operations.**
- m) Street alignment design shall follow natural terrain contours to result in safe streets, useable lots, and minimum cuts and fills. **Council Finding: The site is generally flat, and the street design meets this standard.**
- n) Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets. **Council Finding: As noted above, Slaughterhouse Gulch Road is a designated collector road is being extended into the subdivision and includes 3 access points for the residential streets.**
- o) Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat and all landscaping and irrigation systems shall be installed as required improvements by the subdivider. **Council Finding: No planting strips are proposed.**
- p) In general, the center line of streets shall coincide with the center line of the street right of way and all crosswalk markings shall be installed by the subdivider as a required improvement. **Council Finding: The center line coincides with the right of way; two crosswalks are proposed and shall be included on the signage and striping plans submitted for construction.**
- q) Street lighting may be required by the Commission or Council where appropriate and shall

be installed by the subdivider as a requirement improvement. ***Council Finding: Two streetlights are proposed. The streetlights shall match the streetlights that were placed in Block 1.***

- r) Private streets complying with International Fire codes shall be allowed as deemed appropriate by the Council. ***Council Finding: No private streets are being proposed. Slaughterhouse Gulch Road and Rosewood Drive shall be dedicated to the City.***
- s) Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the City. ***Council Finding: A complete signage plan will be submitted and approved by the City Engineer prior to commencement of construction.***
- t) Bridges: Wherever a proposed subdivision requires construction of a new bridge or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, said construction or improvement shall be a required improvement by the subdivider. Said construction or improvement shall be in accordance with adopted standard specifications; therefore. ***Council Finding: This standard does not apply because there are no bridges being proposed.***
- u) Sidewalks, curbs, and gutters may be a required improvement installed by the subdivider. ***Council Finding: These improvements are not being proposed. The subdivision ordinance requires sidewalks in all new developments or an in-lieu contribution to construct same. However, in its approval of Phase 1, the City Council determined that this standard was modified by the Annexation Agreement. The agreement included street sections without curb, gutter, and sidewalk in its incorporated exhibits.***
- v) Prior to final plat signature, the first chip sealing applied to new dedicated streets and applicable private streets shall be completed by the developer or bonded for by the developer for any Subdivision, Planned Unit Development or Condominium plat. ***Council Finding: This will be a requirement to be completed prior to final plat approval.***

**11-4-9 ALLEY IMPROVEMENT REQUIREMENTS:** Alleys shall be provided in commercial and light industrial zoning districts and may be required in residential districts. The width of an alley shall be not less than twenty-five (25) feet. Alley intersections and sharp changes in alignment shall be avoided, but where necessary corners shall be provided to permit safe vehicular movement. Dead-end alleys shall comply with the International Fire codes regarding turnaround requirements. Improvement of alleys shall be done by the subdivider as a required improvement and in conformance with design standards specified in subsection 4.8 (b). ***Council Finding: N/A - no new alleys are being proposed.***

**11-4-10 REQUIRED EASEMENTS:** Easements, as set forth hereinafter, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands:

- a.) A public utility easement at least ten (10) feet in width shall be required within the street right of way boundaries of all streets. ***Commission Finding: A 10-foot-wide public utility***

easement is shown throughout the subdivision.

- b.) A subdivision contains or borders on a water course, drainage way, channel or stream, an easement shall be required of sufficient width to contain said water course and provide access for private maintenance and/or reconstruction of said water course. ***Council Finding:*** It does appear that Parcel B has drainage running the length of it and as noted earlier, this area will be altered with an engineered floodplain channel. No easement related to the relocated stream is shown. This standard could be met with a plat note granting an access easement over Parcel B for stream access.
- c.) All subdivisions which border the Bigwood River, or any tributary shall dedicate a twenty (20) foot fisherman and unaltered riparian easement along the riverbank. Furthermore, the Council shall require in appropriate areas an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision. ***Council Finding:*** No easements along Slaughterhouse Gulch Creek are shown. This standard could be met with a plat note granting easements as required above.
- d.) All subdivisions which border on the Bigwood River, or any tributary shall dedicate a one hundred (100) foot flood plain management easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion; ***Council Finding:*** No easements along Slaughterhouse Gulch Creek are shown. This standard could be met with a plat note granting easements as required above. The Council finds that a reduction from 100' to 25' is appropriate for this application and modified it within the PUD findings.
- e.) All subdivisions through with appropriate access to public lands are found to exist shall dedicate reasonable public access easements thereto as part of the subdivision traffic circulation. ***Council Finding:*** Portions of the subject property (Parcels B and C) are adjacent to public lands. Parcel B can be accessed from the public ROW on Slaughterhouse Gulch Road and via a 10' section of the Parcel between Lots 10 and 11. Parcel C is accessed from the public ROW on Slaughterhouse Gulch Road. Parcels B and C shall be open to the public. See Condition #13.
- f.) No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted, or changed in the course of planning for or construction required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights thereto. A written copy of such approval shall be files as part of required improvement construction plans. ***Council Finding:*** N/A – construction standard
- g.) Non-vehicular transportation system easements including pedestrian walkways, bike

paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate non-vehicular transportation system throughout the City. Such improvements may be calculated towards required park land dedication requirements as set forth in the adopted Bellevue Parks Master Plan. ***Council Finding:*** **The Applicant is proposing an extension of the multi-use path along Slaughterhouse Gulch Road that connects to an existing non-vehicular path. The multi-use path is sufficient to meet this standard.**

**11-4-11 SANITARY SEWAGE DISPOSAL IMPROVEMENTS:** Central sanitary sewer systems shall be installed in all subdivisions and connected to the Bellevue Sewage Treatment System as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the City Engineer, Council, and Idaho Health Department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho Department of Health and the Council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the Council may require an increase in the minimum lot size and may impose any other reasonable requirements, which it deems necessary to protect public health, safety, and welfare. ***Council Finding:*** **A detailed water plan and sewer plan including pipe sizes, manhole locations, vertical and horizontal separation, slopes, etc. shall be provided and approved by the city engineer prior to construction. "Will serve" letters indicating adequate capacity from the City of Bellevue water and sewer departments should be provided as a condition of approval. Water model and wastewater model/capacity studies may be required to assure capacity.**

**11-4-12 WATER SYSTEM IMPROVEMENTS:** A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Bellevue Fire Department and other regulatory agencies having jurisdiction thereover. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions and non-dead-end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho Department of Public Health, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City of Bellevue. ***Council Finding:*** **A detailed water plan including pipe sizes, vertical and horizontal separation, slopes, etc. shall be provided and approved by the City Engineer and any applicable permitting agencies prior to construction.**

**PLANTING STRIP IMPROVEMENTS:** Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts, or off-street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for said planting strip with the preliminary plat application and the landscaping shall be a required improvement. ***Council***

**Finding:** This standard is not applicable. There are no adjoining lands with other uses.

**11-4-14: CUTS, FILLS, AND GRADING IMPROVEMENTS:** Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:

- a.) A preliminary soil report prepared by a qualified engineer may be required by the Commission and/or Council as part of the preliminary plat application.
- b.) Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Said plan shall contain the following information:
  - 1) Proposed contours at a maximum of five (5) foot contour intervals.
  - 2) Cut and fill banks in pad elevations.
  - 3) Drainage patterns.
  - 4) Areas where trees and/or natural vegetation will be preserved.
  - 5) Location of all street and utility improvements including driveways to building envelopes, and any other information which may be reasonably required by the administrator, Commission, or Council to adequately review the effect of the proposed improvements.
- c.) Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
- d.) Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.
- e.) Where the existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for re-vegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as said re-vegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.
- f.) Where cuts, fills, or other excavation are necessary, the following development standards shall apply:
  - 1) Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil compatibility,
  - 2) Fills shall be compacted to at least ninety-five percent (95%) of maximum density as determined by ASSHO T99 (Am. Assoc. State Highway Officials) and ASTM D698 (Am. Stnd. Testing Methods),
  - 3) Cut slopes shall be no steeper than two (2) horizontals to one (1) vertical. Subsurface drainage shall be provided as necessary for stability,
  - 4) Fill slopes shall be no steeper than three (3) horizontal to one (1) vertical.
  - 5) Toes of cut and fill slopes shall be set back from property boundaries a distance of three (3) feet plus one-fifth (1/5) of the height of the cut or the fill but may not exceed a horizontal distance of ten (10) feet; tops and toes of cuts and fill slopes shall be set back from structures at a distance of at least six (6) feet plus one-fifth (1/5) of the height of the cut or fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.

**Council Finding: Preliminary grading and drainage plans have not been submitted. A detailed grading and drainage plan including runoff calculations and drywell sizing and capacity specifications shall be provided and approved by the city engineer prior to construction.**

**11-4-15 DRAINAGE IMPROVEMENTS:** The subdivider shall submit with the preliminary plat application, such map, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the City on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways, or improved public easements and shall extend across and under the entire improved width thereof including shoulders. **Council Finding: A detailed grading and drainage plan including runoff calculations and drywell sizing and capacity specifications shall be provided and approved by the City Engineer prior to construction**

**11-4-16 UTILITIES:** In addition to the terms mentioned hereinabove, all utilities including but not limited to, electricity, natural gas, telephone, and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements. **Council Finding: Upgrades were required to city cell coverage in Phase 1. It should be evaluated in Strahorn No. 2 to make sure our police and fire services are adequate. No utilities plan is submitted. The proposed ROW's and public utility easements appear to allow for sufficient space to place all necessary utilities. A utility plan shall be approved by the City Engineer prior to the start of construction.**

**11-4-17 OFF-SITE IMPROVEMENTS:** Where the off-site impact of a proposed subdivision is found by the Commission or Council to create substantial additional traffic or other impacts, improvements to alleviate such impacts may be required of the subdivider as a condition of preliminary plat approval and prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities. **Council Finding: At this time, no off-site improvements are being proposed. The Council did not identify any off-site improvements required to meet this standard.**

**\*\*NOTE:** Section 4.18, below, lists park contribution are a requirement of subdivision. The park dedication at the time of annexation modified the Park, Pathways and Other Green Spaces to satisfy this standard for the entire annexation area. The Phase 1 Strahorn Development agreement requires the applicant to begin construction of the park improvements on the parcel dedicated to the city for parks upon the sale of the lot representing the seventy-fifth percent (75%) of all lots approved and platted on Large Block 1 and Large Block 2 of the Strahorn Subdivision.

**11-4-18 SIDEWALK IMPROVEMENTS:** This application is exempt from this requirement in the Annexation Agreement.

**11-5-7 PARKS AND PATHWAYS/ MINIMUM REQUIREMENTS:** The purpose of this chapter is to provide for adequate parks and other recreational opportunities and facilities for the people living and working within as well as those visiting the city, in addition to the other purposes of the Bellevue Comprehensive Plan, this title, the zoning ordinance and the Bellevue Park Master Plan. (Ord. 91-01, 12-2016) **Council Finding:** The requirements in this Section are either N/A to this application or have been modified and satisfied through the Annexation Agreement and subsequent Development Agreement for Phase 1.

### III. DECISION AND CONDITIONS:

#### PRELIMINARY PLAT:

►►≥ **Motion:** Upon a motion by Brown and a second by Leheay, and a unanimous vote, this Preliminary Plat application submitted by Strahorn 2 Partners, LLC the City Council finds the application complies with the applicable criteria set forth under Title 11 §11-4, Subdivision approval and plat requirements subject to the following conditions.

1. A Homeowners Association shall adopt Covenants, Codes and Restrictions (CC&R's) to provide for the maintenance and management of all open space and common areas and to include provisions for lot owners to be responsible for weed mitigation on their lot(s). These CC&R's shall be submitted prior to recording of the Strahorn Subdivision No. 2 Final Plat. Parcels B and C shall not be further subdivided. Public access to both Parcel B and C shall be allowed and not restricted .
2. Dust and weed abatement shall be conducted during the construction of the Phase 2 infrastructure and will continue until lots are sold- In CC&R's.
3. Full construction plans, including but not limited to, grading, drainage, runoff calculations, water, wastewater, signage, striping shall be approved by the City Engineer and the appropriate department heads prior to the beginning of construction.
5. The applicant shall obtain a will-serve letter for water and wastewater services based on studies by the City's specialty engineers prior to final plat approval the Strahorn Subdivision No. 2.
6. A landscape plan shall be submitted and approved that meets the Standards of Evaluation criteria in the PUD and Subdivision applications.
7. This PUD application approval is conditioned on the approval and acceptance of a LOMR for the subject area by FEMA, that enables all lots to contain an adequate buildable area outside the floodplain.
8. The applicant shall convey Parcel A to the City of Bellevue upon recording.
9. Building envelopes shall be added to create a 25' riparian setback from the proposed MHW of the relocated Slaughterhouse Creek shall be placed where applicable.
10. A plat note shall be added restricting any additional subdivision of Parcels B and C- the parcels shall remain open space and open to the public.
11. A plat note shall be added prohibiting driveway access to/from Slaughterhouse Gulch Road from the lots in this subdivision.
12. Council and applicant shall begin planning park improvements prior to the 75% of lots

in Strahorn #1 and #2 being sold.

13. Open space Parcels B & C shall remain open and accessible to the public.

IT IS SO ORDERED this 14<sup>th</sup> day of November 2022



Marian Edwards  
City Clerk



Kathryn Goldman  
Mayor

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on the 14<sup>th</sup> day of November 2022, I served a true and correct filed copy of the within and foregoing document upon the parties named below, in the manner noted:

- U.S. Mail
- via Facsimile
- hand delivered

Email

Strahorn Partner LLC.  
PO BOX 420  
Ketchum ID 83340

CITY OF BELLEVUE



Ashley Dyer  
Community Development Department