



The Common Council of the City of Bellevue, Idaho, met in a Regular Meeting, on Tuesday, May 28, 2024, at 5:30 p.m. in the Council Chambers of the City of Bellevue Offices, located at 115 E. Pine Street, Bellevue, ID 83313.

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

**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.

**Staff Present:** Rick Allington, City Legal Representative; Greg Beaver, Fire Chief; Kirt Gaston, Marshal; Shelly Shoemaker, City Treasurer; and Michelle Snarr, City Clerk

**Others in Attendance:** Jerry Grebenc, Great West Engineering – *via Zoom*, Courtney Long, Great West Engineering – *via Zoom*, Tony Evans, *via Zoom*, Blanca Romero-Green, Hunger Coalition, and Aaron Heugly

1. **Notice of Agenda Compliance:**

The posting of this regular meeting agenda complied with Idaho Code §74-204. The regular meeting agenda was posted within forty-eight (48) hours prior to the meeting at the Bellevue City Hall, Post Office, and on the city website on *May 23, 2024*.

**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.

2. **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.

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

Mayor Johnson opened the meeting for public comment at 5:33 p.m. He thanked everyone for helping get the documents sent out for the water bond. He noted there was a great voter turnout and thanked everyone supporting the water bond. He said he was looking forward to Labor Day. He indicated the event sponsors were looking for nominations for Grand Marshal. He asked individuals to nominate individuals with close connections to Bellevue. Public Comment closed at 5:35 p.m.

4. **CONSENT AGENDA:**

- a. Approval of Common Council Meeting Minutes
  - i. March 11, 2024, Regular Council Meeting Minutes
- b. Approval of Claims: May 14, 2024, through May 28, 2024
- c. Consideration of Resolution No. 2378, A Resolution of the Mayor and Common Council of the City of Bellevue, Idaho, Confirming the Appointment of *Aaron Heugly*, to the Bellevue Planning and Zoning Commission: Chris Johnson, Mayor

- d. Request for Funds, Marshal's Office, Repair and Vehicle Preventive Maintenance for PD3435, 2018 Ford Police Interceptor: Kirt Gaston, Marshal
- e. Department Head Reports
- f. Treasurer's Report – April 2024

The March 11, 2024, regular Common Council meeting minutes were removed from the consent agenda.

President Giordani said she would like love to hear some background, and Mr. Heugly's interest with the Planning and Zoning Commission. Mr. Heugly informed the Council he and his family moved to Bellevue from Montana, and he owned a home construction business the valley. He explained he knows Chair Kurtz, and he asked if he would be interested in being on the commission. Mr. Heugly indicated he has the same ideas, which were smart growth - slow and deliberate and to do the best they can for the community. President Giordani said it was nice to see residents volunteer and thanked him for being at the meeting.

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

- 5. **PARK FEES:** Request for Fee Waiver or Reduction of Fees for the Memorial Park (Green Space/Stage) of \$980 for Mondays and Wednesdays from June 10, 2024, through August 21, 2024, for the Summer Food/ Free Lunch Program: Blanca Romero Green, Hunger Coalition:

Mayor Johnson informed the Council this is the city's annual fee waiver of \$980 for the summer food/free lunch program for the Hunger Coalition. He thinks the city should continue to waive the fee. He noted that they previously discussed a fee waiver for another program that benefits the community as a whole. For some children/youth, this is the only meal they get for the day.

Ms. Romero-Green, Hunger Coalition, said they really don't use the park; it is just a nice meeting point for individuals all over the valley, and they have access to lunch. Council Member Leahy asked if the city could exchange some advertisement with the Hunger Coalition in lieu of the park fee. Mr. Romero-Green indicated that she could ask.

**Motion:** President Giordani moved to approve the fee waiver in the amount of \$980 for the Hunger Coalition's park application for Memorial Park (green space/storage) Mondays and Wednesdays from June 10, 2024, through August 21, 2024, for the Summer Food/ Free Lunch Program. Council Member Carreiro seconded the motion. Council Members voting aye: Members Shay, Mahoney, Leahy, Obenauf, Carreiro and Giordani. Members voting nay: None. The motion passed unanimously.

6. **New Business:**

- a. Request from South Tacoma Way, LLC for a Lot-Line Readjustment for the properties located at 305, 309, and 313 Main Street, Bellevue, ID to abandon the three (3) interior lot lines of Bellevue LOTS 2A, 3A, and 4A, BLOCK P to create one lot, LOT 2AA, BLOCK P, City of Bellevue

Mayor Johnson introduced the lot-line readjustment for the properties located at 305, 309, and 313 Main Street. Bellevue, Idaho, and introduced Ms. Courtney Long, Great West Engineering.

Ms. Long summarized the petitioner's application and said it was a straightforward lot-line readjustment. The petitioner requested to remove the interior lot lines for one aggregated parcel. As of now, they do not have any information on a development; however, any proposed development would be subject to a subdivision review, and they would make sure it complied with the zoning regulations.

Council Member Obenauf clarified if the lot-line readjustment was associated with Mr. Jeff Swanson and the nine (9) units he wants to construct. Ms. Long said she thought it was eight (8) units. Council Member Obenauf

inquired if the size of the units had been discussed. Ms. Long indicated they have not. The unit sizes could be affected by the text amendment to the Business District.

**Motion:** Council Member Shay moved to approve the application for a lot-line readjustment submitted by South Tacoma Way, LLC wherein Lots 2A, 3A, and 4A, Block P are combined to create a single Lot 2AA; finding the application meets all applicable standards and criteria outlined in Title 11-6-1 of the Bellevue Subdivision Ordinance with the following conditions: 1. The applicant shall comply with all Bellevue Public Works requirements; 2. The application shall comply with all State and Local Building Codes; and 3. The application shall comply with all Bellevue Street Department requirements. Council Member Mahoney seconded the motion. Council Members voting aye: Members Carreiro, Shay, Leahy and Mahoney. Council Members voting nay: Members Obenauf and Giordani. The motion passed four votes in favor and two opposed.

b. Request from KMAM Real Estate IDBEL, LLC for a Lot-Line Readjustment for the properties located north of Kirtley Street and west and adjacent to State Highway 75, Bellevue, Idaho, to shift the southern boundary of KMAM LOT 1, BLOCK 1 southward to create two lots: LOT 1A and 2A, BLOCK 1, KMAM

Mayor Johnson introduced the lot-line readjustment for the properties located north of Kirtley Street and west and adjacent to State Highway 75, Bellevue, Idaho, and introduced Mr. Jerry Grebenc, Great West Engineering.

Mr. Grebenc stated the application is a straightforward lot line readjustment. The petitioner is requesting to shift the interior lot line to the south. The existing Lot 1, Block 1 would increase the lot from 3.12 acres to 5.43 acres creating Lot 2A, Block 1, KMAM. Existing Lot 2, Block 1 would be reduced from 7.28 acres to 4.97 acres creating Lott 2A, Block 1, KMAM. He noted that during the review, he evaluated the lot-line size and setbacks.

**Motion:** Council Member Shay moved to approve the application for a lot-line readjustment submitted by KMAM Real Estate IDBEL, LLC wherein the lot line between Lots 1 and 2, Block 1 is shifted south to increase the size of Lot 1 from 3.12 acres to 5.43 acres and decrease the size of Lot 2 from 7.28 acres to 4.97 acres; finding the application meets all applicable standards and criteria outlined in Title 11-6-1 of the Bellevue Subdivision Ordinance with the following conditions: 1. The applicant shall comply with all Bellevue Public Works requirements; 2. The application shall comply with all State and Local Building Codes; and 3. The application shall comply with all Bellevue Street Department requirements. President Giordani seconded the motion. Members voting aye: Member Obenauf, Leahy Giordani, Carrerio, Mahoney and Shay. Members voting nay: none. The motion passed unanimously.

c. Resolution No. 2379, A Resolution of the City Of Bellevue, Idaho, Authorizing the Treasurer to Release \$71,441 from Strahorn Phase 2 Bond Savings (LGIP 4037) to Strahorn Partners, LLC:

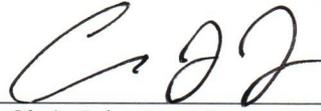
Ms. Shoemaker, City Treasurer, informed the Council that the \$71,441 is the largest amount of money the city has for the Strahorn Phase 2 Bond and the release of funds is for the installation of fencing.

President Giordani pointed out during the last discussion with Mr. Jeff Pfaffle, it was decided there would be fencing on both sides of the path in lieu of the street lighting. Mayor Johnson said he saw some of the fencing but was unsure if it had all been completed. He suggested continuing the agenda item to the Council's June 10, 2024, regular meeting. It was noted that the request came from Galena-Benchmark to release the funds; however, the fencing is a safety corridor.

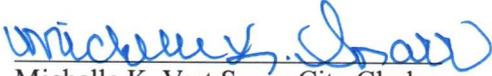
**Motion:** President Giordani moved to continue Resolution No. 2379, A Resolution of the City Of Bellevue, Idaho, authorizing the Treasurer to release \$71,441 from Strahorn Phase 2 Bond Savings (LGIP 4037) to Strahorn Partners, LLC until June 10, 2024. Council Member Carreiro seconded the motion. The motion passed unanimously.

10. **Adjournment:**

With no further business coming before the Common Council at this time, Council Member Carrerio moved to adjourn the meeting at 6:16 p.m. President Giordani seconded the motion. The motion passed unanimously.



Chris Johnson, Mayor



Michelle K. Vest Snarr, City Clerk