



COMMON COUNCIL
CITY OF BELLEVUE, IDAHO
MONDAY, SEPTEMBER 9, 2024, 5:30 PM
115 E. PINE STREET, BELLEVUE, IDAHO 83313

AGENDA

Agendas may be Amended

JOIN ZOOM MEETING

<https://us02web.zoom.us/j/81701467250?pwd=eXtKqNGOhEIraZMvTuOVbX5LVPIb8t.1>

MEETING ID: #817 0146 7250

PASSCODE: #606XKF

ONE TAP MOBILE

+1-253-215-8782 US (Tacoma)
+1-346-248-7799 US (Houston)

PLEASE MUTE YOUR CALL: 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, and on the City's website on September 6, 2024.

CALL TO ORDER

ROLL CALL

1. NOTICE OF AGENDA COMPLIANCE (PER IDAHO CODE §74-204): ACTION ITEM

Suggested Motion: Move that the notice for the September 9, 2024, regular meeting was completed in accordance with Idaho Code, Section §74-204.)

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

3. PUBLIC COMMENT PERIOD: ACTION ITEM

TECHNICALLY APPROVED DRAFT DRINKING WATER FACILITY PLAN

a. Public Comment Period

b. Discussion and Recommendation on the Proposed Improvement Alternatives: ACTION ITEM

4. PUBLIC HEARING: ACTION ITEM

TEXT AMENDMENT FOR TITLE 10, SUBDIVISION REGULATIONS, CHAPTER 7, BUSINESS DISTRICT to amend language to Sub-Section 10-7-1, Purpose, 10-7-2, Permitted Uses, 10-7-3, Accessory Uses, 10-7-4 Conditional Uses, 10-7-5, Dimensional, Bulk & Building Coverage Standards & Requirements, and add two (2) additional Sub-Sections 10-7-6, Specific District Standards and 10-7-7, Design Review Required

a. Motion to waive the three (3) readings Pursuant to Idaho Code § 50-902

b. Motion to read by title only

c. Adoption of Ordinance 2024-03, An Ordinance of the City of Bellevue, Idaho, Amending Bellevue's City Zoning Ordinance, Ordinance No. 86-03 by Amending Chapter 7, B Business District, by Amending Language to Sub-Section 10-7-1, Purpose, 10-7-2, Permitted Uses, 10-7-3. Accessory Uses, 10-7-4, Conditional Uses, 10-7-5: Dimensional, Bulk and Building Coverage Standards and Requirements and Adding Additional Sub-Section 10-7-6, Specific District Standards and 10-7-7, Design Review Required of the Code; and Includes a Severability Clause, a Repealer Clause; and Providing for the Effective Date of this Ordinance Upon Passage, Approval and Publication According to Law

d. Motion to publish Ordinance 2024- XX by summary only

5. PUBLIC COMMENT (FOR ITEMS OF CONCERN NOT ON THE AGENDA – **COMMENTS ARE LIMITED TO 3 TO 5 MINUTES**)

6. PARK FEES:

a. Request to Waive the Park Fees at Memorial Park, for the Hispanic Heritage Celebration, requested by Herbert Romero & Tammy Davis [501 (c)(3)] | ACTION ITEM

b. Request to Waive the Park Fees at Howard Preserve, for the Haunted Forest, requested by Tammy Davis [501 (c)(3)] | ACTION ITEM

7. CONSENT AGENDA: ACTION ITEM

- a. Approval Minutes: *July 8, 2024, July 22, 2024, August 12, and August 26, 2024*, regular meeting minutes
- b. Approval of Claims: *August 27, 2024, through September 9, 2024*

8. NEW BUSINESS:

- a. Approval of Resolution No. 2388, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute the Renewal of a Contract for Services with Mountain Rides Transportation Authority for Public Transit System Services: Chris Johnson, Mayor | **ACTION ITEM**
- b. Approval of Resolution No. 2389, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute an Agreement for Services with Lunceford Excavation, Inc. for Snow Removal Services in an Amount Not-To-Exceed \$30,000: Chris Johnson, Mayor | **ACTION ITEM**

9. ADJOURNMENT: ACTION ITEM

/s/ Michelle K. Snarr
City Clerk, City of Bellevue

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, and on the *City of Bellevue Website: <https://www.bellevueidaho.us/>* on ***September 6, 2024***.

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) 913-1089, at least twenty-four (24) hours prior to the meeting.***



**CONSEJO COMÚN
CIUDAD DE BELLEVUE, IDAHO**
Lunes, 26 de agosto de 2024 17:30
115 E. Pine Street, Bellevue, Idaho 83313

AGENDA

Las agendas pueden ser modificadas

ÚNASE A LA REUNIÓN DE ZOOM

<https://us02web.zoom.us/j/81701467250?pwd=eXtKqNGOhEIraZMvTuOVbX5LVPIb8t.1>

MEETING ID: #817 0146 7250

PASSCODE: #606XKF

Móvil con un toque

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

SILENCIE SU LLAMADA: RECORDATORIO AMISTOSO: APAGUE TODOS LOS TELÉFONOS CELULARES EXCEPTO LOS DEL PERSONAL DE EMERGENCIA.

Determinar 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, la Oficina de Correos y en el sitio web de la Ciudad en septiembre 6, 2024.

LLAME PARA ORDENAR

LLAMADA DE ROL

1. AVISO DE CUMPLIMIENTO DE LA AGENDA SEGÚN EL CÓDIGO DE IDAHO §74-204

(Moción sugerida: Proponer que el aviso para la reunión ordinaria del 9 de septiembre de 2024 se complete de acuerdo con el Código de Idaho, Sección §74-204). ARTÍCULO DE ACCIÓN

2. CONFLICTOS (COMO SE DESCRIBE EN EL CÓDIGO DE IDAHO §74-404) | ARTÍCULO DE ACCIÓN

3. AUDIENCIA PÚBLICA: ARTÍCULO DE ACCIÓN

PROYECTO DE PLAN DE INSTALACIONES DE AGUA POTABLE TÉCNICAMENTE APROBADO

- a. Discusión Período de comentarios públicos
- b. Discusión y Recomendación sobre las Alternativas de Mejora Propuestas: ARTÍCULO DE ACCIÓN

4. AUDIENCIA PÚBLICA: ARTÍCULO DE ACCIÓN

ENMIENDA DE TEXTO PARA EL TÍTULO 10, REGLAMENTOS DE SUBDIVISIÓN, CAPÍTULO 7, DISTRITO COMERCIAL para enmendar el texto de la Subsección 10-7-1, Propósito, 10-7-2, Usos permitidos, 10-7-3, Usos accesorios, 10-7-4 Usos condicionales, 10-7-5, Estándares y requisitos dimensionales, a granel y de cobertura de construcción, y agregar dos (2) subsecciones adicionales 10-7-6, Estándares específicos del distrito y 10-7-7, Revisión de diseño requerida

- a. Moción para renunciar a las tres (3) lecturas de conformidad con el Código de Idaho § 50-902
- b. Moción para leer solo por título
- c. Adopción de la Ordenanza 2024-03, Ordenanza de la ciudad de Bellevue, Idaho, que modifica la Ordenanza de zonificación de la ciudad de Bellevue, Ordenanza n.º 86-03 mediante la modificación del Capítulo 7, Distrito comercial B, mediante la modificación del texto de la Subsección 10-7-1, Propósito, 10-7-2, Usos permitidos, 10-7-3. Usos accesorios, 10-7-4, Usos condicionales, 10-7-5: Estándares y requisitos de dimensiones, volumen y cobertura de construcción y adición de subsección adicional 10-7-6, Estándares de distrito específicos y 10-7-7, Diseño Revisión requerida del Código; e Incluye una Cláusula de Divisibilidad, una Cláusula Derogatoria; y establecer la fecha de entrada en vigor de esta Ordenanza tras su aprobación, aprobación y publicación de conformidad con la ley
- d. Moción para publicar la Ordenanza 2024-XX solo como resumen

5. COMENTARIO PÚBLICO (PARA TEMAS DE PREOCUPACIÓN QUE NO ESTÁN EN LA AGENDA – LOS COMENTARIOS ESTÁN LIMITADOS **A 3 A 5 MINUTOS**)

6. TARIFAS DEL PARQUE:

- a. Solicitud Solicitud de exención de las tarifas del parque Memorial Park, para la celebración de la Herencia Hispana, solicitada por Herbert Romero y Tammy Davis [501 (c)(3)] | ARTÍCULO DE ACCIÓN
- b. Solicitud de exención de las tarifas del parque en Howard Preserve, para el Bosque Encantado, solicitada por Tammy Davis [501 (c)(3)] ARTÍCULO DE ACCIÓN

7. AGENDA DE CONSENTIMIENTO: ARTÍCULO DE ACCIÓN

- a. Acta de aprobación: 8 de julio de 2024, 22 de julio de 2024, 12 de agosto y 26 de agosto de 2024, actas de reuniones ordinarias
- b. Aprobación de Reclamaciones: 27 de agosto de 2024 al 9 de septiembre de 2024

8. NUEVO NEGOCIO

- a. Aprobación de la Resolución No. 2388, Resolución de la Ciudad de Bellevue, Idaho, que autoriza al alcalde a ejecutar la renovación de un contrato de servicios con la Autoridad de Transporte de Mountain Rides para servicios del sistema de transporte público: Chris Johnson, alcalde | ARTÍCULO DE ACCIÓN
- b. Aprobación de la Resolución No. 2389, una resolución de la ciudad de Bellevue, Idaho, que autoriza al alcalde a ejecutar un acuerdo de servicios con Lunceford Excavation, Inc. para servicios de remoción de nieve por un monto que no debe exceder los \$30,000: Chris Johnson, alcald | ARTÍCULO DE ACCIÓN

6. ADORNO | 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 y en el sitio web de la ciudad de Bellevue: <https://www.bellevueidaho.us/> el **6 de septiembre 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
September 9, 2024

Agenda Item 3: TECHNICALLY APPROVED DRAFT DRINKING WATER PLAN
(Approved by the DEQ December 22, 2023)

ITEM 3a: PUBLIC COMMENT PERIOD

ITEM 3b: Discussion and Recommendation on the Proposed Improvement Alternatives | **ACTION ITEM**

Action Item: Chris Johnson, Mayor

Note: Mountain Waterworks, a Part of Merrick & Company is the engineering firm that provided the City of Bellevue Drinking Water Facility Plan, Technical Draft, Approved by DEQ on December 22, 20223.

Suggested Motion: A possible motion to recommend a Proposed Improvement Alternative(s) as outlined in the City of Bellevue Draft Drinking Water Facility Plan.

Link: [Drinking Water Facility Plan \(Approved by DEQ December 22, 2023\)](#)

Attachment(s): City of Bellevue, Idaho, *Drinking Water Facility Plan (none, please see link – the document is 566 pages)*

Notice of Public Comment Period – published in the Idaho Mountain Express on August 21, 2024, and August 28, 2024; Posted on the City's Website, City Hall, and the Bellevue Post Office on August 24, 2024

Public Comment Form: (available in the September 9, 2024, Council Packet (posted on the City's website – top right), at City Hall and will be provided at the Council meeting.

CITY OF BELLEVUE
NOTICE OF PUBLIC COMMENT PERIOD

Technically Approved Draft Drinking Water Facility Plan
Approved by the Department of Environmental Quality (DEQ)

The City of Bellevue, Blaine County, Idaho, will hold a Public Meeting on Monday, September 9, 2024, at 5:30 p.m.

The purpose of the meeting is to present recommendations for improvements to the City of Bellevue's public water system from the Technically Approved Draft Drinking Water Facility Plan. The meeting will present the regulatory requirements, system deficiencies, and proposed improvement alternatives. Additionally, information will be presented regarding the environmental impacts associated with each alternative, funding options, and potential financial impact to ratepayers.

A copy of the Technically Approved Draft Water Facility Plan will be available for public review starting Wednesday, August 21, 2024, at Bellevue City Hall, 115 East Pine Street, Bellevue, Idaho 83313 during normal business hours, which is 7:00 am to 5:30 pm, Monday through Thursday or on the [City of Bellevue](#) website.

Verbal and written comments on the Draft Drinking Water Facility Plan will be accepted at Bellevue City Hall, 115 East Pine Street, Bellevue, Idaho 83313; mailed to PO Box 825, Bellevue, Idaho 83313; telephone number to contact the City Clerk, Michelle Snarr, (208) 788-2128 ext. 4; or emailed to the City Clerk at mvestsnarr@bellevueidaho.us before the public meeting on Monday, September 9, 2024. The public comment period will be from Wednesday, August 21, 2024, and will end on Monday, September 9, 2024.

/s/ Michelle Snarr
City Clerk
City of Bellevue, Idaho

Published August 43 and 28, 2024

CIUDAD DE BELLEVUE
AVISO DE PERIODO DE COMENTARIOS PÚBLICOS

**Anteproyecto de Plan de Instalación de Agua Potable Técnicamente Aprobado
Aprobado por el Departamento de Calidad Ambiental (DEQ)**

La ciudad de Bellevue, condado de Blaine, Idaho, celebrará una reunión pública el lunes 9 de septiembre de 2024 a las 5:30 p.m.

El propósito de la reunión es presentar recomendaciones para mejoras al sistema público de agua de la ciudad de Bellevue a partir del Borrador del Plan de Instalaciones de Agua Potable Técnicamente Aprobado. En la reunión se presentarán los requisitos reglamentarios, las deficiencias del sistema y las alternativas de mejora propuestas. Además, se presentará información sobre los impactos ambientales asociados con cada alternativa, las opciones de financiamiento y el impacto financiero potencial para los contribuyentes.

Una copia del borrador del Plan de instalación de agua técnicamente aprobado estará disponible para revisión pública a partir del miércoles 21 de agosto de 2024 en Bellevue City Hall, 115 East Pine Street, Bellevue, Idaho 83313 durante el horario comercial normal, que es de 7:00 am a 5:30 pm, de lunes a jueves o en el sitio web de la [Ciudad de Bellevue](#).

Se aceptarán comentarios verbales y escritos sobre el borrador del Plan de instalación de agua potable en Bellevue City Hall, 115 East Pine Street, Bellevue, Idaho 83313; enviado por correo a PO Box 825, Bellevue, Idaho 83313; el número de teléfono para comunicarse con la Secretaría Municipal, Michelle Snarr, es (208) 788-2128 ext. 4; o enviado por correo electrónico a la Secretaría Municipal a mvestsnarr@bellevueidaho.us antes de la reunión pública del lunes 9 de septiembre de 2024. El período de comentarios públicos será a partir del miércoles 21 de agosto de 2024 y finalizará el lunes 9 de septiembre de 2024.

/f/ Michelle Snarr
Secretario Municipal
Ciudad de Bellevue, Idaho

Publicado el 43 y 28 de agosto de 2024



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

Public Comment Form		
Date of Meeting:		
Agenda Item:		
Topic:		
Please Select One of the Following:	Support: <input type="checkbox"/>	Do Not Support: <input type="checkbox"/>
*Name (required for the minutes):		
*Address (required for the minutes):		
Phone Number:		
E-mail Address:		
Comments:		
Please selection one of the follow: Resident: <input type="checkbox"/> Non-Resident: <input type="checkbox"/> Other: <input type="checkbox"/>		
Self, Name of Organization, or Other:		



City of Bellevue

City of Bellevue
Regular Common Council Meeting
September 9, 2024

Agenda Item 4: PUBLIC HEARING

Text Amendment for Title 10, Subdivision Regulations, Chapter 7, Business District to amend language to Sub-Section 10-7-1, Purpose, 10-7-2, Permitted Uses, 10-7-3, Accessory Uses, 10-7-4 Conditional Uses, 10-7-5, Dimensional, Bulk & Building Coverage Standards & Requirements, and add two (2) additional Sub-Sections 10-7-6, Specific District Standards and 10-7-7, Design Review Required

Action Item: Action Item | Courtney Long, Great West Engineering

Note: Great West Engineering worked with the Planning and Zoning Commission on proposed text amendments to Bellevue Code, Title 10, Subdivision Regulations, Chapter 7, Business District

The Planning & Zoning Commission held a public hearing on July 15, 2024, for the proposed text amendment and Commissioner Lindberg moved to recommended the text amendment and Commissioner Grootveld seconded the motion.

Public Notice for the September 9, 2024, Council meeting was published in the Idaho Mountain Express, posted on the city's website, posted at Bellevue City Hall and the Post Office and mailed to Blaine County Political Subdivisions and Area Media on August 21, 2024

POSSIBLE Motions:

- a. Motion to waive the three (3) readings Pursuant to Idaho Code § 50-902*
- b. Motion to read by title only*
- c. Motion to adopt Ordinance 2024-03, An Ordinance of the City of Bellevue, Idaho, Amending Bellevue's City Zoning Ordinance, Ordinance No. 86-03 by Amending Chapter 7, B Business District, by Amending Language to Sub-Section 10-7-1, Purpose, 10-7-2, Permitted Uses, 10-7-3. Accessory Uses, 10-7-4, Conditional Uses, 10-7-5: Dimensional, Bulk and Building Coverage Standards and Requirements and Adding Additional Sub-Section 10-7-6, Specific District Standards and 10-7-7, Design Review Required of the Code; and Includes a Severability Clause, a Repealer Clause; and Providing for the Effective Date of this Ordinance Upon Passage, Approval and Publication According to Law*
- d. Motion to publish Ordinance 2024- XX by summary only*



City of Bellevue

Attachment(s):

Draft Ordinance 2024-XX An Ordinance of the City of Bellevue, Idaho, Amending Bellevue's City Zoning Ordinance, Ordinance No. 86-03 By Amending Chapter 7, Business District, by Amending Language to Sub-Section 10-7-1, Purpose, 10-7-2, Permitted Uses, 10-7-3. Accessory Uses, 10-7-4, Conditional Uses, 10-7-5: Dimensional, Bulk And Building Coverage Standards and Requirements and Adding Additional Sub-Section 10-7-6, Specific District Standards and 10-7-7, Design Review Required of the Code; and Includes a Severability Clause, a Repealer Clause; and Providing for the Effective Date of this Ordinance Upon Passage, Approval and Publication According To Law

PROVIDING FOR PUBLICAITION BY SUMMARY:

In lieu of publishing this Ordinance in its entirety, the City of Bellevue shall publish the summary of this Ordinance attached here to as Exhibit A and incorporated herein by reference. The Common Council of said City hereby finds that said summary is true and complete and provides adequate notice of the contents of this Ordinance to the public in compliance with law.

Planning and Zoning Public Hearing Meeting Minutes
Packet Material Provided to the Planning and Zoning

CITY OF BELLEVUE, IDAHO
ORDINANCE NO. 2024-XX

AN ORDINANCE OF THE CITY OF BELLEVUE, IDAHO, AMENDING BELLEVUE'S CITY ZONING ORDINANCE, ORDINANCE NO. 86-03 BY AMENDING CHAPTER 7, BUSINESS DISTRICT, BY AMENDING LANGUAGE TO SUB-SECTION 10-7-1, PURPOSE, 10-7-2, PERMITTED USES, 10-7-3. ACCESSORY USES, 10-7-4, CONDITIONAL USES, 10-7-5: DIMENSIONAL, BULK AND BUILDING COVERAGE STANDARDS AND REQUIREMENTS AND ADDING ADDITIONAL SUB-SECTION 10-7-6, SPECIFIC DISTRICT STANDARDS AND 10-7-7, DESIGN REVIEW REQUIRED OF THE CODE; AND INCLUDES A SEVERABILITY CLAUSE, A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Idaho Local Land Use Planning Act, Title 67, Chapter 65, provide authority for the City of Bellevue to adopt ordinances establishing land use standards, procedures, and uses; and

WHEREAS, Idaho Code § 67-6511 and § 67-6518 authorizes the city to set standards for private and public development and zoning standards for buildings and structures, where in accord with the adopted comprehensive plan; and

WHEREAS, Idaho Code § 67-6509 authorizes the city to adopt, amend, and repeal ordinances in compliance with the public notice and hearing requirements of Idaho Code § 67-6509; and

WHEREAS, the amendments will clarify the purpose of the Business District and provide for a mix of commercial, office and residential uses and encourage two and three-story mixed-use buildings.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the city of Bellevue, Idaho, as follows:

Section 1: Title 10, Chapter 7, Sub-Section 10-7-1 of the Bellevue Code is hereby amended by addition of the underlined language, and by deletion of the stricken language, as follows:

Chapter 7
B Business District

Section:

10-7-1: Purpose and Intent

10-7-2: Permitted Uses

10-7-3: Accessory Uses

10-7-4: Conditional Uses

10-7-5: Dimensional, Bulk And Building Coverage Standards And Requirements

10-7-6: Specific District Standards

10-7-7: Design Review Required

10-7-1: PURPOSE AND INTENT:

It is the purpose of the Business District The purpose of the Business District is to designate space for business, and to preserve the downtown core as the center of cultural and social heart of Bellevue that is consistent with the Bellevue Comprehensive Plan. (Ord. 2015-02, 4-20-2015) The district provides for a mix of commercial, office and residential uses and encourages two-and three-level story mixed-use buildings. In addition to providing for business activities, this district intends to preserve the small-town character and pedestrian scale of development that contribute to the appeal and economic viability of the community. Further, the district supports compact development and recommends a target density of twelve (12) dwelling units per acre of buildable land, unless higher densities are established through amendments of this code, with easy pedestrian access to commercial areas and small lot development to contribute to producing affordable housing while keeping the business zone intact. The Business District promotes the continued infill, investment, and development of the City's commercial areas.

10-7-2: PERMITTED USES:

Permitted, Accessory, and Conditional Uses for this allowed in the Business District are in Table 10.7.1, to the following: All Conditional Uses must comply with Chapter 10-15 'Conditional Use Permit' of the Code.

Business, professional, public or social services offices.

Gas Stations, restaurants, bars, theaters, banks, motels, tourist homes, hotels, and car washes.

Nursery for children, nursing homes.

~~One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is: a) in the same building as the business use of the property; b) clearly ancillary and secondary to the business use which shall, by application, be the primary use of the property; c) of less square footage than the business use of the building; and d) in the back of and/or on an upper floor of the building so as not to adversely reduce the ground level, street frontage business space available. Accessory dwelling units shall be subject to administrative design review approval.~~

Public utility business offices, repair, and storage facilities.

Recreational facilities, including bowling alleys.

Repair and personal services.

Retail ~~stores~~ and related storage, including commercial nursery and building supply outlets.

Short-Term Rental.

Wireless communication facilities (WCFs) (see additional requirements in section 10-23-7 of this title). (Ord. 2015-02, 4-20-2015)

Work/Live Units.

10-7-3: ACCESSORY USES:

The An Accessory uses for this district include, but are not limited to, the following: shall be allowed when a primary use has been established on the lot. If the applicant desires to establish an Accessory use or structure prior to a primary use or structure, the applicant shall seek an agreement with the City and establish a timeline for developing the primary use or structure.

Accessory Dwelling Units.

Small engine Repairs and maintenance.

Temporary buildings incidental to construction work on the premises; such buildings to be removed upon completion of construction work. (Ord. 2015-02, 4-20-2015)

10-7-4: CONDITIONAL USES:

Conditional Uses ~~for this district are limited to the following:~~ shall be reviewed for compatibility will the downtown core area, generally between Beech Street and Poplar Streets as identified in the Comprehensive Plan.

Banks.

Car Washes.

Churches.

Development that includes Work/Live Units with a proposed density greater than 12 units per acre

Gas Stations.

Governmental emergency service WCFs.

Hotel/Motel.

Motor vehicle sales and leasing with no use of banners, flags, balloons, and other display techniques except signage, which complies with this title.

Parking lots and garages.

Public Facilities.

Residential Units, Multi-Family (3-plus units).

Schools/educational facilities.

~~Small engine Repairs and maintenance incidental to the primary use.~~

Buildings in excess of twenty ~~eight thousand (28,000)~~ 20,000 square feet ~~in gross floor area, up to a maximum floor area not to exceed~~ but less than thirty-six thousand (36,000) square feet. (Ord. 2018-01, 4-23-2018; amd. Ord. 2022-01, 4-1-2022 See 10.7.5.D-1)

Table 10.7.1 – Permitted Use Table

PERMITTED				
Short Term Rental	Bars	Restaurants	Theaters	Nursery for children
Retail and Related Storage, including commercial nursery and building supply	Work/Live Units	Repair and Personal Services		Nursing home

Business, professional, or social services offices	Mixed-Use buildings <20,000 square feet	Public Utility Business Offices, Repair and Storage Facilities	Recreational Facilities, including bowling alleys	Wireless Communication Facility (see 10.23.7)				
ACCESSORY								
Accessory Dwelling Units	Small engine repairs and maintenance							
Temporary buildings incidental to construction work on the premises; such buildings are to be removed upon completion of construction work. (Ord. 2015-02, 4-20-2015)								
CONDITIONAL								
Churches	Governmental emergency services WCFs			Parking lots and garages				
Public Facilities	Buildings >20,000 square feet but less than 36,000 square feet (See 10.7.5.D-1)			Schools/educational facilities				
Gas Stations	Car Washes	Residential Units, Multi-Family (3+ units)	Hotel/Motel					
Banks	Motor vehicle sales and leasing with no use of banners, flags, balloons, and other display techniques except signage, which complies with this title.		Development that includes Work/Live Units with a proposed density >12 units per acre					

10-7-5: DIMENSIONAL, BULK AND BUILDING COVERAGE STANDARDS AND REQUIREMENTS:

D. Maximum Floor Area:

1. The gross floor area for buildings in the B zone shall not exceed thirty six thousand (36,000) thousand square feet. All buildings in excess of twenty-eight thousand (~~20,000~~) (28,000) square feet in gross floor area per lot or parcel shall apply for and obtain a conditional use permit, pursuant to chapter 10-15 of this Code. All buildings in excess of twenty-eight thousand (~~20,000~~) (28,000) square feet shall have a minimum setback of ten feet (10').

10-7-6: SPECIFIC DISTRICT STANDARDS

The following standards shall apply to development in the Business District:

A. Parking

Siting parking in appropriate locations can simultaneously enhance a community's streetscape and viewshed while maintaining vehicular access and safety, ultimately improving pedestrian access, circulation, and safety.

1. Reverse frontage (off-street parking beside or behind the building) shall be required.
2. Parking requirements shall adhere to Chapter 10-21 of this Code.
3. Two (2) bicycle parking racks per four (4) dwelling units.
 - a. Bicycle parking used for long-term, residential, or work-day storage shall be under a covered facility.
4. Residential Uses:
 - a. Minimum of one (1) off-street parking space per dwelling unit.
 - b. Minimum of one (1) off-street guest parking per three (3) dwelling units.

B. Building Orientation

Primary building facades and entries shall face the adjacent street or avenue with an entry door recessed at least two (2) feet from the front building wall.

C. Screening

Service areas associated with non-residential uses, such as dumpsters, and parking lots larger than four (4) parking spaces shall be screened from adjoining residential uses with an opaque wall and/or fence at least six (6) feet in height, along with vegetation.

D. Building Height

Multi-level buildings are encouraged.

E. Open Space

Usable open space of not less than 10% of the lot area shall be included in the project design. Calculations for open space may include space reserved for required setbacks and snow storage.

1. Exemption from Open Space Requirements to no less than 5% may include:
 - a. Reductions of open space requirements for multi-family units may be approved through Design Review for the use of rooftop open space design.
 - b. Review and approval by Design Review installation of green infrastructure, such as bioswales for stormwater management.
 - c. Development within 100 feet of public amenities, such as Wood River Trail, Howard Preserve and public parks. Distance shall be measured from the furthest boundary line of the subject property to the nearest boundary line of the public amenity.
 - d. Development within 350 feet of public amenities, such as Wood River Trail, Howard Preserve and public parks if public improvements are proposed to create, connect, or

improve access to such amenities. Distance shall be measured from the furthest boundary line of the subject property to the nearest boundary line of the public amenity.

2. Open Space reductions shall not apply on parcels within the Special Flood Hazard Area.

F. Sidewalk

Sidewalks shall be required per Chapter 10-14-6 of the Code.

G. Residential Uses

1. Residences shall be prohibited on the street front of the ground floor level.
2. Storage: each unit of less than 600 square feet shall be provided with on-site storage. Size, location, design, of the storage areas shall be determined through the Design Review process.
3. Work/Live units are intended to function for commercial operations as the principal use. At least one person operating or working in the unit shall also reside in the work/live dwelling. Work/live units shall be held jointly in common ownership, and the work and live spaces cannot be sold or platted as separate condominiums.

10-7-7: DESIGN REVIEW REQUIRED

- A. All multi-family and mixed-use buildings shall be subject to Design Review, Chapter 10-17. The Planning and Zoning Commission may impose additional requirements and conditions in the process. These conditions may include, but are not limited to, architectural design parameters, snow storage, screening, and buffering treatments.
- B. Maintenance of the improvements required by Design Review Standards shall adhere to Chapter 10-17-8 of the Code.

Section 2. PENALTIES AND CIVIL ENFORCEMENT

Any person violating any provision of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof, may be punished by a fine of not more than \$300 or by imprisonment for not more than thirty (30) days or by both such fine and imprisonment. Each day said violation occurs shall be a separate offence. In addition to the foregoing, the City may maintain an action or actions at law or in equity, including, but not limited to, actions for injunctive relief to restrain violation of this Ordinance or to compel compliance with this Ordinance.

Section 3. SAVING CLAUSE:

If any section, paragraph, sentence or provision hereof or the application thereof to any particular circumstance shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

Section 4. REPEALER CLAUSE:

Title 10, Zoning Regulations, Chapter 7, Business District, of the Bellevue City Code shall be and the same are hereby repealed in its entirety and the above provisions are adopted in replacement thereof.

Section 5. PROVIDING FOR PUBLICAITON BY SUMMARY:

In lieu of publishing this Ordinance in its entirety, the City of Bellevue shall publish the summary of this Ordinance attached here to as Exhibit A and incorporated herein by reference. The Common Council of said City hereby finds that said summary is true and complete and provides adequate notice of the contents of this Ordinance to the public in compliance with law.

Section 6: EFFECTIVE DATE:

This Ordinance shall be in full force and effect rom and after its passage and publication as required by law.

PASSED AND APPROVED by the Common Council of the City of Bellevue, Idaho, this
____ day of _____, 2024.

**CITY OF BELLEVUE,
BALINE COUNTY, IDAHO**

Chris Johnson, Mayor

ATTEST:

Michelle K. Vest Snarr, City Clerk

ROLL CALL

AYE

NAY

Council Member Carreiro _____

Council Member Giordani _____

Council Member Leahy _____

Council Member Mahoney _____

Council Member Obenauf _____

Council Member Shay _____

CITY OF BELLEVUE, IDAHO
ORDINANCE NO. 2024-XX

AN ORDINANCE OF THE CITY OF BELLEVUE, IDAHO, AMENDING BELLEVUE'S CITY ZONING ORDINANCE, ORDINANCE NO. 86-03 BY AMENDING CHAPTER 7, B - BUSINESS DISTRICT, BY AMENDING LANGUAGE TO SUB-SECTION 10-7-1, PURPOSE, 10-7-2, PERMITTED USES, 10-7-3. ACCESSORY USES, 10-7-4, CONDITIONAL USES, 10-7-5: DIMENSIONAL, BULK AND BUILDING COVERAGE STANDARDS AND REQUIREMENTS AND ADDING ADDITIONAL SUB-SECTION 10-7-6, SPECIFIC DISTRICT STANDARDS AND 10-7-7, DESIGN REVIEW REQUIRED OF THE CODE; AND INCLUDES A SEVERABILITY CLAUSE, A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

A summary of the principal provisions of Ordinance No. 2024-XX of the City of Bellevue, Blaine County, Idaho, adopted the ____ day of _____, 2024 is as follows:

An applicant-initiated text amendment to the Bellevue City Zoning Ordinance Number 86-03, Title 10, Subdivision Regulation, Chapter 7, B Business District, to add language to Section §10-7-1 from Purpose to Purpose and Intent and redefine the Purpose and Intent as the Business District includes the Business Zone and is regarded as the center of the cultural and social heart of Bellevue and to designate space for business, and to promote and encourage growth compatible with its present uses and consistent with the Bellevue Comprehensive Plan. The district will provide for mixed-use buildings with a recommended target density of twelve (12) dwelling units per acre of buildable land and contribute to producing affordable housing.

Amending Sections §10-7-2, §10-7-3 and §10-7-4, Permitted, Accessory and Conditional Uses, by adding uses to the Permitted Uses: Short-Term Rentals and Work/Live Units; moving existing Permitted Uses and Conditional Uses to Accessory Uses. The use moved from Permitted Uses to Accessory Uses: Accessory Dwelling Units, and the use moved from Conditional Uses to Accessory Uses: Small Engine Repairs and Maintenance. Uses moved from the existing Permitted Uses to the Conditional Uses: Banks, Car Washes, Gas Stations, and Hotel/Motel. Uses added to Conditional Uses: Development that includes Work/Live Units with a proposed density greater than 12 units per acre, Residential Units, Multi-Family (3-plus units), and Schools/educational facilities; and amending language under Conditional Uses: Buildings in excess of twenty-eight thousand (28,000) to twenty thousand (20,000) square feet and a maximum floor area not to exceed thirty-six thousand (36,000) to but less than thirty-six thousand (36,000) square feet.

Amending Section §10-7-5, Dimensional, Bulk and Building Coverage Standards and Requirements, by reducing the gross floor area for a building in the Business zone from twenty-eight thousand (28,000) to twenty thousand (20,000).

Adding Section §10-7-6, Specific District Standards. Establishing standards for developments in the Business District: Parking, Building Orientation, Screening, Building Height, Open Space, Sidewalks, and Residential Uses.

Adding Section §10-7-7, Design Review Required. Establishing that all multi-family and mixed use buildings shall be subject to Design Review and maintenance of the improvements shall adhere to Chapter §10-17-8 of the Code.

This Ordinance will be effective upon publication.

The full text of this Ordinance is available on the City's website, www.bellevueidaho.us, or at the City Clerk's Office, Bellevue City Hall, 115 East Pine, Bellevue, Idaho 83313 and will be provided to any citizen upon personal request during normal office hours.

**ORDINANCE NO. 2024-XX SUMMARY
CERTIFICATION**

The undersigned City of Bellevue City Attorney, having reviewed Ordinance No. 2024-**XX**, believes the summary of Ordinance No. No. 2024-**XX** is true and complete and that it provides adequate notice to the public of the identity and principal provisions of the ordinance.

Dated this _____ day of _____ 2024.

Frederick C. Allington, City Attorney

Publish: xx/xx/yyyy
Idaho Mountain Express Date:

DRAFT

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that the Bellevue Common Council will hold a public hearing at **5:30 p.m. on Monday, September 9, 2024**, at the Bellevue City Hall, 115 E. Pine Street, Bellevue, Idaho, 83313 or *via Zoom* to consider the following text amendments:

Consideration of an applicant-initiated text amendment submitted by Jeff Swanson, c/o South Tacoma Way, LLL, to the Bellevue City Code, Title 10, Subdivision Regulation, Chapter 7, Business District, to amend language to Sub-Section 10-7-1, Purpose, 10-7-2, Permitted Uses, 10-7-3. Accessory Uses, 10-7-4, Conditional Uses, 10-7-5: Dimensional, Bulk and Building Coverage Standards and Requirements and add two (2) additional Sub-Sections 10-7-6, Specific District Standards and 10-7-7, Design Review Required.

NOTICE IS FURTHER GIVEN that any and all interested persons are invited to attend this public hearing or submit written comments or direct questions to the Bellevue City Clerk at P.O. Box 825, Bellevue, Idaho, 83313, (208) 913-0189 or mvestsnarr@bellevueidaho.us. For special accommodations or to participate in the noticed meeting, please contact the City Clerk. A copy of the proposed amendment is available at City Hall located at 115 E. Pine Street, Bellevue, Idaho or on the City's web site (located under Mayor and City Council / Bellevue CC Public Hearing Notices 2024) at Bellevueidaho.us.

/s/ Michelle Snarr, City Clerk
Published: Idaho Mountain Express, August 21, 2024

Posted: August 21, 2024

AVISO DE AUDIENCIA PÚBLICA

POR EL PRESENTE SE DA AVISO PÚBLICO de que el Consejo Común de Bellevue celebrará una audiencia pública a las 5:30 p.m. el lunes 9 de septiembre de 2024, en el Ayuntamiento de Bellevue, 115 E. Pine Street, Bellevue, Idaho, 83313 o vía Zoom para considerar las siguientes enmiendas al texto:

Consideración de una enmienda de texto iniciada por el solicitante presentada por Jeff Swanson, c/o South Tacoma Way, LLL, al Código de la ciudad de Bellevue, Título 10, Reglamento de subdivisión, Capítulo 7, Distrito comercial, para enmendar el texto de la Subsección 10-7 -1, Propósito, 10-7-2, Usos permitidos, 10-7-3. Usos accesorios, 10-7-4, Usos condicionales, 10-7-5: Estándares y requisitos de dimensiones, volumen y cobertura de construcción y agregar dos (2) subsecciones adicionales 10-7-6, Estándares de distrito específicos y 10-7 -7, Se requiere revisión del diseño.

ADEMÁS SE NOTIFICA que todas y cada una de las personas interesadas están invitadas a asistir a esta audiencia pública o enviar comentarios por escrito o preguntas directas al Secretario de la Ciudad de Bellevue en P.O. Box 825, Bellevue, Idaho, 83313, (208) 913-0189 o mvestsnarr@bellevueidaho.us. Para adaptaciones especiales o para participar en la reunión notificada, comuníquese con el Secretario Municipal. Una copia de la enmienda propuesta está disponible en el Ayuntamiento ubicado en 115 E. Pine Street, Bellevue, Idaho o en el sitio web de la Ciudad (ubicado en Avisos de audiencia pública del alcalde y el Concejo Municipal / Bellevue CC 2024) en Bellevueidaho.us.

/f/ Michelle Snarr, Secretaria Municipal
Publicado: Idaho Mountain Express 21 de agosto de 2024

PUBLICADO: 21 de Agosto de 2024



City of Bellevue

115 E Pine Street
PO Box 825
Bellevue, ID 83313
208-788-2128 | Fax 208-788-2092
www.bellevueidaho.us

August 20, 2024

To: Blaine County Political Subdivision and Area Media

From: City of Bellevue

RE: Upcoming Bellevue Common Council Meeting

Pursuant to Idaho Code §67-6509, we are hereby providing you with the following information:

On Monday September 9, 2024, the Bellevue Common Council will hold a public hearing during the regular Council meeting at the Bellevue City Hall located at 115 East Pine Street, in Bellevue. Items on the agenda include the following:

PUBLIC HEARING for consideration of an applicant-initiated text amendment submitted by Jeff Swanson, c/o South Tacoma Way, LLL, to the Bellevue City Code, Title 10, Subdivision Regulation, Chapter 7, Business District, to amend language to Sub-Section 10-7-1, Purpose, 10-7-2, Permitted Uses, 10-7-3. Accessory Uses, 10-7-4, Conditional Uses, 10-7-5: Dimensional, Bulk and Building Coverage Standards and Requirements and add two (2) additional Sub-Sections 10-7-6, Specific District Standards and 10-7-7, Design Review Required.

Any and all interested persons are invited to attend this public hearing or submit written comments or direct questions to the City Clerk at P.O. Box 825, Bellevue, Idaho, 83313 or mvestsnarr@bellevueidaho.us. For special accommodations or to participate in the noticed meeting, please contact the City Clerk at (208) 913-0189. The materials associated with these applications will be available at the City Hall or on the city website (located under Mayor and City Council / Bellevue CC Public Hearing Notices 2024) at Bellevueidaho.us.

Published: Idaho Mountain Express: August 21, 2024
Political Subdivision: August 21, 2024

Public Hearing:

- a. Public Hearing to consider a Text Amendment submitted by Errin Bliss, on behalf of South Tacoma way, LLC to Title 10: Zoning Regulations, Chapter 7: Business District, Section 10-7-2: Permitted Uses. Courtney Long, Great West Engineering.

ACTION ITEM

Courtney Long, (Great West Engineering), started with an overview of the newest proposed changes to the language of the text amendment draft. She explained that certain words could be changed to give the Commission the ability to further discuss density bonus or other measures the city wishes to take to add more dwelling units or housing. She explained reasoning for relocating multifamily housing from the permitted section to conditional which would allow the City to review each application on a case-by-case basis and mitigate the potential of any water or sewer issues. Long also added language for bicycle storage as per previous conversations with the Planning Commission. After reading public comments from the Wood River Land Trust regarding developments in the flood plain she suggested adding language to the open space requirement specifying the flood plain regulations if applicable to a proposed development.

The applicant and his representatives worked together to preface the project that brought about the application for the proposed Text Amendment to §10-7-2.

Pam Colesworthy, Berkshire Hathaway Home Services: representing the applicant, Jeff Swanson.

Upon reading some public comments she felt there was some pushback on the kind of development that brought about the proposed text amendment. The owner of the property would very much like to see a mixed-use-work/live development on the property with store fronts on the bottom and living space on the second floor for business owners. The center of the town is where density belongs and will help fill a niche that is not filled anywhere else in the valley. Colesworthy explained that more density per acre is important to the proposed work/live project because it would help in bringing down the price point of the units.

Errin Bliss, Bliss architecture: representing the applicant, Jeff Swanson.

Bliss briefly touched on his background in the Wood River Valley which tied into his interest in helping provide more affordable housing in Bellevue. The advantage of multifamily housing is to provide more homes in a small space at a cost-effective price. Building a larger number of units will help alleviate the cost for potential buyers. The proposed project will provide a place for people to work/live and shop all in one place without having to contribute to the traffic on Highway 75. Bliss provided a presentation depicting a mockup of the proposed project at 305 N Main Street. [See attached slides.](#)

Jeff Swanson, Developer and Applicant.

Swanson explained the potential buyer's ability to have a clean pallet for their work live unit. Parking in the back would leave street parking for customers. Traffic would need to come off Main Street. These units would be live/work. He wants this proposed project to be part of the City's Core.

Chair Kurtz opened the meeting to public comment at 5:56 p.m.

Keith Perry, Blaine County Housing Authority.

Perry told the Planning Commission that the biggest issue BCHA has is giving away market rate density without incentives, which could lead to legal problems in the future. Simple fixes could include allowing work/live units now and focusing on incentives and density more in depth in the future. Perry explained that the Blaine County Housing Authority could help with compliance as they have the staff in place for that purpose.

Tom Blanchard, 33 Lower Broadford Road

Blanchard is concerned that the information packet did not contain original text before the text amendment was initiated. This packet was not available until Thursday night, and he wanted to encourage staff to get packets out earlier for public review. [See handout \(Hyperlink\)](#). Developments and housing in the Business Zone and Main Street will create vibrancy for the downtown core of Bellevue. Blanchard encouraged the Planning Commission to consider community housing with rent control and the further need to look at the flood plain as it is concerned with the Business Zone. He provided a map for reference, then went on to discuss the possibility of developments on certain lots in the business zone.

Florence Blanchard, 33 Lower Broadford Road

Blanchard started by saying this Proposed Amendment does not address traffic issues. Broadford road was predicted to be the busiest road in Bellevue in 2008. She went further to describe her concerns with safety at the intersection of Broadford Road and Main Street. Proposed developments would make this intersection even more congested. Blanchard's next concern is with pedestrian safety on Broadford and Main. The angle of the road obscures drivers' view of people crossing Broadford. She doesn't believe more traffic should be introduced to this intersection at this time. [Please see public comment \(Hyperlink\)](#).

Cece Osborn, Wood River Land Trust

Bellevue has a flood damage prevention ordinance, Osborn explained, but it does not contain requirements for developments, more specifically density restrictions in the flood plain. There is no riparian set back or protection for this area in the Business Zone Text. Typically, a city has a special flood plain overlay. Bellevue does not. Osborn recommends creating a special flood plain overlay or changing the zoning in the Howard Preserve area. She proposed specific language in her letter (Attached) and asks that Bellevue consider the flood plain before passing any text amendments.

Dorothy Schinella, 17 Glen Aspen Drive

Schinella expressed concerns with increased traffic on Broadford because of new developments on Main Street. She stated an issue with not receiving meeting packet information directly. She thinks more studies need to be done regarding street safety.

Chris Johnson, 210 Parkside Drive, Mayor of Bellevue

Johnson clarified that the City **does** have a current traffic study underway. A lot of concerns are understandable with this text amendment. He explained the necessity to make improvements to the Bellevue Municipal Code and touched on the value of doing so thoroughly. There will be more public hearings held to discuss this topic and there is plenty of time to perfect it.

Jessica Obenauf, 220 Parkside Drive

Obenauf expressed her stance on the need for deed restricted community housing in Bellevue. Hailey and Ketchum already have community housing and Bellevue needs to make strides in that direction, too. Many people she knows may have to move out of the Wood River Valley because of the lack of housing for local workers.

With no further remarks, Chair Kurtz Closed Public comment at 6:36 p.m.

Chair Kurtz explained that each application presented to the Planning Commission is comprehensively reviewed for specific criteria before approval. He wanted to be sure everyone kept this in mind while reviewing the most current draft of the Text Amendment. Further discussion was had about the details of application criteria and how they pertain to future development reviews. Courtney Long and the

Planning Commission conferred about ways they could address areas within the flood plain in the business zone.

Discussion was had about an approach to take if they decide to make changes to the zoning text in Phases. Chair Kurtz spoke about the idea to approve certain language of the amendment in phases as was touched on in previous Planning Commission meetings. Commissioner Grootveld said he liked the idea of approving Work/Live during this phase and addressing community housing during a separate, future process. Commissioner Lindberg talked about her continued stance that she was not on board with moving forward without addressing community housing. The commission further discussed conditional use permitting and how it would relate to any developments presented to them in the future. After more deliberation Courtney Long made an addition to the proposed amendment regarding the area that lies within the flood plain: Open Space reduction shall not apply within a flood hazard area. Commissioner Grootveld reviewed the requirements for a Conditional Use Permit. The planning Commission agreed that they felt comfortable with the constraints in place to approve or deny any application in the conditional use section of the code.

Motion: Commissioner Lindberg moved to recommend the text amendment with the proposed changes to Title 10: Zoning Regulations, Chapter 7: Business District, Section 10-7-2: Permitted Uses submitted by Errin Bliss, on behalf of South Tacoma way, LLC. Commissioner Grootveld seconded, and the motion passed unanimously.

Public Hearing:

- b. Public Hearing to consider a Preliminary Plat/Subdivision application submitted by Mark Phillips on behalf of Cidney Hammer of KMAM REALESTATE IDBEL, LLC. ***For continuation on record to a date certain of August 05, 2024. ACTION ITEM

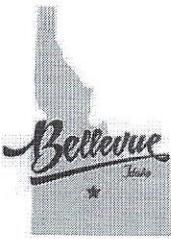
Motion: Commissioner Lindberg moved to continue the Public Hearing to Consider a Preliminary Plat/Subdivision application submitted by Mark Phillips on behalf of Cidney Hammer of KMAM REALESTATE IDBEL, LLC to a date certain of August 05, 2024. Commissioner Weisen Seconded, and the motion passed unanimously.

Adjournment:

Motion: With no further business coming before the Planning and Zoning Commission at this time, Commissioner Grootveld moved to adjourn the meeting at 7:17 p.m. Commissioner Weisen seconded the motion. The motion passed unanimously.

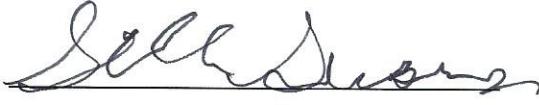
John Kurtz, Planning Commission Chair

Amy Phelps, Planning Commission Secretary



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

Text Amendment Application

Applicant Information		
Applicant Name: Jeff Swanson C/O South Tacoma Way, LLC		
Mailing Address: P.O. Box 4656 Ketchum, ID 83340		
Phone #: (206) 475-7685	Fax #:	Email: jeffswanson999@msn.com
Project Contact: (if different from above) Errin Bliss, Bliss Architecture		
Mailing Address: 126 S. Main St. Ste. B1 Hailey, ID 83333		
Phone #: (208) 721-7424	Fax #:	Email: errin@blissarchitecture.com
Project Description		
Ordinance to be Amended: <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Zoning <input type="checkbox"/> Comprehensive		
Section title and number to be amended: Title 10-7-2 Permitted Uses		
Fees: \$600.00		
+ additional publication costs:		
Acknowledgement		
*This application is due no less than 15 days prior to the next regularly scheduled meeting date of the Bellevue Planning & Zoning Commission with all of the required material itemized in Chapter 19, Design Review, and Bellevue City Ordinance 86-03.		
The following items MUST be submitted with the application to be considered complete (v):		
<input checked="" type="checkbox"/> The new language proposed for the section to be amended		
<input checked="" type="checkbox"/> A written explanation and summary of specific objective of the proposed amendment.		
<input checked="" type="checkbox"/> An analysis of any related goals or policies of the Comprehensive Plan, citing sections that may support or address the proposed amendment.		
<input checked="" type="checkbox"/> PDF files of all required documents		
n/a Names and addresses of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered. Submit paper copy and electronically on formatted spreadsheet. Names and addresses can be obtained using the Blaine County map server http://maps.co.blaine.id.us or from the Blaine County Assessor's office. Assistance can be provided by the Bellevue Planning staff upon request.		
____ Other information as requested by the Planner.		
Applicant's Signature:	 Date: 11/08/2023	
Official Use Only		
Date Received: _____	Check #: _____	CD Director Signature: _____

November 8, 2023

City of Bellevue
Community Development Department
115 E. Pine Street
Re: Text Amendment Application
Attention: Michelle Vest Snarr

Objective of Proposed New Language

Existing Site Context:

Located at the northwest corner of Main Street and Broadford Road, the proposed Project Site consists of 3 undeveloped infill parcels; Lot 2A (+/-0.22 acres), Lot 3A (+/-0.14 acres), and Lot 4A (+/-0.14 acres). The 3 parcels, totaling approximately 0.5 acres are located within the Business District Zone. The site is bordered directly to the west by a General Residential District Zone and by General Residential one block to the east starting at 2nd Street. Existing uses directly to the north of the site include a few single-family homes along with Lucy's Breakfast at the NW corner of Main and Birch Streets. Directly south of the site at the SW corner of Broadford and Main is a single-family home with the Building Materials Thrift Store further south. Directly east of the site, across Main Street, is Tula's Hair Salon and Napa Auto Parts at the SE corner of Main and Cottonwood Streets. Directly west of the site are empty lots, intended for residential use. The City of Bellevue Public Works Storage Yard is located toward the SW of the site. Please reference the Context/Vicinity Map, Sheet A100.

Proposed Use:

The proposed Project consists of eight, 3-story Live/Work Units, with each of the units consisting of approximately 517 sq. ft. of Office/Commercial use on the ground floor and residential living spaces on the second and third floors. Six of the eight units are to be approximately 1,567 sq. ft. with 1 bedroom on the third floor. The remaining two units, are to be approximately 1,813 sq. ft. with 2 bedrooms on the third floor. It is anticipated that the majority of the Office/Commercial use on the ground floor will be for either light retail or for professional services.

Objective of Proposed New Language to Title 10-7-2 Permitted Uses:

The Applicant team is proposing the following additional language be added to the Bellevue City Code, Title 10-7-2 Permitted Uses for the Business District:

- Mixed-Use Buildings
- Multi-Family Dwellings
- Live-Work Buildings

As previously noted, the existing site context, specifically within the Business District, currently consists of a mix of residential and commercial uses. Allowing Mixed-Use Buildings, Multi-Family Dwellings, and Live-Work Buildings would permit uses already present within the district but at a denser scale within a single building or group of buildings on a single lot. Within Chapter 5 of the Comprehensive Plan, an Objective is to 'Support Investment in Downtown Business Through Zoning and Mixed Use.'

Mixed-Use, Multi-Family, and Live-Work Buildings would allow for potential new development opportunities on many of the empty lots within the Business District. This new development would be

BLISSARCHITECTURE

consistent with many of the Objectives of Chapter 12 of the Comprehensive Plan. Allowing such uses, would help provide for a more diverse mix of housing types, since the majority of housing within the city are single-family homes. The denser and more compact nature of Mixed-Use, Multi-Family, and Live-Work Buildings are more compatible for the smaller infill properties within the Business District and don't require additional public infrastructure to be built as is commonly needed with annexation developments or developments on the edge of the city limits. Allowing these uses would also help facilitate and promote walking and bicycling within the downtown core.

Allowing Mixed-Use, Multi-Family, and Live-Work uses within the Business District would be consistent of what the other cities within the Wood River Valley permit. The Community Core District of Sun Valley currently permits mixed-use buildings and multi-family dwellings. The Community Core District of Ketchum currently permits mixed-use buildings and multi-family dwellings. The Business District of Hailey currently permits mixed-use and multi-family dwellings.

November 8, 2023

City of Bellevue
Community Development Department
115 E. Pine Street
Re: Text Amendment Application
Attention: Michelle Vest Snarr

New Language Proposed for Title 10-7-2 Permitted Uses

The Applicant is proposing the following additional language be added to the Bellevue City Code, Title 10-7-2 Permitted Uses for the Business District:

- Mixed-Use Buildings
- Multi-Family Dwellings
- Live-Work Buildings

November 8, 2023

City of Bellevue
Community Development Department
115 E. Pine Street
Re: Text Amendment Application
Attention: Michelle Vest Snarr

Comprehensive Plan Analysis

Existing Site:

Located at the northwest corner of Main Street and Broadford Road, the proposed Project Site consists of 3 undeveloped infill parcels; Lot 2A (+/-0.22 acres), Lot 3A (+/-0.14 acres), and Lot 4A (+/-0.14 acres). The 3 parcels, totaling approximately 0.5 acres are located within the Business District Zone.

Proposed Use:

The proposed Project consists of eight, 3-story Live/Work Units, with each of the units consisting of approximately 517 sq. ft. of Office/Commercial use on the ground floor and residential living spaces on the second and third floors. Six of the eight units are to be approximately 1,567 sq. ft. with 1 bedroom on the third floor. The remaining two units, are to be approximately 1,813 sq. ft. with 2 bedrooms on the third floor. The units are preliminarily proposed to be individually owned as condominiums. Currently, the Business District Zone does not allow for either Mixed-Use Buildings, Multi-Family Dwellings, nor Live-Work Units.

Relationship of the Project to the Comprehensive Plan:

The following corresponds to the relative Chapters of the 2017 Comprehensive Plan. The relative Goals of each Chapter are outlined with analysis illustrating how the Project is in conformance with the Plan.

| Chapter 2 - Population

| Goal 1: Grow the Economy.

1. The design of the Project will encourage a diversity of commercial, artisanal, and professional service uses on its first floor with its open and flexible floor plan, high ceilings, and large storefront windows facing Main Street.

| Goal 3: Encourage Responsible Residential Growth.

1. The Project is designed to provide affordable housing within the central and downtown core of the city.

| Goal 4: Ensure Adequate Infrastructure to Support Growth.

1. Since the Project is located on an infill site within the downtown core, there is no need for annexation or costly new public infrastructure such as new roads, sidewalks, and utility lines.

| Chapter 4 – Economic Development

| Goal 1: Maintain the Downtown Core While Preserving the Small Town Character of Bellevue.

1. The Project will greatly help contribute to a more vibrant and sustainable downtown core with both its commercial and residential uses.

2. The Project will greatly help to maintain and promote the downtown core as the primary commercial center of the city.

| **Goal 3: Expand Economic Development Opportunities Within Bellevue.**

1. The Project will be harmonious with adjacent properties that currently consist of a mix of commercial, retail, and single-family uses.

| **Chapter 5 – Land Use**

| **Goal 1: Work to Retain and Support Expansion of Existing Independent Small Local Businesses.**

1. The design and small-scale of the commercial portion of the Project will encourage and facilitate small local businesses with large storefront windows and high visibility along Main Street.
2. The Project is an infill site within the downtown core with ample off-site parking available along Main Street and proposed additional on-site customer parking and corresponding snow storage behind the building.
3. The Project was designed specifically for Main Street in Bellevue. Its intentional architectural design and building scale incorporate building materials such as natural wood siding, brick, and corrugated metal siding found in many of Bellevue's historic and contemporary commercial buildings, including the historic I.O.O.F. Hall Building, the historic Bellevue State Bank Building, The Valley Wide Country Store, and the South Central Public Health District Building.
4. The commercial portion of the Project will complement adjacent commercial uses such Tula's hair salon, Napa Auto Parts Store, and the Building Materials Thrift Store.

| **Goal 3: Ensure Land Uses That Encourage a Balance of Business, Light Industrial, Residential, Recreational Uses Throughout the Community.**

1. The Project will provide a mix of new businesses, while simultaneously providing affordable housing above the commercial uses.

| **Chapter 6 – Natural Resources**

| **Goal 2: Protect and Preserve the Natural Resources of Bellevue and Surrounding Lands.**

1. Although a landscape plan has yet to be designed, the Project will incorporate native and native adapted, hardy trees, shrubs, groundcovers and grasses to minimize maintenance and water consumption.
2. The Project will incorporate energy saving LED site lighting that will meet the lighting ordinance requirements and be dark sky compliant.

| **Chapter 9 – Transportation**

| **Goal 1: Provide A Safe and Efficient Transportation System That Will Meet the Needs of the Community.**

1. As a mixed-use project with both commercial and residential uses, the Project will help promote pedestrian and bicycle use along Main Street to access other nearby businesses.
2. A southbound Mountain Rides bus stop is currently located at the Project site. A northbound Mountain Rides stop is also located directly across the street. The

proximity to both a southbound and northbound stop, the Project will help promote the use of public transportation.

3. To further promote the use of public transportation to those living and frequenting the Project, partnering with Mountain Rides to provide seating and/or a covered area at the stop could be a possibility.

Chapter 12 – Housing

Goal 1: Continue to Develop Bellevue as a Desirable Community in Which to Live.

1. The Project's multi-story and compact design on an infill site will help promote and encourage pedestrian and bicycle activity, easily connecting to existing businesses and residential uses within the downtown core.
2. The Project's 1 and 2-bedroom condominium unit floor plan design will provide a much-needed alternative to the larger, single-family homes, predominantly found within Bellevue.
3. The Project is located on an infill site within the downtown core, thus there is no need for costly new public infrastructure such as new roads, sidewalks, and utility lines.

Chapter 13 – Community Design

Goal 1: Improve the Community Design.

1. The Project will meet or exceed all of the requirements of the Design Review Code, including but not limited to signage, lighting, landscaping, and height limit restrictions.
2. The architectural design and scale of the Project was intended to incorporate the small-town character of the city by using materials found within many of Bellevue's historic buildings while simultaneously providing a clean and contemporary design without being a literal replicate of the surrounding historic buildings.

Having become very familiar with the Comprehensive Plan while preparing documents for both this project and a previous Zone Change for the Karl Malone Ford and Powersports Store, I genuinely feel that the applicant's request to allow Mixed-Use Buildings, Multi-Family Dwellings, and Live-Work Units within the Business District Zone is very much an intended and appropriate use relative to the Comprehensive Plan. Allowing so will greatly add to the livability and vitality of the city and will help promote new business and housing opportunities not necessarily available in either Sun Valley, Ketchum, or Hailey.

Thank you for your time and consideration.

Sincerely,



Errin Bliss, Architect, AIA

CHAPTER 7

B BUSINESS DISTRICT

SECTION:

- 10-7-1: Purpose and Intent
- 10-7-2: Permitted Uses
- 10-7-3: Accessory Uses
- 10-7-4: Conditional Uses
- 10-7-5: Dimensional, Bulk, And Building Coverage Standards And Requirements
- 10-7-6: Specific District Standards

10-7-1: PURPOSE AND INTENT:

The purpose of the Business District is to designate space for business, and to preserve the downtown core as the center of cultural and social heart of Bellevue that is consistent with the Bellevue Comprehensive Plan (Ord. 2015-02, 4-20-2015). The district provides for a mix of commercial, office and residential uses and encourages two-and three-story mixed-use buildings. In addition to providing for business activities, this district intends to preserve the small-town character and pedestrian scale of development that contribute to the appeal and economic viability of the community. Further, the district supports compact development and recommends a target density of twelve (12) dwelling units per acre of buildable land, **unless higher densities are permitted through special review**, with easy pedestrian access to commercial areas and small lot development to contribute to producing affordable housing while keeping the business zone intact. The Business District promotes the continued infill, investment, and development of the City's commercial areas.

10-7-2: PERMITTED USES:

Permitted, Accessory, and Conditional Uses allowed in the Business District are in Table 10.7.1. All Conditional Uses must comply with Chapter 10-15 'Conditional Use Permit' of the Code.

An Accessory use shall be allowed when a primary use has been established on the lot. If the applicant desires to establish an Accessory use or structure prior to a primary use or structure, the applicant shall seek an agreement with the City and establish a timeline for developing the primary use or structure.

Conditional Uses shall be reviewed for compatibility with the downtown core area, generally between Beech Street and Poplar Street as identified in the Comprehensive Plan.

Table 10.7.1 – Permitted Use Table

PERMITTED				
Short Term Rental	Bars	Restaurants	Theaters	Nursery for children
Retail and Related Storage, including commercial nursery and building supply		Residential Units, Work/Live	Repair and Personal Services	Nursing home
Business, professional, or social services offices	Mixed-Use buildings <20,000 square feet	Public Utility Business Offices, Repair and Storage Facilities	Recreational Facilities, including bowling alleys	Wireless Communication Facility (see 10.23.7)
ACCESSORY				
Accessory Dwelling Units	Small engine repairs and maintenance			
Temporary buildings incidental to construction work on the premises; such buildings are to be removed upon completion of construction work. (Ord. 2015-02, 4-20-2015)				

CONDITIONAL			
Churches	Governmental emergency services WCFs		Parking lots and garages
Public Facilities	Buildings >20,000 square feet but less than 36,000 square feet (See 10.7.5.D-1)		Schools/educational facilities
Gas Stations	Car Washes	Residential Units, Multi-Family (3+ units)	Hotel/Motel
Banks	Motor vehicle sales and leasing with no use of banners, flags, balloons, and other display techniques except signage, which complies with this title.	Development that includes Work/Live Units with a proposed density >12 units per acre	

10-7-5: DIMENSIONAL, BULK AND BUILDING COVERAGE STANDARDS AND REQUIREMENTS:

The dimensional, bulk, and building coverage standards and requirements for this district are the following:

- A. Maximum Building Height: The maximum height of a building shall be forty feet (40').
- B. Minimum Lot Width And Area: The minimum lot width shall be fifty feet (50'), and the minimum lot area shall be six thousand (6,000) square feet.
- C. Parking Requirements: For parking requirements, refer to Chapter 21 of this title.
- D. Maximum Floor Area:
 - 1. The gross floor area for buildings in the B zone shall not exceed thirty-six thousand (36,000) thousand square feet. All buildings in excess of twenty thousand (20,000) square feet in gross floor area per lot or parcel shall apply for and obtain a conditional use permit, pursuant to Chapter 10-15 of this Code. All buildings in excess of twenty thousand (20,000 square feet shall have a minimum setback of ten feet (10').

2. Exemptions: Public facilities, as defined in chapter 10-2, shall be exempt from the maximum floor area provision. (Ord. 2015-02, 4-20-2015; amd. Ord. 2022-01, 4-11-2022)

10-7-6: SPECIFIC DISTRICT STANDARDS

The following standards shall apply to development in the Business District:

A. Parking

Siting parking in appropriate locations can simultaneously enhance a community's streetscape and viewshed while maintaining vehicular access and safety, ultimately improving pedestrian access, circulation, and safety.

- i. Reverse frontage (off-street parking beside or behind the building) shall be required.
- ii. Parking requirements shall adhere to Chapter 10-21 of this Code.
- iii. Two (2) bicycle parking racks per **four (4)** dwelling units.
 - a. **Bicycle parking used for long-term, residential, or work-day storage shall be under a covered facility.**
- iv. Residential Uses:
 - a. Minimum of one (1) off-street parking space per dwelling unit.
 - b. Minimum of one (1) off-street guest parking per three (3) dwelling units.

B. Building Orientation

Primary building facades and entries shall face the adjacent street or avenue with an entry door recessed at least two (2) feet from the front building wall.

C. Screening

Service areas associated with non-residential uses, such as dumpsters, and parking lots larger than four (4) parking spaces shall be screened from adjoining residential uses with an opaque wall and/or fence at least six (6) feet in height, along with vegetation.

D. Building Height

Multi-level buildings are encouraged.

E. Open Space

Usable open space of not less than 10% of the lot area shall be included in the project design. Calculations for open space may include space reserved for required setbacks and snow storage.

- a. Exemption from Open Space Requirements to no less than 5% may include:
 - i. Reductions of open space requirements for multi-family units may be approved through Design Review for the use of rooftop open space design.
 - ii. Review and approval by Design Review installation of green infrastructure, such as bioswales for stormwater management.
 - iii. Development within 100 feet of public amenities, such as Wood River Trail, Howard Preserve and public parks. Distance shall be measured from the furthest boundary line of the subject property to the nearest boundary line of the public amenity.
 - iv. Development within 350 feet of public amenities, such as Wood River Trail, Howard Preserve and public parks if public improvements are proposed to create, connect, or improve access to such amenities. Distance shall be measured from the furthest boundary line of the subject property to the nearest boundary line of the public amenity.

F. Sidewalk

Sidewalks shall be required per Chapter 10-14-6 of the Code.

G. Residential Uses

- i. Residences shall be prohibited on the street front of the ground floor level.
- ii. Storage: each unit of less than 600 square feet shall be provided with on-site storage. Size, location, design, of the storage areas shall be determined through the Design Review process.

iii. Work/Live units are intended to function for commercial operations as the principal use. At least one person operating or working in the unit shall also reside in the work/live dwelling. Work/live units shall be held jointly in common ownership, and the work and live spaces cannot be sold or platted as separate condominiums.

10-7-7: DESIGN REVIEW REQUIRED

- A. All multi-family and mixed-use buildings shall be subject to Design Review, Chapter 10-17. The Planning and Zoning Commission may impose additional requirements and conditions in the process. These conditions may include, but are not limited to, architectural design parameters, snow storage, screening, and buffering treatments.
- B. Maintenance of the improvements required by Design Review Standards shall adhere to Chapter 10-17-8 of the Code.

Public Comment Sent via email on 07/10/2024

doroschinella@gmail.com

Dear Mayor, City Council and P&Z Committee,

I am writing to "vote NO" on any proposed rezoning of Bellevue Main Street including the current propositions by various developers and housing organizations for amendments to existing Bellevue zoning laws and rules around density and use.

I oppose rezoning on Main Street and in any part of Bellevue without multiple community town halls on the proposed change(s), comprehensive water, sewer, traffic, pollution, funding and quality of life reports and the publication of all materials, meeting contents and business plans used in support of any such proposal. I would further expect that these resources will be up-to-date, organized and accessible for free at all times for community access and review.

You are moving too fast; you are not looking at the long-term problems with your amendment; you are listening to developers and people who don't live here in our community for advice.

The citizens of Bellevue worked very diligently in creating the current Bellevue Code § Title 10, Chapter 7: b Business District. Attempting to amend it with such little public input is a travesty and a slight to those people who worked so hard to create it.

Will you listen now and take advice from citizens who have been around a lot longer than you have and who have more information than you do about what you are proposing? I hope you have the ability to do that.

Thank you,

Doro Schinella

doroschinella@gmail.com

Bellevue

Public Comment Sent Via Email on 07/09/2024

Jeffrey Bumgardner jeffbumgardner@gmail.com

Dear Mayor, City Council and P&Z Committee,

I am writing to “vote YES” on any proposed rezoning of Bellevue Main Street including the current propositions by various developers and housing organizations for amendments to existing Bellevue zoning laws and rules around density and use.

Our community is in desperate need of more housing and more density.

I SUPPORT rezoning on Main Street and in any part of Bellevue without multiple community town halls on the proposed change(s). These meetings are a waste of time and resources, impeding development along Main Street. If we wait decades for sewer, traffic, pollution, funding and quality of life reports and the publication of all materials, then we'll never see any progress towards our shared goal of building a thriving community. We're losing people to Shoshone, Twin, Carey, etc. We can't even house our police officers, teachers, and firefighters. Keep them here and let's give them an opportunity to pay taxes, support local businesses, and raise families in the Valley. I DON'T NEED up-to-date, organized and accessible studies collecting dust on a shelf for free at all times for community access and review. I see that people are being forced to leave and housing costs are at an all time high.

Best,

Jeff

Public Comment Sent via email on 07/07/2024

Mia Edsall

nocheaphorses@gmail.com

Dear Mayor, City Council and P&Z Committee,

I am writing to "vote NO" on any proposed rezoning of Bellevue Main Street including the current propositions by various developers and housing organizations for amendments to existing Bellevue zoning laws and rules around density and use.

I oppose rezoning on Main Street and in any part of Bellevue without multiple community town halls on the proposed change(s), comprehensive water, sewer, traffic, pollution, funding and quality of life reports and the publication of all materials, meeting contents and business plans used in support of any such proposal. I would further expect that these resources will be up-to-date, organized and accessible for free at all times for community access and review.

Do not increase the density of zoning in Bellevue. We have one artery in hi-way 75. It's already clogged up. Don't make it worse. If you annex the Eccles Ranch property. Leave it open! No lots, no houses. Be the change. That goes for S of Muldoon too.

Thank you

Mia Edsall

109 Derby Lane

Bellevue

Public Comment Sent via email on 07/07/2024

Lynn Snavely

lsnavely369@gmail.com

Dear Mayor, City Council and P&Z Committee,

I am writing to "vote NO" on any proposed rezoning of Bellevue Main Street including the current propositions by various developers and housing organizations for amendments to existing Bellevue zoning laws and rules around density and use.

I oppose rezoning on Main Street and in any part of Bellevue without multiple community town halls on the proposed change(s), comprehensive water, sewer, traffic, pollution, funding and quality of life reports and the publication of all materials, meeting contents and business plans used in support of any such proposal. I would further expect that these resources will be up-to-date, organized and accessible for free at all times for community access and review.

Keep Bellevue- Bellevue!!! I moved here for a reason. Don't ruin it by making another Ketchum!!!

Thank you,

Lynn Snavely

lsnavely369@gmail.com

83313

Public Comment Sent via email on 07/08/2024

John Haffey

john.haffey2@icloud.com

Dear Mayor, City Council and P&Z Committee,

I am writing to “vote NO” on any proposed rezoning of Bellevue Main Street including the current propositions by various developers and housing organizations for amendments to existing Bellevue zoning laws and rules around density and use.

I oppose rezoning on Main Street and in any part of Bellevue without multiple community town halls on the proposed change(s), comprehensive water, sewer, traffic, pollution, funding and quality of life reports and the publication of all materials, meeting contents and business plans used in support of any such proposal. I would further expect that these resources will be up-to-date, organized and accessible for free at all times for community access and review.

YOUR COMMENTS AS ADDED IN THE FORM BELOW WILL APPEAR HERE

Thank you,

John Haffey

john.haffey2@icloud.com

City of Bellevue

Public Comment Sent via email on 07/08/2024

Tiona Christensen

tionalee@hotmail.com

Dear Mayor, City Council and P&Z Committee,

I am writing to “vote NO” on any proposed rezoning of Bellevue Main Street including the current propositions by various developers and housing organizations for amendments to existing Bellevue zoning laws and rules around density and use.

I oppose rezoning on Main Street and in any part of Bellevue without multiple community town halls on the proposed change(s), comprehensive water, sewer, traffic, pollution, funding and quality of life reports and the publication of all materials, meeting contents and business plans used in support of any such proposal. I would further expect that these resources will be up-to-date, organized and accessible for free at all times for community access and review.

YOUR COMMENTS AS ADDED IN THE FORM BELOW WILL APPEAR HERE

Thank you,

Tiona Christensen

tionalee@hotmail.com

City of Bellevue

Public Comment Sent via email on 07/07/2024

Sydney Darling

sdarlyn208@gmail.com

Dear Mayor, City Council and P&Z Committee,

I am writing to "vote NO" on any proposed rezoning of Bellevue Main Street including the current propositions by various developers and housing organizations for amendments to existing Bellevue zoning laws and rules around density and use.

I oppose rezoning on Main Street and in any part of Bellevue without multiple community town halls on the proposed change(s), comprehensive water, sewer, traffic, pollution, funding and quality of life reports and the publication of all materials, meeting contents and business plans used in support of any such proposal. I would further expect that these resources will be up-to-date, organized and accessible for free at all times for community access and review.

Thank you,

Sydney Darling

sdarlyn208@gmail.com

Bellevue

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City of Bellevue

City of Bellevue
Regular Common Council Meeting
September 9, 2024

Agenda Item 6a: PARK FEES – MEMORIAL PARK

- a. Request to Waiver the Park Fees at the Memorial Park, for the Hispanic Heritage Celebration, requested by Herbert Romero & Tammy Davis [501 (3)(c)]

Action Item: Parks | Clerk's Office | Action Item

Note: Mr. Herbert Romero and Tammy Davis are having the City of Bellevue, Hispanic Heritage Celebration at the Memorial Park, which has previously been held in front the of Library. **This is not the same event as the Hispanic Heritage Celebration held in the City of Hailey.** The same Individual(s) just an addition event in Bellevue. The event will be held on September 21, 2024, from 12-noon to 4:00 pm

Tammy Davis, The Crisis Hot Line Inc, is exempt from Federal income tax and is currently exempt under section 501 (c)(3).

Possible Motion: There are multiple options for a motion.

- 1. Move** to Approve the waiver of fees for the Memorial Park in the amount of \$170.00 for Herbert Romero and Tammy Davis for the City of Bellevue, Hispanic Heritage Celebration
- 2. Move** to Approve a reduction of fees in the amount of \$ ____, for the Memorial Park in the amount of \$170.00 for Herbert Romero and Tammy Davis for the City of Bellevue, Hispanic Heritage Celebration
- 3. Move** to deny the request of a fee waiver/reduction for the Memorial Park in the amount of \$170.00 for Herbert Romero and Tammy Davis for the City of Bellevue, Hispanic Heritage Celebration

Attachment(s): Park Application
501 (c)(3) Document



City of Bellevue

115 E Pine Street

P. O. Box 825 Bellevue, ID 83313

(208) 788-2128 Fax (208) 788-2092

MEMORIAL PARKS APPLICATION

APPLICANT INFORMATION

Name: Herbert Romero

Cell Number: 208/309-5902

Fax Number: N/A

Phone Number: N/A

Physical Address:

Mailing address: P.O BOX 5728 Hailey

Email Address: PROJECTOOLSUCCESS@yahoo.com

Date(s) of use: Sept 21st

Time(s) of use: 12-4 p.m

Type of Event: Hispanic Heritage Celebration (National Hispanic Heritage Month)

Catered Event: YES NO (must have both catering & alcohol permit to cater/food)

Sept 15-Oct 15

Beer or Wine served (must have alcohol permit): YES NO

Provided by La Cabanita

Food service: YES NO

(Department of Health & Welfare approval- Please attach the report to this application)

ORGANIZATION INFORMATION

Name: Tammy Davis

Phone #: 208/720-7160

Fax #:

Cell #: 208/720-7160

Mailing Address: 2135 Main St Bellevue

Email Address: tommy@thecrisisthotline.org

Estimated Number of people: 75-100

Consent:

- 30-DAY REQUIREMENT | The application and fees must be submitted at least 30 days prior to the reservation date.
- FEES & APPLICATION | Park fees and associated fees shall be submitted with this application and are NON-REFUNDABLE.
- DEPOSIT FEE | A deposit fee of \$80.00 is required and may be refunded.
- ADDITIONAL FEES | Additional Fees will be applied as needed for additional staff labor requirements at \$45/hour.
- RESERVATION | A credit card will be required at time of reservation.
- USE OF PARK | The park reservation permit gives your organization exclusive use of the proposed areas for your designated times ONLY. Park users are not exclude from public areas (e.g. open space, restrooms, tot play area). Reservations are made strictly on a first come-first serve basis. THE USE OF GLASS CONTAINERS ARE NOT ALLOWED IN ANY CITY PARK. Camping IS NOT ALLOWED. Dogs are not allowed to run at large; please pick up after your pets.
- INSURANCE | Pursuant to City Code, Title 7, Public Ways and Property § 7-3-14(C): For Profit and Not for Profit Events; Special and Seasonal Events: 'event(s) shall require proof of the applicant having obtained general liability insurance coverage in the minimum amount of one million dollars (\$1,000,000.00) covering the City as an additional insured...'
- DAMAGES | The applicant shall be reliable for any and all damages to the city property during their reservation.
- WEEKEND & EVENING EVENTS | For weekend and evening events, arrangements for keys will need to be made between 7:00 am and 5:00 pm, Monday through Thursday at Bellevue City Hall, excluding federal holidays. -Dumper *key*
- PARKING | All parking shall comply with the parks, parking rules and restrictions. Violators will be fined.
- ADDITIONAL PORTA POTTIES | For events with more than 100 or more people, additional porta potties will be required:
 - 100 to 249 requires 1 additional porta potty at \$121.49 | Total \$121.49
 - 250 to 499 requires 3 additional porta potties at \$121.49 | Total \$364.47
 - 500+ requires 4 additional porta potties at \$121.49 | Total \$485.96
- ADDITIONAL DISPOSABLE GARBAGE CANS | For events with more than 100 or more people, additional disposable garbage cans will be required:
 - 100 to 249 requires 1 additional disposable garbage can a \$23.50 | Total \$23.50
 - 250 to 499 requires 3 additional disposable garbage can at \$23.50 | Total \$70.50
 - 500+ requires 4 disposable garbage can at \$23.50 | Total \$94.00
- NOISE | Pursuant to City Code, Title 4 Health, Sanitation and Environment § 4-2-2(B)(2): "plainly audible noise upon a public right-of-way or street at a distance of fifty feet (50') or more from the source of such sound is prohibited unless approved prior to the event (music events).
- HOURS | Pursuant to City Code, Title 7, Public Ways and Property § 7-3-15: City Parks are open from "sunrise to sunset." City Parks are closed from 10:00 pm through 6:00 am the following morning.

- CLEAN-UP | Pursuant to City Code, Title 7, Public Ways and Property § 7-3-4(A)(D): (A) "No person or group shall bring in, dump or deposit any bottles, broken glass, paper, boxes, cans, dirt, rubbish, waste, garbage, or refuse or other TRASH in any City park or leave such materials therein except in proper receptacles provided for that purpose." (D) Where receptacles are not provided, all ... TRASH... shall be carried away from any City park by the person responsible for its presence."
- PRECEDENCE | The City of Bellevue may give precedence to Bellevue area events. (Labor Day etc.)

PARK INFORMATION

MEMORIAL PARK:

Half Day: Covered Area Green Space/Stage | Full Day: Covered Area Green space/ Stage

Covered Area:

Half Day Rate: (4 hours) = \$45.00

Full Day Rate: (8 hours) = \$90.00

Green Space/ Stage:

100 or less people:

Half Day Rate: (4 hours) = \$45.00

Full Day Rate: (8 hours) = \$90.00

100 or more people:

Half Day Rate: (4 hours) = \$130.00

Full Day Rate: (8 hours) = \$260.00

- **Non-Profit Organization:** A driver's license and proof of 501(3)(c) is required.
- Others: A driver's license may be required
- **Your event is a "Special Event":** if it meets either of the following criteria: 1) it will require a street closure within any zoning district, or 2) it is anticipated to attract 200 or more people at any one time within any zoning district. Special Event application procedures and additional fees apply. Bellevue Code Title 4 § 4-2-4.
- If your event needs electrical support, please describe your needs and attach it to the application.
- All parks usage shall be subject to conditions.
- In the case of more than one application for the same time period, the City of Bellevue will permit the first completed application filed.

◆ This form with payment must be submitted within 30 days of reservation date.

◆ Requests for waiver fees shall be submitted to the Bellevue City Council no more than 30 days after the event.

◆ Requests for amplified sound/ concerts shall require the applicant to post the park 7 days prior to the event and get prior approval.

PARK FEES:

Park Fee: \$ 400

Deposit: \$80.00

Porta Potties at \$121.49 | 1 additional | **Total \$121.49**

Porta Potties at \$121.49 | 3 additional | **Total \$364.47**

Porta Potties at \$121.49 | 4 additional | **Total \$485.96**

Disposable Garbage Can at \$23.50 | 1 additional **Total \$23.50**

Disposable Garbage Can at \$23.50 | 3 additional **Total \$70.50**

Disposable Garbage Can at \$23.50 | 3 additional **Total \$70.50**

Total Owed: \$ 8170.00

*A Credit Card is required to be on file for a \$80.00 damage deposit that may be charged if necessary.

Applicant Signature: Mark Romers

Date: 8/28/24

CITY APPROVAL

City Use Only:

Date of reservation & payment received: _____ Staff Initial: _____

Department approval:

P/W: Approved _____ Date: _____

Fire: Approved _____ Date: _____

Marshal: Approved _____ Date: _____

Revised: 08.12.2024

The Crisis Hotline

PO Box 939
Ketchum, ID 83340
208-788-0735
info@thecrisishotline.org

Mountain West

PO Box 1059
Coeur D'Alene, ID 83814

10174

92-7195/1231

PAY
TO THE
ORDER OF

City of Bellevue

One hundred seventy and 00/100

9/28/24

\$ 170⁰⁰

DOLLARS

HH 2024
MEMO Resene Memorial Park



AUTHORIZED SIGNATURE

0 SECURITY FEATURES INCLUDED. DETAILS ON BACK 0

10174 1231

118

CITY OF BELLEVUE
P.O. BOX 825
BELLEVUE, ID 83313

CRB118-3

CASH
RECEIPT

Date

Aug 28, 2028

254111

Received From

Herbert Romero

Address Hispanic - Heritage Celebration

Dollars \$ 170 -

For Park Reservation Sept 21 12-4pm

check #10174

By yg

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	170 00
BALANCE DUE		MONEY ORDER <input type="checkbox"/> CREDIT CARD <input type="checkbox"/>	

OGDEN UT 84201-0038

In reply refer to: 0437744135
July 20, 2007 LTR 4168C E0
82-0407349 000000 00 000
00026372
BODC: TE

THE CRISIS HOT LINE INC
PO BOX 939
KETCHUM ID 83340-0939399



125375

Employer Identification Number: 82-0407349
Person to Contact: J. Petersen
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your request of July 09, 2007, regarding your tax-exempt status.

Our records indicate that a determination letter was issued in April 1991 that recognized you as exempt from Federal income tax, and discloses that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Deborah Bingham

Deborah Bingham
Accounts Management I



City of Bellevue

City of Bellevue
Regular Common Council Meeting
September 9, 2024

Agenda Item 6b: PARK FEES – HOWARD PRESERVE

- b. Request to Waive the Park Fees at Howard Preserve, for the Haunted Forest, requested by Tammy Davis

Action Item: Parks | Clerk's Office | Action Item

Note: Ms. Tammy Davis is having the “Haunted Forest” event on October 29 and 30, 20024, at the Howard Preserve. Ms. Davis, The Crisis Hot Line Inc, is exempt from Federal income tax and is currently exempt under section 501 (c)(3). Ms. Blanchard forwarded me a copy of the Howerd Preserve Park Reservation Permit, which I was not aware of. Ms. Davis will need to fill this permit out as well.

All parties were contacted: Chad Stoesz, Lands Program Director, Wood River Land Trust, Florance Blanchard, Friends of the Howard Preserve, and the Bellevue Canal.

Suggested Motion: There are multiple options for a motion.

1. **Move** to Approve the waiver of fees for the Howard Preserve Park in the amount of \$1,156.46 for Tammy Davis for the Haunted Forest
2. **Move** to Approve a reduction of fees in the amount of \$ ____, the Howard Preserve Park in the amount of \$1,156.46 for Tammy Davis for the Haunted Forest
3. **Move** to deny the request of a fee waiver/reduction the Howard Preserve Park in the amount of \$1,156.46 for Tammy Davis for the Haunted Forest

Attachment(s): Howard Preserve Park Application
501 (c)(3) Document
Letter from Chad
Letter from Florance Blanchard
“Howard Preserve Park Reservation Permit” – *needs to be filled out*



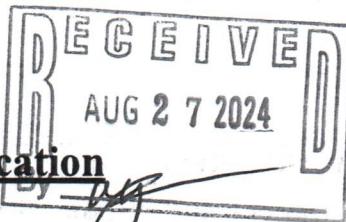
City of Bellevue

115 E Pine Street

P. O. Box 825 Bellevue, ID 83313

(208) 788-2128 Fax 208-788-2092

Howard Preserve Parks Application



APPLICANT INFORMATION

Name: Tammy E. Davis

Phone Number: 208-720-7160 Fax Number:

Cell Number:

Physical Address: 300 S 55th St. Bellevue Id 83313

Mailing address: Same

Email Address: tammy@thecriishotline.org

Date(s) of use: 10/29 - 10/30 Times(s) of use: 5-10 pm

Type of Event: Fundraiser - Community - Haunted Forest

ORGANIZATION INFORMATION

Name: The Crisis Hotline / Building Material Thrift

Phone Number: (208)788-0135 Fax Number:

Cell Number:

Mailing Address: 213 N Main St. Bellevue

Email Address: tammy@thecriishotline.org

Estimated Number of people: 1,000

Consent:

- 30-DAY REQUIREMENT | The application and fees must be submitted at least 30 days prior to the reservation date.
- FEES & APPLICATION | Park fees and associated fees shall be submitted with this application and are NON-REFUNDABLE.
- DEPOSIT FEE | A deposit fee of \$80.00 is required and may be refunded.
- ADDITIONAL FEES | Additional Fees will be applied as needed for additional staff labor requirements at \$45/hour.
- RESERVATION | A credit card will be required at time of reservation.
- USE OF PARK | The park reservation permit gives your organization exclusive use of the proposed areas for your designated times ONLY. Reservations are made strictly on a first come-first serve basis. THE USE OF GLASS CONTAINERS ARE NOT ALLOWED IN ANY CITY PARK. Camping IS NOT ALLOWED. Dogs are not allowed to run at large; please pick up after your pets.
- INSURANCE | Pursuant to City Code, Title 7, Public Ways and Property § 7-3-14(C): For Profit and Not for Profit Events; Special and Seasonal Events: "event(s) shall require proof of the applicant having obtained general liability insurance coverage in the minimum amount of one million dollars (\$1,000,000.00) covering the City as an additional insured..."
- DAMAGES | The applicant shall be reliable for any and all damages to the city property during their reservation.
- WEEKEND & EVENING EVENTS | For weekend and evening events, arrangements for keys will need to be made between 7:00 am and 5:00 pm, Monday through Thursday at Bellevue City Hall, excluding federal holidays.
- PARKING | All parking shall comply with the parks, parking rules and restrictions. Violators will be fined.
- ADDITIONAL PORTA POTTIES | For events with more than 100+ people, additional porta potties will be required:
 - 100 to 249 requires 1 additional porta potty at \$121.49 | Total \$121.49
 - 250 to 499 requires 3 additional porta potties at \$121.49 | Total \$364.47
 - 500+ requires 4 additional porta potties at \$121.49 | Total \$485.96 *
- ADDITIONAL DISPOSABLE GARBAGE CANS | For events with more than 100+ people, additional disposable garbage cans will be required:
 - 100 to 249 requires 1 additional disposable garbage can at \$23.50 | Total \$23.50
 - 250 to 499 requires 3 additional disposable garbage can at \$23.50 | Total \$70.50
 - 500+ requires 4 disposable garbage can at \$23.50 | Total \$94.00 *
- NOISE | Pursuant to City Code, Title 4 Health, Sanitation and Environment § 4-2-2(B)(2): "plainly audible noise upon a public right-of-way or street at a distance of fifty feet (50') or more from the source of such sound is prohibited unless approved."
- HOURS | Pursuant to City Code, Title 7, Public Ways and Property § 7-3-15: City Parks are open from "sunrise to sunset." City Parks are closed from 10:00 pm through 6:00 am the following morning.
- CLEAN-UP | Pursuant to City Code, Title 7, Public Ways and Property § 7-3-4(A)(D): (A) "No person or group shall bring in, dump or deposit any bottles, broken glass, paper, boxes, cans, dirt, rubbish, waste, garbage, or refuse or other TRASH in any City park or leave such materials therein except in proper receptacles provided for that purpose." (D) Where receptacles

- are not provided, all ... TRASH... shall be carried away from any City park by the person responsible for its presence."
- PRECEDENCE | The City of Bellevue may give precedence to Bellevue area events. (Labor Day etc.)

PARK INFORMATION

HOWARD PRESERVE:

Half Day (4 hours or less): 100 or less people:

Half Day (4 hours or less): 100 or more people:

Full Day (8 hours): 100 People or less:

Full Day (8 hours): 100 or more people :

100 or less people

Half Day:\$45.00 =

Full Day \$90.00 =

100 or more people

Half Day:\$130.00 =

Full Day \$260.00 =

- Non-Profit Organizations: A driver's license and proof of 501(3)(c) is required (Pursuant to Resolution #2145).
- Limited to two (2) events per year
- Driver's license may be required
- Applicants shall notify Irrigation Districts including WRVID #45 and the Triangle District- 208-695-6828.
- Preserve shall be returned to its original condition prior to the event within 48 hours following the event.
- Restricted areas shall not be used for any event.
- The Elm Street gate shall remain closed except for city and emergency use.
- Notice of the event shall be provided to the "Friends of the Howard Preserve" no less than 60 days prior to the event.
- Prior approval from the City Council is required.
- Event reservations shall include plans for parking, traffic control, additional restrooms and trash receptors, emergency access, power sources and temporary lighting.

Triangle Irrigation District- Head gate Policy:

District Head gates on the Big Wood River are on Bellevue City property. Irrigation districts have explicit easements wherever their work on canals exist. Irrigation district works & canals are inherently dangerous structures and locations. The district only recognizes trained personnel or subcontractors as having the legal right and authorization to be in, on or around the works and canals. No trespassing or swimming. Signs are posted and the head gate area is chained off.

- This form with payment must be submitted within 30 days of reservation date.
- Requests for waiver fees shall be submitted to the Bellevue City Council no more than 30 days after the event.
- Requests for amplified sound/ concerts shall require the applicant to post the park 7 days prior to the event and get prior approval.

PARK FEES:

Park Fee: \$ _____

Deposit: \$80.00

Porta Potties at \$121.49 | 1 additional | **Total \$121.49**

Porta Potties at \$121.49 | 3 additional | **Total \$364.47**

Porta Potties at \$121.49 | 4 additional | **Total \$485.96**

Disposable Garbage Can at \$23.50 | 1 additional **Total \$23.50**

Disposable Garbage Can at \$23.50 | 3 additional **Total \$70.50**

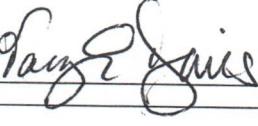
Disposable Garbage Can at \$23.50 | 3 additional **Total \$70.50**

485.96
70.50
90.00
520.00

1,156.46

Total Owed: \$ _____

*A Credit Card is required to be on file for a \$80.00 damage deposit that may be charged if necessary.

Applicant Signature: 

Date: 8 / 27 / 24

CITY APPROVAL

City Use Only:

Date of Reservation & Payment Received: 8/27/24

Staff Initial: mp

Department approval:

P/W: Approved _____ Date: _____

Fire: Approved _____ Date: _____

Marshal: Approved _____ Date: _____

Revised: 08.12.2024

Building Material Thrift
213 N Main St.
Bellevue, ID 83313
208-788-0014

Mountain West Bank
Division of Glacier Bank
mountainwestbank.com
92-7195/1231

PAY TO THE
ORDER OF City of Bellenne

- One thousand one hundred fifty six + 46/100 -

1 \$1,156.46

MEMO BHF Howard Park Reservation Fundraiser 10/29-10/30

VALID VALID
VALID VALID
VALID VALID
VALID VALID

Samuel Davis

AUTHORIZED SIGNATURE

1002895 61

CASH RECEIPT		Date <u>Aug 29, 2024</u>	254113
Received From	<u>Tammy Davis</u>		
Address	<u>300 S 5th</u>		
For	<u>Haunted Forest</u>		
			Dollars <u>\$1,156.46</u>
ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>1156 46</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	CREDIT CARD <input type="checkbox"/>
check #2895			
By 			

OGDEN UT 84201-0038

In reply refer to: 0437744135
July 20, 2007 LTR 4168C E0
82-0407349 000000 00 000
00026372
BODC: TE

THE CRISIS HOT LINE INC
PO BOX 939
KETCHUM ID 83340-0939399



125375

Employer Identification Number: 82-0407349
Person to Contact: J. Petersen
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your request of July 09, 2007, regarding your tax-exempt status.

Our records indicate that a determination letter was issued in April 1991 that recognized you as exempt from Federal income tax, and discloses that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Deborah Bingham

Deborah Bingham
Accounts Management I

Hi Michelle,

I wrote the following email to the Mayor and Friends of Howard Preserve earlier this week and it was requested that it be included with materials for the Council when they review the application for the event. Thanks.

Dear Council,

Wood River Land Trust appreciates being notified of this application, and we agree that there are some important questions to have answered before granting approval for the event. My recollection is that this has been a well-loved event by the community in the past, and with proper planning, I'm sure that could be the case again.

The Land Trust's primary focus is to ensure that any use of the Preserve does not negatively impact the natural values that are present, and that no activities violate the terms of the conservation easement that encumbers the area. The top issues that come to mind are trash clean-up, preventing unauthorized vehicle access, and mitigating fire risks.

This event has also historically raised money for the Friends of the Howard Preserve, which was then used for maintenance expenses, such as fixing the gate at the top of Elm Street and providing port-a-potty and trash facilities at the north end. Looking at the application, it seems like this may be a fundraiser for the Crisis Hotline and Building Materials Thrift Store. Those are both great organizations and deserve funds if that is the intent of the organizers, but it would also be great to see a substantial portion of the funds raised go to the Friends of the Howard Preserve since 1000 people will certainly have an impact on the Preserve itself.

We look forward to the continued discussion.

--
Chad Stoesz
Lands Program Director

Wood River Land Trust

September 24, 2024

Mayor Chris Johnson
Bellevue City Council

Dear Mayor and Council:

Regarding the application from Tammy Davis to hold a Haunted Forest event in the Howard Preserve, there is nothing much I can comment on.

I'm surprised that it does not include a detailed plan. This has always been a requirement and I have examples on file from previous years that are 3-4 pages long.

In fact the signed application that I received from the City Clerk specifically asked for a plan that included several elements such as security, safety, parking, use of electricity. Why was that not included by the applicant? A request to send 1000 people down into the Howard Preserve requires a detailed plan. Until the applicant provides such a plan with insufficient time for the review by the partners, it is premature to consider approval.

It doesn't say where the funds will go either. Historically they have gone for maintenance of the Howard Preserve. Most importantly, how will the Preserve be protected from damage? While public access is allowed, the Preserve has been set aside to protect the river, the plants, and animals that make their home there. Any event held in the Preserve should be required to demonstrate that it can protect those values.

Considering that the Council, staff, and Mayor are dealing with this event for the first time, the confusion is understandable. I look forward to the Public Hearing and to reviewing the application when completed.

Sincerely,

Florence Blanchard
Project Director
Friends of the Howard Preserve

City of Bellevue Parks & Recreation Department
PO Box 825 Bellevue, 83313
Phone 788-5351 / fax 788-2092

City Use Only:

Approved P&Z
Approved P-W
Approved Fire
Approved Marshal

***HOWARD PRESERVE
PARK RESERVATION PERMIT***

Please see fee schedule or ask a City Staff Member for additional information.

Name of person reserving park: _____

Phone number: _____ email address: _____

Mailing address: _____
Physical Address: _____

PO Box

City, State, Zip

Number & Street

City, State, Zip

Date(s) of use: _____ Time(s) of use: _____

Name of organization: _____

Type of event: _____

Estimated number of people: _____ Will there be catered beer or wine? Y N

- Reservations for more than 50 people may require additional restroom facilities, trash receptacles and law enforcement at applicants cost.

Please describe any electrical needs for your event (additional fees may be applied): _____

Please read before signing:

This park reservation permit gives you and your group use of the Howard Preserve for your designated times only. However, it does not exclude other park users from public areas (i.e. open space, restrooms and trails). Reservations are made strictly on a first come-first served basis. We strongly discourage the use of glass containers at all city parks. Camping is not allowed. Dogs are not allowed to run at large. Please pick up after your pets. All parks close at 10:00 p.m. unless otherwise approved by the Bellevue Council. **Please leave all areas as you found them for others to enjoy!**

Signature of person reserving park facility: _____

Fees shall be submitted with this application and approved prior to requesting any waiver of fees.

City Use Only

Date and time reservation received: _____ staff initial: _____ Date payment received: _____

Fees paid: cash-receipt# _____ check # _____

Event insurance shall be provided by the sponsor and attached with this application unless waived by the Council. See attached Insurance Release forms.

***City of Bellevue Parks & Recreation Department --HOWARD PRESERVE
PARK RESERVATION FEES***

Howard Preserve Park Use conditions:

- Physical Address is required for proof of residency
- Preserve is restricted to (2) two reserved events per year per Management Plan
- The Elm Street/alley gate, near Mahoney's shall remain closed except for City and emergency use only
- No motorized vehicles shall be allowed beyond the Martin Lane / Elm Street intersection, excluding licensed handicap vehicles, public works, and emergency response vehicles, other authorized vehicles.
- Restricted areas of the Preserve shall not be used for any event per DEQ covenants
- Notice of the event / use shall be provided to the Friends Of The Howard Preserve 30-60 days in advance for their recommendations in consultation with other managing entities and prior approval of the Bellevue Common Council
- Applicants shall notify applicable Irrigation Districts including but not limited to WRVID #45 and the Triangle Irrigation District. Both irrigation districts are to be contacted by phone at 208-695-6828. See attached Triangle Irrigation District Policy
- Preserve shall be returned to original condition prior to the event including removal of all equipment, props, etc. within 48 hours following the event
- No properties outside of the City owned Howard Preserve shall be used
- Park must remain open during or in preparation for an organized event.
- Event reservations shall include plans for but not limited to a parking plan, traffic control, additional restroom facilities, emergency access, trash containment-removal, power sources, temporary lighting, etc.

Bellevue resident & Non-Profit organizations: * Park Area (green space)

- Physical Address is required for proof of residency & copy of non-profit with documentation
- Driver's License may be required

	FEES:	1/2 day rate (up to 4 hours)	full day rate (up to 8 hours)	
100 people or fewer		\$45.00	\$90.00	_____
101 people or more		\$130.00	\$260.00	_____
Security Deposit for cleaning/repairs		\$70% of total charges		_____
TOTAL CHARGES				_____

Non-Bellevue Residents, For Profit Events, Private & Commercial Organizations: * Park Area (green space)

	FEES:	1/2 day rate (up to 4 hours)	full day rate (up to 8 hours)	
100 people or fewer		\$65.00	\$150.00	_____
101 people or more		\$150.00	\$300.00	_____
Security Deposit for cleaning/repairs		\$70% of total charges		_____
TOTAL CHARGES				_____

This form with payment must be submitted within 30 days of reservation date.

Requests for waivers or reduction in fees shall be submitted to the Bellevue Council not more than 30 days after the event.

Requests for amplified sound/concerts at any park shall require the applicant to post the park 7 days prior to the event.

Triangle Irrigation District
P.O. Box 424
Bellevue, ID 83333

Irrigation District Headgate Policy

The District Headgates on the Big Wood River are on Bellevue City property. Irrigation districts have explicit easements wherever their works or canals exist (IC42-1102).

Irrigation district works and canals are inherently dangerous structures and locations. The District only recognizes trained irrigation district personnel or subcontractors as having the legal right and authorization to be in, on or around the irrigation district's works and canals.

Danger/No Swimming/ No Trespassing/Irrigation District Use Only signs are posted and the District headgate area is chained off. All other persons are illegally trespassing without the express permission of the landowner and the easement holder.

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City of Bellevue

City of Bellevue
Regular Common Council Meeting
September 9, 2024

Agenda Item 7a: Approval of Common Council Meeting Minutes"
Draft: July 8, 2024, July 22, 2024, August 12, 2024 and August 26, 2024

Action Item: Clerk's Office, Michelle Snarr

Note:

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

Attachment(s): Draft – July 8, 2024, Common Council Regular Meeting Minutes
Draft – July 22, 2024, Common Council Regular Meeting Minutes
Draft – August 12, 2024, Common Council Regular Meeting Minutes
Draft – August 26, 2024, Common Council Regular Meeting Minutes



**CITY OF BELLEVUE
COMMON COUNCIL
July 8, 2024**

The Common Council of the City of Bellevue, Idaho, met in a Regular Meeting, on, Monday, July 8, 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 5:31 p.m.

Roll Call:

Present

Chris Johnson, Mayor
Christina Giordani, Council President
Robin Leahy, Council Member
John Carreiro, Council Member
Diane Shay, Council Member
Shaun Mahoney, Council Member

Excused

Jessica Obenauf, Council Member

Roll Call was conducted; all Members were present with the exception of Council Member Obenauf.

Staff Present:

Rick Allington, City Legal Representative
Greg Beaver, Fire Chief
Kirt Gaston, Marshal
Casey McGehee, Streets
Shelly Shoemaker, City Treasurer
Bryson Ellsworth, Contractor Wastewater – *via Zoom*
Shane Garrison, Contractor Water – *via Zoom*
Michelle Snarr, City Clerk

Others in Attendance: Tony Evans, iPad (31), – *via Zoom*, Hershel Deckard, *via Zoom*, Jan Pepper, *via Zoom*, Suzanne Wrede, *via Zoom*

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 *July 3, 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.

Mayor Johnson noted that Council Member Obenauf's father passed away, and he wanted to let her know the city's thoughts with her and her family and wanted to wish her the best.

Mayor Johnson apologized to the residents for the distribution of the city utility mailing list. An individual in the community is attempting to show that they work with the city; however, they do not. The site bellevue.works is

not the city's website, and it is being used by another system that portrays it is the city and continues to misrepresent the city. The city is working through the issue.

Mayor Johnson stated that bulk water is by a permit only. No one is authorized to use the city's hydrants without a permit. He said he would like to look at creating an ordinance for the matter. The only authorize bulk water filling is from the hydrant located at the lift station and the one at the fire station.

It was announced that the recycle binds are gone, and the city would like to look into a franchise. There were compliance issues, and it was costing the city twice as much as it should.

Mayor Johnson addressed the Slaughterhouse Canyon Park. He asked everyone to please try to walk in the designated parking area and keep the roadways open. It impedes traffic and emergency personnel. The city hopes to improve it with some shaded areas and other improvements.

Public Comment closed at 5:40 p.m.

4. Consent Agenda:

- a. Approval of Common Council Meeting Minutes | April 22, 2024, Regular Council Meeting Minutes
- b. Approval of Claims: June 25, 2024, through July 8, 2024

Motion: Council Member Shay moved to approve the consent agenda. President Giordani seconded the motion. Council Members voting aye: Members Carreiro, Shay, Leahy, Mahoney and Giordani. Members voting nay: None. The motion passed unanimously. Council Member Obenauf was not present for the vote.

5. New Business: None

6. Budget Workshop: Consideration of Discussion and Direction Regarding the Preliminary Budget for Fiscal Year 2025 – [July 8, 2024 Documents](#)

Ms. Shoemaker indicated there is an additional \$6,000 for Idaho Coalition that is not in the budget. She was not aware of the item. Currently, it's \$175 per month and it raised up to \$500 per month. Mayor Johnson indicated his understanding is the city is supposed to be at a substantial lower amount. He said he would double check the amount. The water budget shows an expense and revenue of \$3,917,541. However, The 3.3-million dollar water grant is reflected in the overall amount. So, it is a 3.3 million-dollar revenue and a 3.3-million-dollar expense. The entire budget is lower than the previous year. Ms. Shoemaker noted she evaluated the rough numbers for Administration, and the budget is down from the previous year. Council Member Mahoney inquired how the city would apply the grants. Ms. Shoemaker indicated the city will have the 3.3-million dollars of grant funds coming into the account, and it going back out under capital construction and improvement.

Mayor Johnson said the city has been operating with extra ARPA funding, and they do not want to reduce the funds or resources; however, the city needs to work within its means because of the funds and carry over from previous years. Ms. Shoemaker said the city is working with its actual budget with items that are not coming into the city.

There wasn't any current information available for insurance premiums for FY25; therefore, Ms. Shoemaker accounted for a 5-percent increase. Merit raises for the Marshal's Office and Ms. Gearhart, Library Director, were discussed. Marshal Gaston said whatever number the Council decided for his department was okay. However, he would like the merit raise across the board, and he would like to determine the percentage per officer if that was okay with the Council. Mayor Johnson indicated they would see what they could work with.

Marshal Gaston said he needed to rework the Marshal's Office payroll. Review Income/Operating. Mayor Johnson said he believed the city was getting close to a fifth officer in the Marshal's office. It was noted that

overtime would need to be accounted for with the proposed additional officer. Ms. Shoemaker indicated that she tried; however, she has to come up with an additional \$78,000.

Ms. Shoemaker indicated the Community Development numbers would change. She put some significant numbers in for building permits. The numbers have got better than June 30th compared to what they were the last meeting. She added there are a few large project looming in the near future that will affect FY25. Council Member Shay inquired if Ms. Shoemaker was confident with the figures in Community Development. Ms. Shoemaker indicated that she was, especially with the text amendment.

Mayor Johnson indicated that he believes the Planning and Zoning Commission and Council are in agreement that development is going to happen. The city can look at raising development impact fees, and if the city doesn't get in discussions with potential development, it will go to the county. If the city wants to keep ownership, they need to develop smartly and need to work with a consultant for them to tell the city how they will be able to do it.

Mayor Johnson addressed the proposed amendment to the Business District. He received quite a few emails and some are in support of it. He added that Bellevue should not be the crutch for the County in its downtown core. He said mixed use is a thing right now, and there are business with residential units above the business. The concept is not new; the city has been working on this since 2019. They can grow Bellevue the way they want it to go and not have it dictated to the city by developers and the county. Mayor Johnson wants Bellevue to be responsive, but they can do better and hopefully they will.

Issues regarding water were discussed. It was said there is the potential of cross-connection when using the city's hydrants. If individuals don't know how to properly open and seal the hydrants, it would cost the city \$50,000 to \$60,000. There will be two bulk stations, one located on the east side of town and one on the west side. Mayor Johnson said he spoke with Mr. Andrew Kimmel and he informed him that the City of Council did a bulk station and it cost approximately \$98,000. However, theirs is located in a shed and winterized. Mayor Johnson said that taking the city water from the hydrants, without a permit, is water theft. People need to pay for the amount they use so the city can cover the cost of treatment.

Discussion regarding the Streets Division covered increased revenue since the LOT tax was increased; Ms. Shoemaker entered \$100,000 including some grant funds. Mayor Johnson indicated there were some staffing issues as well, and he would like to get some additional staff onboard to start developing inhouse water and sewer. It was noted that the city's LOT tax is two (2) to three (3) times lower than what other cities are utilizing. The new account for Street Construction was briefly discussed. Ms. Shoemaker created it; it is a new account. However, she could move it back to street improvements.

Mr. Shane Garrison discussed city water rate increases. He informed the Council that he believed it went back to last year, and they had a rate study conducted. If the city wants to be on target with its operating expenses, it needs to happen in order for them to stay on course. The water rate increases have nothing to do with the bond. He went on to say, they discussed the number of connections, and he helped come up with the fee. He would rather use a conservative number. He doesn't want to count on something that they don't know for sure.

It was said the meter expense is for the maintenance of old meters that can't be read. When there is a new connection, the city charges the customer. The budget should come down significantly from what it was before, and the line item does not include any new items; it is a pass through amount. Mayor Johnson expressed it was ridiculous that the city has had meters in place for 15 years, and they are still not metering the water. He stated he wants to go live with meter readings on April 1, 2025. He explained the city will change a flat rate after April 1, 2025; in addition, there will be a tiered rate based on water usage. People will have to start paying for what they use.

Discussion followed regarding the fees associated with people using their credit cards. Ms. Shoemaker indicated she has been working on it. Mayor Johnson said it comes down to the city being able to access everything they

need in QuickBooks. The merchant fees will be going to the consumers, and each transaction is 3.5-percent, and it adds up fast. It was noted that when a customer pays online, and goes through Pay Port Idaho, the fee goes to the customer, and Caselle is going to fix that.

Mayor Johnson heard back from Idaho Coalition and the city currently owes \$175 and the total fee for the next 12 months is \$500. He requested the expense to be placed in administration expenses.

7. Adjournment:

With no further business coming before the Common Council at this time, Council Member Carrerio moved to adjourn the meeting. President Giordani seconded the motion. The meeting adjourned at 7:01 p.m. seconded the motion. The motion passed unanimously.

Chris Johnson, Mayor

Michelle K. Vest Snarr, City Clerk



**CITY OF BELLEVUE
COMMON COUNCIL
July 22, 2024**

The Common Council of the City of Bellevue, Idaho, met in a Regular Meeting, on, Monday, July 26, 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 5:31 p.m.

Roll Call:

Present

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

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
Shane Garrison, Contractor Water – *via Zoom*
Michelle Snarr, City Clerk

Others in Attendance: Tony Evans, Tom Blanchard, Jeff Pfaffle, Les Cameron, Tax & Fee Payer, *via Zoom*, and Suzanne Wrede, *via Zoom*

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 *July 18, 2024*.

Motion: Council Member Shay 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. Wastewater Facility Plan Update, Dated June 30, 2023 (Planning Study and Environmental Document)
*City of Bellevue – Wastewater Facility Plan Update, June 2023***

a. Public Comment Period. (*Written Comments may be submitted during the meeting as well*)

Mayor Johnson explained the item was brought to the Council from the previous Mayor Johnson. He went on to say that every five (5) years, an update has to be completed. In addition, the city received a Department of Quality (DEQ) grant. As of now, the city will be approving the plan; however, they will not approve any of the actions. Although the update plans provides alternatives, the city does not have to make a recombination at this point. Mayor Johnson provided an update on the wastewater system. The odor from the lagoon system went away after proper treatment and the system is working as it should. The city is waiting for Idaho Counties Risk Management

Program (ICRMP) to assess the city's claim for the wastewater system, and they are finalizing the electrical systems, pumps and motors. He does not have a timeline; however, he hopes to have a good assessment and the plant up and running soon.

Mayor Johnson opened the public comment period at 5:34 p.m.

With no public comment forthcoming, the public comment period closed at 5:35

- b. Consideration of Discussion and the Council's Possible Formal Preferred Selected Alternative (Alternatives found in the City of Bellevue, Wastewater Facility Plan Update, Section 4: Collection System Alternatives

Mr. Kimmel, Great West Engineering, was present to discuss the Wastewater Facility Plan Update. He explained how the process worked with DEQ; an entity can't do a facility upgrades unless it has an approved, updated facility plan. If the Council were to approve the Plan Update as written, they could change your mind. The city can always refocus their decision. However, if the city doesn't change the base report, there will be some issues.

Council Member Obenauf recalled the city had to complete something by a specific date in regard to the water bond; does this item apply to that time sensitive? It was explained the water grant paid for the study to be completed; it is a Compliance agreement. Mayor Johnson explained the city had to move away from Keller & Associates, and there will be a few other things to address. This provides the city with a certified plan approved by DEQ, and it allows the city to be more transparent.

Motion: Council Member Shay moved to approve the City of Bellevue Wastewater Facility Plan and Planning Study and Environmental Document Update, Dated June 30, 2023. President Giordani seconded the motion. Council Members voting aye: Members Giordani, Carreiro, Leahy, Mahoney, Obenauf and Shay. Members voting nay: None. The motion passed unanimously.

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

Mayor Johnson opened the meeting for public comment at 5:39 p.m.

Mr. Tom Blanchard – 33 Lower Broadford Road

Mr. Tom Blanchard said he was interested in making comments on the agenda item regarding the 61.01 acres owned by the city. If the council is not taking comments during that agenda item, he would like to give the comments now. Mayor Johnson, indicated the item was just a discussion to start the process.

With no other public comment forthcoming, the public comment closed at 5:40 p.m.

5. Park Fees: (Request for Fee Waiver and/or Reduction of Fee – Memorial Park)

Consideration of Fee Waiver and/or Reduction of Fees for Memorial Park of \$680 for September 1 and September 2, 2024, for the Bellevue Labor Day Celebration

Mrs. Stefany Mahoney addressed the council and requested a park fee waiver in the amount of \$680 for the annual City of Bellevue Labor Day Celebration. She stated the event brings in a lot of individuals and revenue for the city. President Giordani explained the city has been trying to set a precedent with fee waivers. She added while this is a City of Bellevue event. It is not directly tied to the city; it is a private party that organizes it and keeps the money. The city charges other applicants for park events, and it is important to set a precedence to charge fees.

Mrs. Mahoney discussed the history of the Labor Day Celebration and added that the money stays in a dedicated account. In any year, they could make or lose money. President Giordani said she completely appreciates the group that puts on the event, and she thought there were private fees that cover the costs. She knows how important the fees are in order to keep the city running.

Council Member Shay expressed concern about the entire fee. She pointed out there have been years that she and other volunteers have been there and from all the candy that is thrown from the parade, there are some fees that are charged to cover the cleanup portion of the event. Mayor Johnson indicated he didn't deny that staff has to come for the event and there is a law enforcement presence.

Council Member Obenauf said she believed in the cause, and the event is really important. She questioned how they could reach out to the community and get everyone involved. She felt the city couldn't do it for free any longer. Mrs. Mahoney informed the council they pay the individuals to do the bar and music. She thought if the event turned out good this year, it would be the last year they would need very little help from the city.

Discussion followed regarding facilities for the event, e.g., porta potties and garbage cans. Council Member Mahoney indicated they pay for the facilities and added it is a great event and everyone does a great job. Fire Chief Beaver said the event donates a space/booth for the fire department, and they have never been charged a fee. It was added they wouldn't charge a fee to the Marshal's Office or the Library to have a booth.

City Staff involvement was discussed. Council Member Shay asked what the city's hard cost would be; how many people does the city need to set up the event? It was noted there isn't a lot of city participation until after the event and during cleanup. Marshal Gaston discussed his staff's involvement. The Marshal's Office usually runs over \$1,000, and it is for the actual event. He stated the officers would not actively watch the park from Sunday night through Monday morning; however, there would be extra patrol of the area.

Council Member Mahoney indicated everyone says they are going to help but it doesn't happen. Individuals may be at the event location at the beginning of the day but not at the end of the day. Some days they have participation from staff and other days they do not. Mrs. Mahoney stated they do a good thing and it pays tribute to the city; it is a city event.

Mayor Johnson informed the council that he had a discussion with Mrs. Mahoney, and there is one account of money for the event. When participating as a vendor, they make money for their business. However, as the city, the event has been going on long enough. If the city needs to find a line item in the budget, to support this as a city maybe council needs to look into it. It shows public involvement and keeps individuals in the city. He said this is the only event the city highlights what a great community the City of Bellevue is.

Council Obenauf inquired what the city would do moving forward. Could they do outreach and get sponsors like the library? Council Member Mahoney indicated the library event is paid for by the coffee shop and this event is no different than the library. Council Member Obenauf commented if people think this is a city event, the council should be involved. It was said there are no fees collected for the parade; they are just trying to have people and businesses involved. They are in the process of trying to find someone, with a longstanding history in the community, to be the grand marshal of the parade.

Council Member Shay said she didn't think the question was should we or should we not have the event. It is how is the city going to cover its costs? Council Member Mahoney suggested they see where they were at, at the end of the event. President Giordani pointed out there would be fees for law enforcement and grounds. The city's park fees don't cover that. She referred back to the precedence the city was setting. If it is a city event, it should be advertised as a city event; and the city needs to have involvement in the planning.

Council Member Mahoney said he thought they were thinking about the matter too much. If payment is required for the park and for the staff, they will pay it, but if they can't, they can't. President Giordani indicated there was a conflict of interest, and she thought they should pay for the park fee. It was clarified that they were only asking for the park fee waiver.

Council Member Leahy said she loves the idea of the event; however, the only fees that have been waived were for the Hunger Coalition and the ERC Clean Sweep. Council Member Carrero noted he sees the event as a city

event, but the city does has problems with collecting fees. Council Member Leahy comment it is a bit of a gray area; she just doesn't want everyone to have their park fees waived because it is "a community event." Council

President Giordani said she just wants the city to set precedence that the city does not waive park fees. Council Member Shay asked if there was any interest in splitting the fee; Mrs. Mahoney paying for one day and the city paying for one day.

Motion: Council Member Shay moved to have the city absorb one day of the two day park fee.

The motion failed due to lack of a second.

Open discussion continued. Council Member Obenauf inquired what the fees were for the Marshal's Office and what about the cleaning of the park after the event; the celebration is extensive.

Second Motion: Council Member Shay moved the City of Bellevue absorb one day of the two-day park fee waiver request to the cost of three hundred and forty dollars (\$340). Council Member Carrerio seconded the motion. Council Members voting aye: Member Carrerio, Leahy and Shay. Members voting nay: Members Mahoney, Giordani and Obenauf. The votes did not constitute a majority vote. Mayor Johnson voted Nay. The motion failed with four votes opposed and three votes in favor.

Open discussion continued and the possibility of a second motion. Mayor Johnson asked if there was a motion to waive the fees.

Third Motion: Council Member Mahoney moved to waive the park fees.

The motion failed due to lack of a second.

6. Consent Agenda:

- a. Approval of Common Council Meeting Minutes | *May 13, 2024, Regular Council Meeting Minutes*
- b. Approval of Claims: *July 9, 2024, 2024, through July 22, 2024*
- c. Department Head Reports

Discussion followed regarding the consent agenda. Ms. Snarr noted that Item 6c, Approval of Common Council Meeting Minutes | *May 13, 2024, Regular Council Meeting Minutes*, needed to be removed from the consent agenda.

Motion: President Giordani moved to approve the consent agenda (excluding item 6a). Council Member Shay seconded the motion. Council Members voting aye: Members Mahoney, Obenauf, Carreiro, Leahy, Shay and Giordani. Members voting nay: None. The motion passed unanimously.

5. New Business:

- a. Consideration of Discussion and Possible Recommendation for the City to Proceed with Advertising / Requesting Invitation to Bids for Professional Appraisal Services; Including but not Limited to Setting Parameters on Financial Cost for 61.01 Acres of City Owned Property, Blaine County Parcel Number RPB041700000B0 (North of Cowcatcher Loop and East of Slaughterhouse Road)

Mayor Johnson introduced the item of a potential recommendation to move forward with an invitation to bid (ITB) for professional appraisal services, which included setting parameters on a financial cost. Mayor Johnson provided the history of the 61.01 acres of city owned property that is a part of the Strahorn annexation and development. He explained there were certain parameters set on the land and the time has elapsed. The land was supposed to be sold by the city for something else; however, it was never within the parameters. Due to the best

land sales economy, he wants to see what opportunities there are available for the land. He stated he was not just looking to give it away; it has to be in the best interest of the city.

Mayor Johnson opened the public comment period at 6:14 p.m.

Tom Blanchard 33 lower Broadford Road

Mr. Tom Blanchard suspected that some of the obligations were to take care of the land in nine years. He stated the original appraisal of the land was 1.5-million dollars and since that time, a previous city council didn't enforce the obligation of the development. The original agreement and provision were that the city would establish three (3) State lots in the last phase, and the land would become a State parcel.

Mr. Blanchard thought another option the city should look at was opening up the business zone for housing and a more vibrant downtown. By allowing the option for the entire parcel of property there could be development of property, and the city could be looking 40 to 50 housing units, which would be difficult for the city to provide services. He went on to say, from that point of view, he would encourage the city being its own developer, and the city has the capacity to contract out those service. As a result, the city would become its own property manager. He pointed out the City Comprehensive Plan, Chapter 10, Table 5, recreation needs and nature preserve are listed as the fourth option out of 30. The city should reserve the natural area so the adjacent property owners can enjoy it.

Mr. Jeff Pfaffle commented that what Mr. Blanchard said is wonderful points, but it is not what is on the agenda this evening. This is about a piece of property that was appraised in 2008, and at that time, the land was in Blaine County, with a R-5 zoning designation. The appraisal of 1.5-million dollars is correct. Mr. Blanchard noted that all of the property is not the same, and it would have the same appraise values it did in 2008.

Mr. Pfaffle said the land is currently zoned transitional, which defaults to general residential. The purpose of the appraised is to understand what the value of the city's asset He question what the city wanted to do with land and, how did the city you want to monetize it. The appraisals on the land that were generally done, is not what the city needs. The city needs an independent third party for conversations with other parties. The needs a range appraisal.

With no more public comments forthcoming, Mayor Johnson closed the comment period at 6:25 p.m.

Mayor Johnson indicated the city is only discussing what the value of the property is. If they know what the value is, they can talk with the Planning and Zoning Commissions and others. In addition, if they know the range of the land valuation, then they can have public comment. The reason to have a range of valuation is so the city can create a plan for the city, recreational needs, etc.

President Giordani said she thought it was a smart move and hopes the valuation that come back to the city is favorable. She believes the recommended type of appraisal is the right type so the city doesn't spend a lot of money on the appraisal to be able to understand what the city can do with it.

Council Member Shay inquired if the proposed process to advertise for bids was the correct process. Mr. Allington explained the council has a limit. Anything under \$50,000 is in the best interest of the city. In addition, there is a formal process to declare city property as surplus property.

Motion: President Giordani moved for the City of Bellevue to proceed with an advertisement for professional appraiser services not to exceed \$5,000 for city owned property. Council Member Shay seconded the motion. Council Members voting aye: Members Shay, Leahy, Carreiro, Obenauf, Giordani and Mahoney. Members voting nay: None. The motion passed unanimously.

b. Consideration of Resolution No. 2384, A Resolution of the City of Bellevue, Idaho, Relating to Surplus Personal Property; Declaring Certain Personal Property of The City to be Surplus; Authorizing and Directing the Disposal of the Surplus Property; and Providing an Effective Date

Mayor Johnson informed the council Surplus personal property is the Marshal's vehicles, a 2018 Ford Explorer, Police Interceptor. The vehicle has significant issues, and the city doesn't want to spend any more money trying to fix it. The vehicle will go to auction

Motion: President Giordani moved to approve Resolution No. 2384, A Resolution of the City of Bellevue, Idaho, Relating to Surplus Personal Property; Declaring Certain Personal Property of The City to be Surplus; Authorizing and Directing the Disposal of the Surplus Property; and Providing an Effective Date). Council Member Shay seconded the motion. Council Members voting aye: Carreiro, Obenauf, Mahoney, Giordani, and Shay. Council Members voting nay: None. The motion passed unanimously.

6. Budget Workshop: Consideration of Discussion and Direction Regarding the Preliminary Budget for Fiscal Year 2025: [July 22, 2024, Draft Budget Documents](#)

Ms. Shoemaker addressed the Council and discussed the summary and all items balance. She noted that five (5) departments are budgeted less than last year, and there is a 2.5-percent increase for the overall general budget.

She addressed the general revenue fund, and it is broken down by percentage of income and account. She pointed out they are cutting the carryover in half; however, she could not get the numbers down without some carryover.

Discussion followed regarding operating expenses in the general fund by department and account. And each department is broken down. There have been a few minor changes. The city will probably change its primary plan for health insurance. The premium went up 28-percent. There are several plan options the city can adjust to that would be similar.

Ms. Shoemaker informed the council that the public hearing to adopt the annual appropriation budget for Fiscal Year 2025 is August 12, 2024. It was noted that the tentative budget can go down but it cannot increase.

Motion: Council Member Shay moved to approve the City of Bellevue Fiscal Year 2025 Tentative Budget of \$7,765,415. Council Member Mahoney seconded the motion. Council Members voting aye: Council Members voting aye: Members Giordani, Carreiro, Leahy, Mahoney, Obenauf and Shay. Members voting nay: None. The motion passed unanimously.

Adjournment:

With no further business coming before the Common Council at this time, Council Member Carrerio moved to adjourn the meeting. President Giordani seconded the motion. The meeting adjourned at 6:54 p.m. seconded the motion. The motion passed unanimously.

Chris Johnson, Mayor

Michelle K. Vest Snarr, City Clerk



**CITY OF BELLEVUE
COMMON COUNCIL
August 12, 2024**

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

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

Roll Call:

Present

Chris Johnson, Mayor Johnson
Christina Giordani, Council President
John Carreiro, Council Member
Robin Leahy, Council Member
Diane Shay, Council Member
Shaun Mahoney, Council Member

Roll Call was conducted; all Members were present.

Staff Present:

Rick Allington, City Legal Representative
Greg Beaver, Fire Chief
Kirt Gaston, Marshal
Casey McGehee, Streets Division
Kristin Gearhart, Library Director
Shelly Shoemaker, City Treasurer
Michelle Snarr, City Clerk

Others in Attendance: Tony Evans, and Stefany Mahoney

1. Notice of Agenda Compliance:

The posting of this regular meeting agenda complied with Idaho Code §74-204. The regular scheduled 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 *August 8, 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 Hearing: Fiscal Year 2025 Budget

Ms. Shoemaker, City Treasurer, presented the [Fiscal Year 2025 Budget](#). She noted there is one resolution for forgone property; however, it is not on the agenda. She has to republish the legal notice.

Mayor Johnson said it was a fairly good budget with what the city had to work with, and the city is working without ARPA funds. Adjustments will be made; the city already received a quote from the Blaine County Dispatch and their fees will change a little. It will affect the city an extra \$200.

Public Comment Period

Mayor Johnson opened the public comment period at 5:35 p.m.

With no public comment forthcoming, the public comment period closed at 5:35

Council Member Mahoney said the budget looked good; the city hadn't every had anything like this budget as presented. President Giordani noted she appreciated this kind of reduction of a complicated budget and asked if would be available for the community if they have questions.

Motion: President Giordani moved to waive the three (3) readings pursuant to Idaho Code § 50-092. Council Member Leahy seconded the motion. Council Members voting aye: Members Leahy, Shay, Mahoney, Obenauf, Carreiro, and Giordani. Members voting nay: None. The motion passed unanimously.

Motion: Council Member Shay moved to read Ordinance 2024-02 by title only. President Giordani seconded the motion. Council Members voting aye: Members Carreiro, Shay, Leahy, Mahoney, Giordani and Obenauf. Members voting nay: None. The motion passed unanimously.

Mayor Johnson read Ordinance No. 2024-02, by title only: An Ordinance of the City of Bellevue, Idaho, Entitled The Annual Appropriation Ordinance for the Fiscal Year 2025 Beginning on October 1, 2024, Appropriating Funds Deemed Necessary to Defray All Necessary Expenses and Liabilities for The Ensuing Fiscal Year, Authorizing a Levy of Sufficient Tax Upon the Taxable Property and Specifying the Objects and Purposes for Which Said Appropriation is Made, and Providing an Effective Date

Motion: President Giordani moved to adopt Ordinance 2024-02, An Ordinance of the City of Bellevue, Idaho, Entitled The Annual Appropriation Ordinance for the Fiscal Year 2025 Beginning on October 1, 2024, Appropriating Funds Deemed Necessary to Defray All Necessary Expenses and Liabilities for The Ensuing Fiscal Year, Authorizing a Levy of Sufficient Tax Upon the Taxable Property and Specifying the Objects and Purposes for Which Said Appropriation is Made, and Providing an Effective Date. Council Member Mahoney seconded the motion. Council Members voting aye: Members Giordani, Carreiro, Leahy, Mahoney, Shay and Obenauf. Members voting nay: None. The motion passed unanimously.

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

Mayor Johnson opened the meeting for public comment at 5:40 p.m.

Mayor Johnson informed the council the cemetery district appreciated the city's support for a new sign. In addition, they found some donors, and the sign costs were covered 100 percent for both materials and labor; he read the list of contributors.

Mayor Johnson stated he has receives a lot of complaints regarding lot maintenance. The city may be pushing more stringent enforcement.

Mayor Johnson said he wants the city to be both e-bike and ATV friendly and would like to help keep the city as an ATV friendly community. However, they are seeing increased speeds in the canyon for both ATVs and e-bikes, reckless driving, and ATVs on Highway 75.

Discussion followed regarding underage riders without helmets, and individuals 16 and under driving ATVs without adult supervision. Idaho Code requires that an individual 16 and under must have a responsible adult riding with them. Mayor Johnson expressed he worries about children and pedestrians and encouraged parents to take responsibility and for others to help keep enforcement. He is not going to risk public safety. He suggested adopting a fee or abolishing the code to drive ATVs/e-bikes in the City of Bellevue could be a possibility. In addition, an ordinance could be adopted to fine both the owner and driver.

Mayor Johnson pointed out there are a handful of blatant users, and it is not his intent to abolish ATVs/e-bikes. However, he want to make sure the city's streets are safe and individuals ride through town in a respectful manor

so people can still have access. Mrs. Mohoney said the individuals that are not compliant are not up in the canyon; they are riding around the neighborhood over and over and there a lot of riders that are 12 and under.

Ms. Shoemaker indicated she called Wood River Sand and Gravel regarding some invoices and asked if they ever gave discounts to cities. They forgave the cities entire balance of approximately \$1400. She stated she would draft a letter for Mayor Johnson's signature.

It was pointed out there still isn't any landscaping at the cabin on Melrose, and they said they were going to take care of it. Council Member Leahy said that ARCH has done a beautiful job on their projects in Hailey.

Discussion returned to code enforcement. Chief Beaver indicate the city didn't have a weed ordinance, with the exception for duplex and larger dwelling. Mayor Johnson said he thought he saw something for weeds; however, if the city doesn't, they will adopt one. It was noted that there have been multiple complaints the last few weeks regarding junk and others items.

President Giordani pointed out there are a lot of communities that are excited about La Cabanita, there needs to be some striping completed in front of the business. There seems to be some confusion on the parking and a need for organizational support. Mr. McGehee commented he received a bid that would go throughout the entire business district at approximately \$15,000. President Giordani thought it should be done, especially with the increased amount of traffic and congestion.

With no other public comment forthcoming, the public comment closed at 6:00 p.m.

5. Consent Agenda:

- a. Approval of Common Council Meeting Minutes, *May 28, 2024, and June 10, 20024, Regular Council Meeting Minutes*
- b. Approval of Claims: *July 23, 2024, through July 09, 2024*

Ms. Shoemaker informed the council she added an item to the claims; the first two payments for the Bobcat. Council Member Obenauf inquired about the on-call planning fees from Great West engineering. Mayor Johnson explained those fees are passed down to the developers.

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

6. New Business:

- a. Resolution No. 2385 A Resolution of the City of Bellevue, Blaine County, Idaho Establishing the Bellevue Labor Day Celebration Committee, the Purpose of Such Committee, the Terms of the Committee Members, and an Effective Date

Mayor Johnson said at the previous meeting, they had some discussion regarding the City of Bellevue Labor Day Celebration; and he thinks it is a City of Bellevue event. He thought they need to get public comment and do this year's celebration with a temporary committee. Moving forward, he would like to put together an appropriate resolution or ordinance for a permanent committee. The City says it is a city event and all the other committees around the state give back to their community. He would like to make sure it is fair, and it meets everyone's interest.

President Giordani indicated she didn't understand how the monetary item would break down or how it would be established. Mayor Johnson indicated the next couple of items would revolve around the establishment of a committee.

Discussion followed regard the history of the City of Bellevue Labor Day Celebration. Mrs. Stefany Mahoney explained approximately 15 years ago, there was a Bellevue Chamber of Commerce, and they were paid to run the Labor Day Celebration. It was sponsored by a previous group, and no one wanted to do it so she took it over. At that time, it was sponsored by the city. Mrs. Mahoney said she did it for a long time, and then Heather Johnson took it over. Somewhere in the transition, it was no longer a city event. The event wasn't going to continue so they took it over again.

Mrs. Mahoney informed the Council there is a specific account for the event; the name on the account is the Mahoney's and City of Bellevue. She explained her accountant oversee the budget. This year they raised \$17,000 in, and all of the money goes back under the city's umbrella. She said the city wouldn't have to contribute any money, but they could maybe waive the park fees.

Mayor Johnson indicated that Mrs. Mahoney has the experience of putting the event together, and he believe the city needs take ownership of the event. After this year, the city could establishing a formal committee and wants to make sure the event continues. It is great for our community and businesses.

Discussion followed the event and processes. It was said that everyone loves the event but there was hesitancy to establish a committee. Currently there is a separate account but it isn't a non-profit organization. Ideas were discussed how the committee could utilize the non-profit status and obtain their own. Council Member Mahoney stated the current relationship between the city and organizing group is more of a partnership. President Giordani indicated there was an effort to change the event from a private event to a city event. She didn't think it was clean in terms of what a city event looked like.

Discussion followed regarding Wagon Days. The event has its own committee, and it is ran through the City of Hailey with a specific employee that plans and runs the event. It is a line item in Hailey budget in the amount of approximately \$50,000 to \$60,000. Ms. Kristin Gearhart, Library Director, commented if it is a city event, the city needs to set up a specific budget and then there is transparency.

Mayor Johnson indicated that right now, he was only asking to create a line item and appoint a chair for this year only. It was pointed out the proposed resolution did not have a start and end time. In addition, President Giordani would like one staff member and the 3 committee members. Mayor Johnson said the intent for the proposed resolution was to be a temporary resolution; Ms. Snarr misunderstood and didn't enter a temporary term. Mayor Johnson indicated if the Council was not amiable to establish the temporary committee, he would like to waive the park fees in the amount of \$680.

President Giordani pointed out the previous conversation was that the city didn't take ownership of the event, and the money would go to the community, but the money goes to the city. The city also has community events, and she thought it was hard to choose what fees get waived because park fees are one of the way the city obtains fees. Mrs. Mahoney stated she would pay this year's park fees, and after this year, she would probably resign. She is just trying to do something, and she didn't need to do it anymore.

Mayor Johnson pointed out the event has been going on for 30 to 40 years. President Giordani said when you have to look at money, it is a hard discussion to have. They have been sitting here and having big budget discussions. These are the tough conversations we have to have. She didn't mean to offend anyone.

Mrs. Mahoney said next year, when you start your committee, you will find out that the City of Hailey and Ketchum pay someone to plan and run their events. She stated she puts 30 - 40 hours a week into the Labor Day Celebration.

President Giordani said they are in the committee discussion right now, and the last time discussed if this would make or break the city. If everyone thinks this is a city event, it is an important discussion in getting it to a City of

Bellevue event. You have done so much to get us here, and it is more of a discussion of what needs to be done to have a path moving forward for the event.

Council Member Shay said she knew for a fact, from years of putting the event together, it takes a lot to make this happen. She thought they should recognize Mrs. Mahoney has put in a lot of her time, and we should be grateful.

It was suggested that Mrs. Mahoney work with Ms. Shoemaker to make sure they have all the numbers, and then have a more formal discussion. Mr. Allington asked what the committee is going to do before now and the event. The overall event has been planned and organized. Ms. Obenauf requested that she be sent the information so she could send the information out and get help to support Mrs. Mahoney.

It was suggested the council reword the proposed resolution for it to be a temporary committee, effective from today until December 2024.

Motion: Council Member Shay moved to adopt Resolution No. 2385, A Resolution of the Common Council of the City of Bellevue, Baline County, Idaho, Establishing *a Temporary Labor Day Celebration Committee for the Year 2024* for the Purpose of Such Committee, *with a Term ff August 12, 2024, through Dember 31, 2024*. President Giordani seconded the motion. Council Members voting aye: Members Carreiro, Shay, Leahy, Mahoney, Giordani and Obenauf. Members voting nay: None. The motion passed unanimously.

- b. APPEAL: Appeal the Council's Decision to Deny a Fee Waiver Request for the Memorial Park in the amount of \$680 for September 1 and September 2, 2024, for the Bellevue Labor Day Celebration on July 22, 2024*

President Giordani noted the council originally denied the fee waiver on July 22, 2004; however, it looks like the city is moving forward in good faith that it will be a city sponsored event.

- c. Consideration of Resolution No 2386, A Resolution of the Mayor and Common Council of the City of Bellevue, Idaho, Confirming the Appointment of Stefany Mahoney to the Bellevue Labor Day Celebration Committee and Appointment as Chair*

Motion: Council Member Carrero moved to approve Resolution No. 2386, A Resolution of the Mayor and Common Council of the City of Bellevue, Idaho, Confirming the Appointment of Stefany Mahoney to the Bellevue Labor Day Celebration Committee and Appointment as Chair *for the Remaining Period of the Year 2024*. President Giordani seconded the motion. Council Members voting aye: Carreiro, Obenauf, Giordani, Shay, leahy and Mahoney. Council Members voting nay: None. The motion passed unanimously.

- d. Resolution No. 2387, A Resolution of the City of Bellevue, Idaho. Authorizing the Mayor To Execute a Local Professional Services Agreement No. 96996 with Forsgren Associates, Inc. and the Idaho Transportation Department for a Local Fiscal Year 21 Transportation Plan for the City of Bellevue, Idaho Transportation Department Project No. A022(026), Key No. 22026 in an Amount Not to Exceed \$83,309*

Mayor Johnson said this is the study we have be discussing, and it is the final agreement. We are at the point of having Forsgren Associates do the study and brings together all three parties. There will be one (1) public meeting. Forsgren is working with the Idaho Transportation Department (ITD) to gather feedback and how much the community is involved.

Forsgren will go through an assessment and look at ADA compliance, do traffic count, and identify the city's primary arterials. Following their assessment, they will present it and if there needs to be more specifics, the city can have as many meetings as they want.

The study will start after it is finalized and approved and won't be completed until 2025. Mayor Johnson said as the city sees more inlets, they will provide guidance with zoning. They may suggest some rezoning; however, the city does not have to proceed with their suggestions. He added they want to look at fees, and they will move forward with the Comprehensive Plan.

Motion: Council Member Shay moved to adopt Resolution 2387, A Resolution of the City of Bellevue, Idaho. Authorizing the Mayor To Execute a Local Professional Services Agreement No. 96996 with Forsgren Associates, Inc. and the Idaho Transportation Department for a Local Fiscal Year 21 Transportation Plan for the City of Bellevue, Idaho Transportation Department Project No. A022(026), Key No. 22026 in an Amount Not to Exceed \$83,309. President Giordani seconded the motion. Council Members voting aye: Members Carreiro, Shay, Leahy, Mahoney, Giordani and Obenauf. Members voting nay: None. The motion passed unanimously.

7. Adjournment:

With no further business coming before the Common Council at this time, Council Member Mahoney moved to adjourn the meeting. Council Member Carrero seconded the motion. The meeting adjourned at 6:42 p.m. seconded the motion. The motion passed unanimously.

Chris Johnson, Mayor

Michelle K. Vest Snarr, City Clerk



**CITY OF BELLEVUE
COMMON COUNCIL
August 26, 2024**

The Common Council of the City of Bellevue, Idaho, met in a Regular Meeting, on, Monday, August 26, 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 5:31 p.m.

Roll Call:

Present

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

Roll Call was conducted; all Members were present; Council Member Mahoney was present *via Zoom*.

Staff Present:

Rick Allington, City Legal Representative
Greg Beaver, Fire Chief
Kirt Gaston, Marshal
Casey McGehee, Streets
Shelly Shoemaker, City Treasurer
Michelle Snarr, City Clerk

Others in Attendance: Tony Evans, Lori Isreal, William Lennon, and Suzanne Wrede, *via Zoom*

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 *August 21, 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 and COUNCIL DISCUSSION: For the purpose of moving forward with a resolution to request that the Idaho State Legislature dissolve the City Charter, of the City of Bellevue, and proceed with becoming an incorporated city

Mayor Johnson addressed the dissolution of the City Charter and moving forward with becoming an incorporated city. He said it wouldn't change a lot of things. One of the biggest changes would allow the city to go from two (2) year term limits to four (4) year term limits and stipulate there are six (6) *council members*. He noted the City Charter is gender-neutral, and the entire Charter is written in the masculine tense. There are a few other differences for the appointment of vacancies on the council, and it would allow Bellevue to manage the city just as every other community.

Mayor Johnson explained the city would need to start a petition, and the petition would have to have the amount of signatures equal to 25 percent of the voters of last election. At this time, the city is not able to place it on the November 2024 ballot; the deadline to submit a question on the ballot is September 6, 2024.

Discussion followed regarding the process outlined in Mr. Rick Allington's Memo. The city would have to get the necessary number of interested residents' signatures as required by the Attorney General and start adopting terminology needed for incorporation to potentially be placed on the November 2025 election. It is up to the citizens of the City of Bellevue to determine if they want it on the ballot. The city would not be gaining anything or changing fees. They have to go through the same process and have representative from the community.

If it were passed and adopted, the city would send a resolution to the state legislature requesting the city be organized as an incorporated city under the State of Idaho. The resolution would have a representative and senator after everything was completed on the city's end. If it was approved by the state legislature, the soonest it would be effective would be January 2026. Mayor Johnson said he would make Mr. Allington's memo available.

Mayor Johnson indicated there are some people that believe the city is able to do certain things because it is a charter city; however, the city still has to abide by Utah Code. He added the consideration of incorporation would have to go before the council and go through the public hearing process. Council Member Leahy asked what the advantages were to staying a charter city. Mayor Johnson indicated there weren't any. He is just trying to get the city on the same playing field as every other city. It was noted the biggest item would be rewriting the city's documents and making sure everything matched Idaho statute.

President Giordani inquired what the back story was regarding why Bellevue is still a charter city. Chief Beaver explained the city used to vote at a weird times. To change the voting cycle, the city had an attorney draft the documents. He said it was around 2007, and there were some people that fought against the city; they didn't want to go from a charter city to an incorporated city. The last time they tried to amend the charter, it was proposed to have 4-year terms and four council members. It was asked what change it would be if Bellevue went from a charter city to an incorporated in relation to elected office. Mr. Allington said the city could have four (4) or six (6) elected councilmembers with four (4)-years terms.

Mayor Johnson stated if there was any historical value, he thought the charter shouldn't be dissolved; however, there isn't any historical value. He informed the council that the City Charter requires a Marshal's Office, and the city doesn't receive anything from the state for a Marshal's Office. He has no intent of getting rid of the Marshal's Office, and they are trying to grow the department.

Discussion followed regarding the election of the mayor and council members. It was said at the end of terms, individuals would have to run for a four (4)-year term and the terms would still alternate terms. The election process would come further down the line as far as incorporation and laws of incorporation.

Council Member Shay said as a path moving forward, the city should share the city attorney's memo and a copy of the City's Charter needs to be placed in the Council's packet. Mayor Johnson indicated there wasn't a rush to get it on the November 2024 ballot. Council Member Shay indicated it shouldn't be a rush; every time the city rushes into something, they don't think things all the way through. She suggested having those materials in a future packet at some point.

Mayor Johnson stated the purpose of the discussion was to determine if the council wants to move forward with becoming an incorporated city or not.

Mayor Johnson opened the public comment period at 5:50 p.m.

Tony Evans, Idaho Mountain Express, clarified the change would provide the opportunity to extend council terms from two (2) years to four (4) years. Mayor Johnson explained in order for the city to amend its laws, the City

Charter, the city has to go to the state legislature. Becoming an incorporated city give the city the ability to govern itself and adopt its own by-laws.

Mr. Allington clarified, the city still has to go to the state legislature, which governs cities. The elected terms would be four (4) years and it would need to be decided if the city wanted four (4) or six (6) council members. He pointed out there isn't two (2) year terms in the state legislature. Currently, if the city doesn't have something or there is something that doesn't work for the city, the city has to go to the state legislature to change it.

With no public comment forthcoming, the public comment period closed at 5:52 p.m.

Mayor Johnson said they would continue to discuss and work on the verbiage and work on a petition. He suggested the item be placed on the agenda the *first meeting in April 2025* so it didn't get lost in the budget process and to have an informed discussion.

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

Mayor Johnson opened the meeting for public comment at 5:55 p.m.

Lori Isreal and William Lennon – 304 N. 3rd Street

Ms. Isreal addressed the council regarding the utility billing attachment letter dated August 26, 2024.

The letter says:

“Please Help Keep Bellevue Beautiful. The City has adopted regulations for health and sanitation purposes. Please be mindful of 1) accumulating garbage (the term "garbage" shall include tin and aluminum cans, glass and plastic bottles, leaves, weeds, cuttings from trees, lawns, shrubs or gardens, paper products, wood products, plastics, and synthetic substances of any kind) or junk on any property (private and City's streets & alleys). 2) please keep damaged or inoperable vehicles parked behind a fence or barriers out of public view. PLEASE NOTE: The City is clearing all of the alleys of BRUSH, LIMBS AND PERSONAL PROPERTY. ALL personal property needs to be removed from the alleys and moved to the owner or occupants property out of the public right-of-way.”

She said they had an old fence that was further to the rear than it is now, and they had trees in the alley. They asked if they needed to remove the trees once the water and sewer lines were put in, and they were told no. They had a new fence installed, and the trees are now outside of their yard. She informed the council that Alpine Tree Service trims their trees, and they have spent thousands of dollars on tree trimming and maintenance. In addition, Fairway Lawns provides other services.

She indicated the trees have been in that location for a long time, and they have maintained, pruned and have kept them living for over 25 years. The other day she came home, and she could see everything behind her home. She came to city hall and she was very upset. She commented that those trees don't grow in the valley anymore.

She expressed she was upset about the way her trees were trimmed to clear the alley to Marshal Gaston and Casey McGehee. They have never had garbage/junk on their three lots. She wasn't told the trees would be botched and totally cut straight down. She believes she has a reason to be upset. She spent thousands of dollars to keep them the way she likes them, and the trees were chopped and the limbs removed out eight (8) feet. She apologized to Mr. McGehee and Marshal Gaston for getting upset with them previously.

She has no privacy, and all she wanted was some privacy in her home and backyard. The trimming of her trees is absolutely unacceptable. She said the trees have been totally chopped, and wanted to know if the city is going to compensate her or come and see what they could do.

With no other public comment forthcoming, the public comment closed at 6:07 p.m.

5. Consent Agenda:

- a. Approval Minutes: *May 13, 2024* and *June 24, 2024*, Council regular meeting minutes
- b. Approval of Claims: *August 13, 2024*, thru *August 26, 2024*
- c. Purchase of Chlorine Tablets and Oxy-Pro for Sewer Plant Operations
- d. Department Head Reports: Month of *July 2024*
- e. Presentation of the Bellevue Urban Renewal Agency (*BURA*) Resolution 24-04 for the adoption of the Fiscal Year 2025 Budget

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

6. New Business:

- a. Monthly Financial Report for the month of *July 2024*, Fiscal Year 2024

Ms. Shoemaker addressed the Council and explained the reason why she wanted to address the *July 2024* Financial Report as a separate item. She noted things looked better than they did, and the city's cash position changed a lot. They are currently 9.8 percent higher than they were the previous year, and due to three (3) projects, the city's development impact fees are just above \$51,000.

b. Presentation of Pedestrian Safety Flags for the City and Department Report

Mr. McGehee informed the Council the Pedestrian Safety Program is out of the State of Washington. It conveys ownership to the community for the pedestrian crosswalk flags. The city purchases the flags, and the city will try to get community buy-in. He compared it to the "Adopt a Highway" program. Mr. McGehee said each community member (residential and/or business) could adopt an intersection for six (6) months to a year. They would notify the city when flags were missing and in return, the city would replace the flags. It is neighbors helping neighbors and taking care of the city.

Discussion followed regarding the flags presented at the meeting. Mr. McGehee indicated the city's logo and emblem would be on the flags. President Giordani inquired if the flags were reflective. Mr. McGehee noted that they were not. Marshal Gaston said the reflective aspect would add a lot of significance.

Concern was expressed regarding heavily crossed intersection with poor lighting at night. It was thought reflective flags were very important because the city has a lot of foot traffic.

The council directed Mr. McGehee to look into other options with reflective materials.

c. Discussion regarding the Streets Division and Code Enforcement

Mayor Johnson indicated that Mr. McGehee called him after the incident with Ms. Isreal. He said the city has received many comments from residents that want the city to clean up Bellevue. He added that Mr. McGehee and his team has don't a great job cleaning the alleys. He said it was not the city's intent to restrict the use; however, the city needs access to the alleys and meters.

He noted there are debris, bricks, garbage, tilt bed trailers, campers and gardens in the easements. The city started putting out notices and are trying to work on the easy items. They are not removing all the debris and cars for now. If property owners (occupants) don't move the items from the easements, the city will have to move it; and then they will have to pay for it.

Mayor Johnson said they need to work on education. He doesn't want the Marshal's Office to give out violations, but the city needs access to its own infrastructure. The alleys are the city's easements and rights-of-way not owner/occupants storage areas. He added this is not an attempt to target one place; it is a clean sweep.

Marshal Gaston added the few times he has been with Mr. McGehee, most individuals are thanking him for what they are doing. The city will always have some negative feedback, but it has been very positive. Mayor Johnson said the city could do better with communication and letting individuals know when the city will be cleaning the alleys in their area. Council Member Obenauf mentioned only one person in a household usually saw the utility billing, and they may not communicate that notice. The community is the communication. Mayor Johnson indicated that he understands; however, people are aware there are laws and planning and zoning codes.

Council Member Obenauf suggested the city could place door hangers at the residents when the city planned to go through their area. Mayor Johnson questioned how Twin Falls would notify 50,000 individuals. The city could post it on the city's website. Mr. McGehee added that the Streets, Parks, and Buildings and Grounds are very fluid. Everyday changes, and they cannot guarantee they will be in a specific area at one designated time. He suggested it could be a blanket statement that indicates work is being completed in the area.

President Giordani understood what Council Member Obenauf said; however, the city has historically communicated through the utility billing, and the citizens need to do their part when reading the notices. They could call the office and/or be proactive with the information that is being provided. The city can only do the best it can with its budget and staff.

Council Member Shay noted that the Lennon's probably didn't look at their utility billing, and they previously asked if they needed to trim or move their trees. She stated it is a shame that they are paying the price when they were not provided with very much notice. It seems the notification process is cumbersome. Mayor Johnson said he didn't think the trees were butchered. They were in the vehicle line of travel, and they didn't have the ability to drive through the alley, by the trees, without the limbs hitting the truck.

Council Member Obenauf suggested to continue placing notices in the utility billing, post on social media and with the new website coming online, they could put the notice on the banner and what will be happening the next week.

Mayor Johnson expressed appreciation to the Streets division. He said starting October 1, 2024, the new Community Development Director will onboard, and they can revisit the code enforcement. He said the city is trying to get there and be polite, professional, friendly and good community partners.

d. Discussion and Direction to Staff to Draft a Resolution for Collection Services

Ms. Snarr addressed the council and noted the city has some issues with collecting civil penalties. It was discussed how important it was that they be collected. She suggested looking into a collection agency for collecting past due fines. If the city doesn't follow through with the enforcement, nothing will ever change. Mayor Johnson said he would rather see people police themselves, and added he didn't want to see civil penalties as revenue.

The council provided direction to Ms. Snarr to look into services for collection services, draft a resolution and bring the item back to the council.

e. Discussion and Direction to Staff to Draft a Consolidated Fee Schedule to Amend and Add Certain Fees

Ms. Snarr addressed the council regarding a consolidated fee schedule. She said that she was not aware if the city had ever adopted a consolidated fee schedule. Typically, a city adopts a fee schedule with all of its fees and reviews and make revisions as necessary each year, usually before the new budget preparation.

Discussion followed regarding fees and how many of the current fees do not accurately reflect what the city's actual costs are, and the city is paying for many fees that should be assessed to other parties. It was agreed the city needed to evaluate its fees to determine if each fee is appropriate or if the city is losing money. Mayor Johnson said he would like to have a workshop the *second meeting in September* (*September 23, 2024*) and would like to have a *public hearing on the first meeting in October* (*Tuesday, October 15, 2024*) but no later than the last week of October.

7. Adjournment:

With no further business coming before the Common Council at this time, Council Member Carrero moved to adjourn the meeting. President Giordani seconded the motion. The meeting adjourned at 7:17 p.m. seconded the motion. The motion passed unanimously.

Chris Johnson, Mayor

Michelle K. Vest Snarr, City Clerk

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City of Bellevue

City of Bellevue
Regular Common Council Meeting
September 9, 2024

Agenda Item 5b: Approval of Claims
August 27, 2024 through September 9, 2024

Action Item: Treasurer's Office: Shelly Shoemaker

Note: N/A

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

Attachment(s): Claims Payable by **Account** August 27, 2024 through September 9, 2024
Claims Payable by **Class** – August 27, 2024 through September 9, 2024

City of Bellevue
CLAIMS PAYABLE

September 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
09/09/2024	Renewal	Air St Lukes Membership		50011 · Insurance - Health	01 - Admin	165.00
09/09/2024	81358	Micro Tech System, LLC.	Reso #2366 - Monthly Service - September	51060 · Computer IT Support	01 - Admin	1,205.00
09/09/2024	81358	Micro Tech System, LLC.	On-line backup for desktops	51060 · Computer IT Support	01 - Admin	13.25
09/09/2024	0822224	DL Evans - Mayor	MSFT	51062 · Computers - Software & Subscr	01 - Admin	148.00
09/09/2024	0822224	DL Evans - Mayor	Zoom	51062 · Computers - Software & Subscr	01 - Admin	40.00
09/09/2024	0822224	DL Evans - Mayor	MSFT	51062 · Computers - Software & Subscr	01 - Admin	148.50
09/09/2024	0822224	DL Evans - Mayor	Intuit - T-Sheets	51062 · Computers - Software & Subscr	01 - Admin	196.00
09/09/2024	62954	ToreUp	Shredding Bin - 9/3/24	51080 · Dues & Memberships	01 - Admin	45.00
09/09/2024	Renewal	Costco Membership	Executive Business Membership Renewal	51080 · Dues & Memberships	01 - Admin	130.00
09/09/2024	10190	Allington, Frederick	Legal Services- General	51140 · Legal Fees	01 - Admin	210.00
09/09/2024	10190	Allington, Frederick	Regular CC mtng. - 7/22/24 agenda & packet	51140 · Legal Fees	01 - Admin	265.00
09/09/2024	081324	Allington, Frederick	Monthly Payment - September	51145 · Legal - Prosecuting Attorney	01 - Admin	1,800.00
09/09/2024	372633882	Great America Financial Services	Standard payment	51180 · Office Equip. Rental/Repair	01 - Admin	406.60
09/09/2024	372633882	Great America Financial Services	Usage for black images	51180 · Office Equip. Rental/Repair	01 - Admin	57.96
09/09/2024	372633882	Great America Financial Services	Ususage for color images	51180 · Office Equip. Rental/Repair	01 - Admin	129.19
09/09/2024	22052	Katchees Business Forms, Etc.	#10 Self seal window envelopes	52010 · Office Supplies	01 - Admin	275.00
09/09/2024	22052	Katchees Business Forms, Etc.	Shipping	52010 · Office Supplies	01 - Admin	43.65
09/09/2024	0822224	DL Evans - Mayor	Amazon - Perforated Paper - 500 Sheets	52010 · Office Supplies	01 - Admin	148.45
09/09/2024	4006139	Quill Corporation	Office Supplies	52010 · Office Supplies	01 - Admin	32.77
09/09/2024	40011305	Quill Corporation	Office Supplies	52010 · Office Supplies	01 - Admin	17.59
09/09/2024	40004967	Quill Corporation	Toner Cartridges	52010 · Office Supplies	01 - Admin	122.99
09/09/2024	40004967	Quill Corporation	Office Supplies, Copy Paper	52010 · Office Supplies	01 - Admin	401.39
09/09/2024	0822224	DL Evans - Mayor	Albertson's - supplies	52090 · Supplies	01 - Admin	19.00

City of Bellevue
CLAIMS PAYABLE

September 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
Admin						
09/09/2024	082024	First Net	Clerk - 208-309-6430	52100 · Telephone	01 - Admin	45.19
09/09/2024	082024	First Net	Admin - 208-309-5732 & 208-309-5734	52100 · Telephone	01 - Admin	100.46
09/09/2024	082024	First Net	Treasurer - 208-309-5081	52100 · Telephone	01 - Admin	45.19
09/09/2024	090424	Vest Snarr, Michelle	Meals for Clerk's Annual Conference - Boise	52120 · Training & Meetings	01 - Admin	103.00
09/09/2024	082224	DL Evans - Mayor	Association of Idaho Cities - Registration - Shelly	52120 · Training & Meetings	01 - Admin	225.00
09/09/2024	082224	DL Evans - Mayor	BSU - Class - Shelly	52120 · Training & Meetings	01 - Admin	80.00
09/09/2024	090424	Vest Snarr, Michelle	Travel for Clerk's Annual Conference - Boise	52124 · Travel Expense	01 - Admin	180.23
				Total Admin		\$6,789.47

P & Z						
09/09/2024	10190	Allington, Frederick	Gannet Ranch Annexation	51140 · Legal Fees	03 - P & Z	1,075.00
09/09/2024	10190	Allington, Frederick	Legal Services- Planning and Zoning Issues	51140 · Legal Fees	03 - P & Z	960.00
09/09/2024	33556	Great West Engineering	T.O. #3 - General Planning Services - Planner I	52050 · Professional Services	03 - P & Z	565.25
09/09/2024	33556	Great West Engineering	T.O #3 - General Planning Svcs. - Senior Planner	52050 · Professional Services	03 - P & Z	86.50
09/09/2024	33555	Allington, Frederick	T.O. #1 - Annexation review - Gannet Ranch Prop.	52052 · Professional Engineering	03 - P & Z	988.00
				Total P & Z		\$3,674.75

Parks						
09/09/2024	082224	DL Evans - Mayor	Dog Waste Depot	52090 · Supplies	04 - Parks	79.77
09/09/2024	0001745628	Clear Creek Disposal	Memorial Park - Portable Restroom Services/August	52146 · Utilities - Trash/Toilet/Recycl	04 - Parks	242.98
09/09/2024	0001745628	Clear Creek Disposal	Memorial Park - Lock Fee & Rent/August	52146 · Utilities - Trash/Toilet/Recycl	04 - Parks	5.00
09/09/2024	0001745627	Clear Creek Disposal	O'Donnell Park - Portable Restroom Services/August	52146 · Utilities - Trash/Toilet/Recycl	04 - Parks	242.98
09/09/2024	0001745629	Clear Creek Disposal	Howard Preserve - Portable Restroom Services/August	52146 · Utilities - Trash/Toilet/Recycl	04 - Parks	121.49
				Total Parks		\$692.22

City of Bellevue
CLAIMS PAYABLE

September 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
Fire						
09/09/2024	Renewal	Air St Lukes Membership	Renewal - Chief Beaver	500111 · Insurance - Health	05 - Fire	55.00
09/09/2024	082324	Shoemaker, Trent	2023 Inspections	51073 · Contract Labor	05 - Fire	1,700.00
09/09/2024	F34603	Valley Wide Cooperative	Fuel - Fire Dept. - Card #3816393	51110 · Fuel	05 - Fire	64.06
09/09/2024	F50183	Valley Wide Cooperative	Fuel - Fire Dept. - Card #3816394	51110 · Fuel	05 - Fire	60.19
09/09/2024	F50202	Valley Wide Cooperative	Fuel - Fire Dept. - Card #3816393	51110 · Fuel	05 - Fire	66.84
09/09/2024	F51300	Valley Wide Cooperative	Fuel - Fire Dept. - Card #3816395	51110 · Fuel	05 - Fire	45.82
09/09/2024	174130	Valley Wide Cooperative	Fuel - Fire Dept. - Card #3816395	51110 · Fuel	05 - Fire	111.51
09/09/2024	082224	DL Evans - Fire Dept.	Fire Hose Supply - Engine 4	51163 · R & M - Equipment	05 - Fire	542.14
09/09/2024	197588	Napa Auto Parts	Fire Dept. Supplies	52080 · Small Tools & Equip.	05 - Fire	194.95
09/09/2024	082224	DL Evans - Fire Dept.	Amazon - Ceiling Fan for the bays	52080 · Small Tools & Equip.	05 - Fire	256.98
09/09/2024	082224	DL Evans - Fire Dept.	Paypal - Office Chair	52080 · Small Tools & Equip.	05 - Fire	182.34
09/09/2024	082024	First Net	Fire Dept.	52100 · Telephone	05 - Fire	50.23
				Total Fire		\$3,330.06

Library	Renewal/Gearhart	Supplies	Library	07 - Library	Amount
09/09/2024	Renewal	Air St Lukes Membership	500111 · Insurance - Health	55.00	
09/09/2024	082224	DL Evans - Library	52090 · Supplies	9.33	
09/09/2024	082024	First Net	52100 · Telephone	45.19	
				Total Library	\$109.52

City of Bellevue
CLAIMS PAYABLE

September 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
09/09/2024	Renewal	Air St Lukes Membership		500111 · Insurance - Health	08 - Marshal	220.00
09/09/2024	CL64288	United Oil	Fuel - Card #263953/Gaston	51110 · Fuel	08 - Marshal	290.13
09/09/2024	CL64288	United Oil	Fuel - Card #263954/Shelamer	51110 · Fuel	08 - Marshal	287.02
09/09/2024	CL64288	United Oil	Fuel - Card #263955/Thayer	51110 · Fuel	08 - Marshal	202.46
09/09/2024	94785	Alvarado Enterprises,LLC	Lube and Oil Service	51167 · R & M - Autos	08 - Marshal	31.50
09/09/2024	94785	Alvarado Enterprises,LLC	Rotate tires	51167 · R & M - Autos	08 - Marshal	60.00
09/09/2024	94785	Alvarado Enterprises,LLC	Front Brakes and Rotor labor	51167 · R & M - Autos	08 - Marshal	180.00
09/09/2024	94785	Alvarado Enterprises,LLC	Rear Brakes and Rotor Labor	51167 · R & M - Autos	08 - Marshal	180.00
09/09/2024	94785	Alvarado Enterprises,LLC	Oil Filter	51167 · R & M - Autos	08 - Marshal	17.76
09/09/2024	94785	Alvarado Enterprises,LLC	Engine Oil	51167 · R & M - Autos	08 - Marshal	44.70
09/09/2024	94785	Alvarado Enterprises,LLC	Brake pads Front	51167 · R & M - Autos	08 - Marshal	142.20
09/09/2024	94785	Alvarado Enterprises,LLC	Brake pads rear	51167 · R & M - Autos	08 - Marshal	144.96
09/09/2024	94785	Alvarado Enterprises,LLC	Brake Rotor Front	51167 · R & M - Autos	08 - Marshal	511.20
09/09/2024	94785	Alvarado Enterprises,LLC	Brake Rotor Rear	51167 · R & M - Autos	08 - Marshal	353.58
09/09/2024	94785	Alvarado Enterprises,LLC	NON-CHLOR Bake CLNR	51167 · R & M - Autos	08 - Marshal	26.04
09/09/2024	94785	Alvarado Enterprises,LLC	Shop supplies	51167 · R & M - Autos	08 - Marshal	36.12
09/09/2024	40004967	Quill Corporation	Toner Cartridges	52010 · Office Supplies	08 - Marshal	263.98
09/09/2024	082024	First Net	Marshal & Deputy Marshal	52100 · Telephone	08 - Marshal	85.47
09/09/2024	082024	First Net	1 Laptop - 208-309-3737	52100 · Telephone	08 - Marshal	40.09
09/09/2024	082024	First Net	5 Laptop - 208-309-8876	52100 · Telephone	08 - Marshal	40.09
09/09/2024	082024	First Net	City of Bellevue FN - 208-309-8877	52100 · Telephone	08 - Marshal	40.09
09/09/2024	082024	First Net	3 Laptop - 208-309-8878	52100 · Telephone	08 - Marshal	40.09
09/09/2024	082024	First Net	2 Laptop - 208-309-8879	52100 · Telephone	08 - Marshal	40.09
09/09/2024	2639286	St. Luke's Health System	Legal Blood Draw	56040 · Medical/Lab Kits	08 - Marshal	28.00
09/09/2024	2638955	St. Luke's Health System	Emergency RM-Limited	56040 · Medical/Lab Kits	08 - Marshal	34.39
09/09/2024	2638955	St. Luke's Health System	RX WO HCPCS	56040 · Medical/Lab Kits	08 - Marshal	1.16
09/09/2024	2638955	St. Luke's Health System	Ultrasound Limited	56040 · Medical/Lab Kits	08 - Marshal	51.42
09/09/2024	2638955	St. Luke's Health System	PR Emergency Department MDM	56040 · Medical/Lab Kits	08 - Marshal	99.68

City of Bellevue
CLAIMS PAYABLE
September 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
Marshal						
09/09/2024	24-3718	Peacekeeper Products International	26" RCB Expandable Baton Nickel	56050 · Specialized Equipment	08 - Marshal	696.00
09/09/2024	24-3718	Peacekeeper Products International	Secure lock Holster	56050 · Specialized Equipment	08 - Marshal	183.80
09/09/2024	24-3718	Peacekeeper Products International	Shipping and Handling	56050 · Specialized Equipment	08 - Marshal	32.87
12/08/20148	24-3718	Peacekeeper Products International	Credit	56050 · Specialized Equipment	08 - Marshal	-32.99
				Total Marshal		\$4,376.90

B & G						
09/09/2024	200	Palomera, Maria	Office Cleaning - Sept. - City Hall/Library & Marshal's	51160 · Repairs & Maintenance	09 - B & G	500.00
09/09/2024	0822244	Intermountain Gas	Fire Station - 517 N. 2nd	52140 · Utilities - Gas	09 - B & G	15.45
09/09/2024	0822244	Intermountain Gas	206 N. Main St. - Museum	52140 · Utilities - Gas	09 - B & G	15.45
09/09/2024	0822244	Intermountain Gas	City Hall	52140 · Utilities - Gas	09 - B & G	16.12
09/09/2024	0822244	Intermountain Gas	Shop - Martin Lane	52140 · Utilities - Gas	09 - B & G	15.45
09/09/2024	0823244	Idaho Power	115 Pine St. - City Hall	52143 · Utilities - Power	09 - B & G	218.43
09/09/2024	0823244	Idaho Power	117 Pine St. - Library	52143 · Utilities - Power	09 - B & G	86.04
09/09/2024	0823244	Idaho Power	206 N. Main St - Museum	52143 · Utilities - Power	09 - B & G	29.96
09/09/2024	0823244	Idaho Power	517 N. 2nd St.	52143 · Utilities - Power	09 - B & G	92.23
09/09/2024	0823244	Idaho Power	89 Martin Ln. - Shop	52143 · Utilities - Power	09 - B & G	92.08
09/09/2024	0001745630	Clear Creek Disposal	City Hall - 115 E. Pine St. - August	52146 · Utilities - Trash/Toilet/Recycl	09 - B & G	45.00
09/09/2024	0001745633	Clear Creek Disposal	Fire Station - 517 2nd St. N. - August	52146 · Utilities - Trash/Toilet/Recycl	09 - B & G	28.06
				Total B & G		\$1,154.27

City of Bellevue
CLAIMS PAYABLE

September 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
Streets						
09/09/2024	T. Peterson	Air St Lukes Membership	Tracy Peterson - Air St. Luke's Membership	50011 · Insurance - Health	10 - Streets	45.00
09/09/2024	Renewal	Air St Lukes Membership	Renewal - McGehee, E. Shoemaker	50011 · Insurance - Health	10 - Streets	110.00
09/09/2024	656638	The Bancorp Bank, N.A.	1/3 Chevy 5500 lease/Sept.	51022 · Automobile Lease	10 - Streets	608.66
09/09/2024	CL64289	United Oil	Fuel - Streets/McGehee - Card #26139	51110 · Fuel	10 - Streets	164.93
09/09/2024	CL64290	United Oil	Streets/Equipment - Card #8191665	51110 · Fuel	10 - Streets	89.43
09/09/2024	197849	Napa Auto Parts	Oil change supplies for F250	51167 · R & M - Autos	10 - Streets	86.06
09/09/2024	81769/9	Valley Wide Cooperative	Truck hitch & gloves	52080 · Small Tools & Equip.	10 - Streets	138.95
09/09/2024	67587	Cleanwater Power Equipment LLC	Polesaw attachment for weedeater	52090 · Supplies	10 - Streets	289.98
09/09/2024	082024	First Net	Streets - 208-309-6895	52100 · Telephone	10 - Streets	62.19
09/09/2024	082924	Shoemaker, Ethan	Reimbursements - CDL expenses - Blaine Co. & ITD	52120 · Training & Meetings	10 - Streets	111.90
09/09/2024	082324	Idaho Power	100 N. 8th St. - Park	52145 · Utilities - Street Lights	10 - Streets	53.66
09/09/2024	082324	Idaho Power	114 Elm St. - PED	52145 · Utilities - Street Lights	10 - Streets	30.41
09/09/2024	082324	Idaho Power	116 Pine St. - PED	52145 · Utilities - Street Lights	10 - Streets	29.27
09/09/2024	082324	Idaho Power	1461 S. Main St. - Light	52145 · Utilities - Street Lights	10 - Streets	31.80
09/09/2024	082324	Idaho Power	161 Cowcatcher Loop Lite	52145 · Utilities - Street Lights	10 - Streets	3.06
09/09/2024	082324	Idaho Power	218 N. Main St. - Light	52145 · Utilities - Street Lights	10 - Streets	5.89
09/09/2024	082324	Idaho Power	300 E. Cedar Sts. - Park	52145 · Utilities - Street Lights	10 - Streets	26.43
09/09/2024	082324	Idaho Power	318 Cedar St. - Park	52145 · Utilities - Street Lights	10 - Streets	26.50
09/09/2024	082324	Idaho Power	508 Broadford Rd. - Light	52145 · Utilities - Street Lights	10 - Streets	26.94
09/09/2024	082324	Idaho Power	714 Main St. - Light	52145 · Utilities - Street Lights	10 - Streets	28.16
09/09/2024	082324	Idaho Power	921 Riverside Drive - Light	52145 · Utilities - Street Lights	10 - Streets	2.46
09/09/2024	082324	Idaho Power	Street Lights	52145 · Utilities - Street Lights	10 - Streets	1,291.15
09/09/2024	082324	Idaho Power	Street Lights	52145 · Utilities - Street Lights	10 - Streets	26.34
09/09/2024	5031051546	Rumbles Documents Solutions LL	Bobcat Toolcat - split - Streets/Water/Sewer	58150 · Auto/Equipment Lease	10 - Streets	527.01
Total Streets						\$3,816.18

City of Bellevue
CLAIMS PAYABLE

September 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
City Council						
09/09/2024 082024	First Net	Alderman & Mayor		52100 · Telephone	11 - City Council	316.33
09/09/2024 Shay	Air St Lukes Membership	D Shay - Air St. Luke's Membership		50011 · Insurance - Health	11 - City Council	55.00
09/09/2024 Renewal	Air St Lukes Membership	Renewal - Giordiani, Johnson, Mahoney		50011 · Insurance - Health	11 - City Council	165.00
				Total CC		\$536.33
Water						
09/09/2024 656638	The Bancorp Bank, N.A.	1/3 Chevy 5500 lease/Sept.		51022 · Automobile Lease	20 - Water	608.66
09/09/2024 BDD-24-8-2	BDE Water Professionals	Monthly Fee - August		51073 · Contract Labor	20 - Water	3,000.00
09/09/2024 BDD-24-8-2	BDE Water Professionals	Hourly Response chg. 22 hrs @ \$85.00 per hr.		51073 · Contract Labor	20 - Water	1,870.00
09/09/2024 BDD-24-8-2	BDE Water Professionals	Fully Licensed Emergency resp. 8.5 hrs @ \$120.00 /hr		51073 · Contract Labor	20 - Water	1,020.00
09/09/2024 BDD-24-8-2	BDE Water Professionals	Monthly Backup RC Operator		51073 · Contract Labor	20 - Water	600.00
09/09/2024 BDD-24-8-2	BDE Water Professionals	Fully Licensed Operator - 127 hrs @ \$60.00 per hr.		51073 · Contract Labor	20 - Water	7,620.00
09/09/2024 BDD-24-8-2	BDE Water Professionals	Hourly rounds help - 26 hrs @ \$45.00 per hr.		51073 · Contract Labor	20 - Water	1,170.00
09/09/2024 240904A	Garrison, Shane	Water System Management - August		51073 · Contract Labor	20 - Water	2,890.00
09/09/2024 240904A	Garrison, Shane	August - hour coverage - 18 hrs. @ \$95.00 per hr.		51073 · Contract Labor	20 - Water	1,710.00
09/09/2024 39485	Advanced Control Systems, LLC.	Carefree SCADA Program - Water		51169 · R & M - Water	20 - Water	160.00
09/09/2024 240904A	Garrison, Shane	Reimbursement -Supplies for weir measurements		52090 · Supplies	20 - Water	32.00
09/09/2024 082024	First Net	PW - On-call phone - Water - 208-309-6733		52100 · Telephone	20 - Water	45.19
09/09/2024 082024	First Net	IBR9001, IBR6007, IBR6002, IBR6006, IBR6004, IBR6003		52110 · Telephone	20 - Water	172.36
09/09/2024 082024	First Net	IBR600 8-3A		52100 · Telephone	20 - Water	43.09
09/09/2024 082024	First Net	IBR600 8-3		52100 · Telephone	20 - Water	43.09
09/09/2024 32425	Water Dynamics, LLC dba M.V. Labs	Drinking Water Samples		52110 · Test Samples - W & S	20 - Water	120.00
09/09/2024 082224	Intermountain Gas - Strahorn P.S.	Strahorn Pump Station		52140 · Utilities - Gas	20 - Water	17.48
09/09/2024 082224	Idaho Power	100 Slaughterhouse - Pump House		52143 · Utilities - Power	20 - Water	188.00
09/09/2024 082224	Idaho Power	32 Muldoon Rd. - WTNK		52143 · Utilities - Power	20 - Water	40.02
09/09/2024 082224	Idaho Power	400 Muldoon Rd.		52143 · Utilities - Power	20 - Water	26.42
09/09/2024 082224	Idaho Power	805 Chestnut St. - Pump		52143 · Utilities - Power	20 - Water	117.32
09/09/2024 082224	Idaho Power	90 1/2 Tendoy St. - Well		52143 · Utilities - Power	20 - Water	105.09
09/09/2024 082224	Idaho Power	90 Tendoy St Well		52143 · Utilities - Power	20 - Water	2,529.45

City of Bellevue
CLAIMS PAYABLE

September 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
Water						
09/09/2024	7965	Merrick & Company	Engineering Svcs/ Design of Hwy.75 Water Main Rpl	58125 - Drinking Water Plan - IDEQ	20 - Water	4,090.00
09/09/2024	7966	Merrick & Company	AlSIBABA Compliance Assistance	58125 - Drinking Water Plan - IDEQ	20 - Water	52.50
09/09/2024	5031051546	Rumbles Documents Solutions LL	Bobcat Toolcat - split 3 ways Streets/Water/Sewer	58150 - Auto/Equipment Lease	20 - Water	527.02
				Total Water		\$28,797.69
Wastewater						
09/09/2024	656638	The Bancorp Bank, N.A.	1/3 Chevy 5500 lease/Sept.	51022 - Automobile Lease	30 - Wastewater	608.66
09/09/2024	BDE-24-8-1	BDE Water Professionals	Monthly Fee - August	51073 - Contract Labor	30 - Wastewater	4,000.00
09/09/2024	BDE-24-8-1	BDE Water Professionals	Hourly Apprentice - 53 hrs @ \$65.00 per hr.	51073 - Contract Labor	30 - Wastewater	3,445.00
09/09/2024	BDE-24-8-1	BDE Water Professionals	Hourly response chg. - 20 hrs @ \$90.00 per hr.	51073 - Contract Labor	30 - Wastewater	1,800.00
09/09/2024	BDE-24-8-1	BDE Water Professionals	Hourly Apprentice Helper - 48.5 hrs. @ \$60.00 per hr.	51073 - Contract Labor	30 - Wastewater	2,910.00
09/09/2024	CL64287	United Oil	Fuel - Wastewater - Card #263140	51110 - Fuel	30 - Wastewater	144.01
09/09/2024	39486	Advanced Control Systems, LLC.	Carefree SCADA Program - Wastewater	51171 - R & M - Wastewater	30 - Wastewater	318.00
09/09/2024	082224	Century Link	Internet Service - Wastewater Treatment Plant	52020 - Internet Expense	30 - Wastewater	157.06
09/09/2024	33541	Great West Engineering	Wastewater Treatment Plan Evaluation T.O. #2	52050 - Professional Services	30 - Wastewater	873.45
09/09/2024	082024	First Net	Public Works - 208-309-1609	52100 - Telephone	30 - Wastewater	50.23
09/09/2024	082024	First Net	IBR9001, IBR6007, IBR6002, IBR6006, IBR6004, IBR6152100 - Telephone	30 - Wastewater	172.36	
09/09/2024	32426	Water Dynamics, LLC dba M.V. Labs	Coliform, Nitrate, Nitrite, Phosphorus, Chloride Samples	52110 - Test Samples - W & S	30 - Wastewater	1,112.00
09/09/2024	130838	Go-Fer It Express Inc.	Sample deliveries to Magic Valley Labs	52110 - Test Samples - W & S	30 - Wastewater	54.60
09/09/2024	082224	Intermountain Gas	130 Riverview	52140 - Utilities - Gas	30 - Wastewater	22.21
09/09/2024	082224	Idaho Power	1269 Glen Aspen Drive - Lift	52143 - Utilities - Power	30 - Wastewater	39.67
09/09/2024	082224	Idaho Power	130 Riverview Drive - Lift	52143 - Utilities - Power	30 - Wastewater	212.60
09/09/2024	082224	Idaho Power	31 Alyson Rd. - Lagoon	52143 - Utilities - Power	30 - Wastewater	883.93
09/09/2024	082224	Idaho Power	31 Alyson Rd. - Main	52143 - Utilities - Power	30 - Wastewater	421.10
09/09/2024	082224	Idaho Power	80 Honeyuckle Lift	52143 - Utilities - Power	30 - Wastewater	32.39
09/09/2024	082224	Idaho Power	88 Martin Ln. - Lift	52143 - Utilities - Power	30 - Wastewater	55.71
09/09/2024	082224	Idaho Power	90 Tendoy St. - Lift	52143 - Utilities - Power	30 - Wastewater	39.33
09/09/2024	082224	Idaho Power	Bobcat T Toolcat - split 3 ways Streets/Water/Sewer	58150 - Auto/Equipment Lease	30 - Wastewater	527.02
				Total Wastewater		\$17,879.33
GRAND TOTAL CLAIMS PAYABLE						
						\$71,156.72

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City of Bellevue

City of Bellevue
Regular Common Council Meeting
September 9, 2024

Agenda Item 8a: NEW BUSINESS:

Resolution No. 2388, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute the Renewal of a Contract for Services with Mountain Rides Transportation Authority for Public Transit System Services

Action Item: Chris Johnson, Mayor

Note: Mountain Rides' Contract for Services expires on September 30, 2024. The proposed Resolution is to renew the contract. At the end of the contract is Mountain Rides' FY 2025 Fiscal Service Plan

Suggested Motion: N/A

Attachment(s): Resolution 2388, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute the Renewal of a Contract for Services with Mountain Rides Transportation Authority for Public Transit System Services

CITY OF BELLEVUE, IDAHO
RESOLUTION NO. 2388

**RESOLUTION OF THE CITY OF BELLEVUE, IDAHO, AUTHORIZING THE MAYOR TO EXECUTE
THE RENEWAL OF A CONTRACT FOR SERVICES WITH MOUNTAIN RIDES TRANSPORTATION
AUTHORITY FOR PUBLIC TRANSIT SYSTEMS SERVICES**

WHEREAS, the City of Bellevue, Idaho (“City”), is a duly organized municipal corporation under the law of the State of Idaho, pursuant to § 50-101; and

WHEREAS, the City previously entered into a Contract for Services (“Contract”) with Mountain Rides Transportation Authority for public transportation systems services; and

WHEREAS, the City continues to need the services from the organization for public transportation systems services; and

WHEREAS, the City believes it is in the best interest of the City and its residents to enter into the Contract for said services; and

WHEREAS, the City Council desires to renew the Contract with Mountain Rides Transportation Authority.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Bellevue, Idaho, as follows:

Section 1. Approves the Contract for Services between Mountain Rides Transportation Authority and the City of Bellevue, Idaho, for public transportation systems services in substantially the form presented at the September 9, 2024, regular Council meeting attached hereto as **Exhibit “A”**.

Section 2. The Mayor is authorized to execute the renewal of Contract for Services from October 1, 2024, to September 30, 2025, for public transportation systems services, with Mountain Rides Transportation Authority and the City of Bellevue, Idaho.

PASSED AND ADOPTED by the Bellevue Common Council and signed by the Mayor on this 9th day of September 2024.

Chris Johnson, Mayor

ATTEST:

Michelle K. Vest Snarr, City Clerk

ROLL CALL	AYE	NAY
Council Member Carreiro	_____	_____
Council Member Giordani	_____	_____
Council Member Leahy	_____	_____
Council Member Mahoney	_____	_____
Council Member Obenauf	_____	_____
Council Member Shay	_____	_____

EXHIBIT "A"

CONTRACT FOR SERVICES

THIS CONTRACT FOR SERVICES (hereinafter the "Contract") is made and entered this 15th day of September 2024, by and between the **City of Bellevue, Idaho**, a municipal corporation ("City") and **Mountain Rides Transportation Authority** ("Mountain Rides"), an Idaho Transportation Authority, formed and existing pursuant to a Joint Powers Agreement duly executed, extended, and recorded as Instrument #629888 in Blaine County, Idaho (recorded 9/29/15). This Contract is hereby entered in contemplation of the following findings:

FINDINGS

1. The City of Bellevue is a municipal corporation duly organized and existing under the law of the State of Idaho §50-101 et seq.
2. Mountain Rides is an Idaho Transportation Authority formed and existing pursuant to a Joint Powers Agreement duly executed and recorded as Instrument #629888 in Blaine County, Idaho.
3. Pursuant to Idaho Code §50-301 and §50-302, the City is empowered to enter into contracts and take such steps as are reasonably necessary to maintain the peace, good government and welfare of the City and its trade, commerce, and industry. Accordingly, the City has the power as conferred by the State of Idaho to provide directly for certain promotional activities to enhance the trade, commerce, industry, and economic wellbeing of the City.
4. Mountain Rides provides an efficient and responsive public transit system which is easily identifiable, is coordinated in a manner to encourage ease of ridership, is charged with planning, and implementing multi-modal transportation technologies, when feasible, and will seek reducing congestion and pollution associated with individual vehicular trips within the City and throughout Blaine County.
5. Mountain Rides' mission is to establish, implement, maintain, fund, and operate a comprehensive public transportation system by motor buses, vans, or other appropriate means, including but not limited to multi-modal transportation systems, on a scheduled or unscheduled and charter basis throughout Blaine County for the benefit of the inhabitants and visitors in Blaine County.
6. Mountain Rides has faithfully and diligently carried out its mission to provide services that promote and enhance the trade, commerce, and industry of the City. It is in the best interests of the public health, welfare, and prosperity of the City to provide regional transportation services.
7. It is the intention of the City to contract with Mountain Rides to provide such services for consideration as hereinafter set forth.
8. Mountain Rides desires to enter into a contract with the City to provide transportation services as hereinafter set forth.

NOW, THEREFORE, based on the foregoing Findings, the parties agree as follows:

1. **Services to be Provided by Mountain Rides.** Mountain Rides hereby agrees to provide transportation services for the City and to provide public transportation services to residents and visitors to the City and the Mountain Rides service area, within the confines of the Mountain Rides budget. Mountain Rides' FY2025 Service Plan is summarized in Exhibit A. Mountain Rides agrees that it shall provide, at its sole expense, all costs of labor, materials, supplies, business overhead and financial expenses, insurance, fidelity bonds, and all necessary equipment and facilities required to provide the transportation services as set forth in this Contract.
2. **Term.** The term of this Contract shall commence October 1, 2024, and terminate September 30, 2025.
3. **Consideration.**
 - a. In consideration for providing the services described herein, the City agrees to pay to Mountain Rides the total sum of TWELVE THOUSAND DOLLARS (\$12,000), payable in a single installment on November 15, 2024. Thirty (30) days in advance of the due date, Mountain Rides will provide the City an invoice annotating the amount due. The City shall pay Mountain Rides the amount set forth in such invoice no later than thirty (30) days after the date of such invoice.
 - b. The City's contribution to Mountain Rides is part of Mountain Rides FY2025 Operating Budget to be adopted by the Mountain Rides Board on September 18, 2024. Mountain Rides FY2025 Operating Budget is summarized in the attached Exhibit B.
 - c. In consideration and as part of this Contract, and upon request, Mountain Rides will provide to Bellevue City Council, on or after April 15, 2025, via presentation at a City Council meeting, a mid-year Report including activities, ridership, financial conditions, and other information describing the then-current condition of the transportation system. In addition, Mountain Rides will provide a budget request and, if requested, a report coincident with the City's budget deliberations for fiscal year 2026.
4. **Termination.** The City, at its sole discretion, may terminate, with or without cause, this Contract upon one-hundred-eighty (180) days prior written notice to Mountain Rides. In the event of such termination, the City shall make all payments due to Mountain Rides through the end of the 180-day notice period and thereafter shall have no further responsibility to make any payment to Mountain Rides under this Contract. Mountain Rides, in its sole discretion, shall adjust services as may be necessitated as a result of any termination of this Contract.
5. **Equal Employment Opportunity.** Mountain Rides covenants that it shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, or national origin.
6. **Default.** In the event either party fails to perform its responsibilities, as set forth in this Contract during the contract term, this Contract may, at the option of the non-defaulting party, be terminated. Upon termination under this paragraph, Mountain Rides, in the event it intentionally breaches its responsibilities, shall not be entitled to receive any unpaid installments of the consideration called for in paragraph 3 of the Contract.
7. **Independent Contractor Status.** The parties acknowledge and agree that Mountain Rides shall provide its services for the fee specified herein in the status of independent contractor, and not as an employee of the City. Mountain Rides and its agents, employees, and volunteers shall not accrue leave, retirement, insurance, bonding, or any other benefit afforded to employees of the City. The sole interest and responsibility of the City under this Contract is to assure itself that the services covered by this Contract shall be performed and rendered by Mountain Rides in a competent, efficient, and satisfactory manner.
8. **Hold Harmless.** Any contractual obligation entered into or assumed by Mountain Rides, or any liability incurred by reason of personal injury and/or property damage in connection with or arising out of Mountain Rides' obligations pursuant to this Contract shall be the sole responsibility of Mountain Rides, and Mountain Rides covenants and agrees to indemnify and hold the City harmless from any and all claims or causes of action arising out of Mountain Rides' activities and obligations as set forth hereinabove, including, but not limited to, personal injury, property damage, and employee complaints.

9. Non-Assignment. This Contract may not be assigned by or transferred by Mountain Rides, in whole or in part, without the prior written consent of the City.
10. Miscellaneous Provisions.
 - a. Paragraph Headings. The headings in this Contract are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Contract or any of the provisions of the Contract.
 - b. Provision Severable. Every provision of this Contract is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of the Contract.
 - c. Rights and Remedies are Cumulative. The rights and remedies provided by this Contract are cumulative and the use of any one right or remedy by any party shall not preclude nor waive its rights to use any or all other remedies. Any rights provided to the parties under this Contract are given in addition to any other rights the parties may have by law, statute, ordinance or otherwise.
 - d. Successor and Assigns. This Contract and the terms and provision hereof shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and assigns of the parties hereto.
 - e. Entire Contract. This Contract contains the entire agreement between the parties respecting the matters herein set forth and supersedes all prior agreements between the parties hereto respecting such matters.
 - f. Governing Law. This Contract shall be construed in accordance with the laws of the State of Idaho.
 - g. Preparation of Contract. No presumption shall exist in favor of or against any party to this Contract as a result of the drafting and preparation of the document.
 - h. No Waiver. No waiver of any breach by either party of the terms of this Contract shall be deemed a waiver of any subsequent breach of the Contract.
 - i. Amendment. No amendment of this Contract shall be effective unless the amendment is in writing, signed by each of the parties.

IN WITNESS WHEREOF, the parties have executed this Contract on the day and year first written above.

MOUNTAIN RIDES TRANSPORTATION AUTHORITY

CITY OF BELLEVUE



Wallace E. Morgus, Executive Director

Chris Johnson, Mayor

ATTEST:

Michelle K. Snarr, City Clerk

EXHIBIT A

Mountain Rides FY2025 Service Plan



Service	Service Hours	Notes
Blue	12,018.5 hours	Sun - Thu: 7:00am - 12:30am; Fri - Sat: 7:00am - 2:00am
Valley	16,184.0 hours	Sun - Sat: 6:00am - 1:30am
Hailey	2,255.0 hours	Mon - Fri: 7:30am - 4:00pm
Red	1,689.5 hours	Nov 28, 2024 - Apr 20, 2025: 8:30am - 5:00pm; Jul - Aug 2025 Music Festival (15-16 days): 5:30pm - 7:30pm
Bronze	1,192.0 hours	Dec 14, 2024 - Apr 20, 2025: 8:30am - 4:30pm; Extra Service: 2 Buses during WCF25: ~Mar 19-28, 2025
Silver	2,183.0 hours	Nov 28, 2024 - Apr 20, 2025: 8:00am - 6:30pm; June 28, 2025 - Sep 8, 2025: 9:00am - 6:00pm (+ 7 Weds, later)
Gold	963.0 hours	Dec 14, 2024 - Mar 30, 2025: 8:00am - 5:00pm
Total	36,485.0 hours	

EXHIBIT B
Mountain Rides FY2025 Operating Budget

Income	
41000 · Federal Funding	\$ 2,795,875
43000 · Local Funding	1,745,600
44000 · Fares Revenue (Vanpool)	200,000
45100 · Advertising Revenue	90,000
47000 · Donations	5,000
48000 - Transfer from Housing Fund	11,750
49000 · Interest Income	20,000
50000 · Excess Operating Funds	75,000
Total Income	\$ 4,943,225
Expenses	
51000 · Payroll Expenses	\$ 3,646,200
52100 · Insurance: Liability/Vehicles	273,000
53000 · Professional Fees	39,000
54000 · Equipment/Tools	22,000
55000 · Rent & Utilities	40,000
56000 · Supplies	38,000
57000 · Repairs & Maintenance	48,500
58000 · Communications Exp.	52,880
59000 · Travel, Training & Meetings	38,840
60000 · Business Expenses	16,200
61000 · Advertising	42,000
62000 · Marketing & Promotion	28,000
63000 · Printing & Reproduction	18,000
64000 · Fuel Expense	425,000
65000 · Vehicle Maintenance	194,000
69500 · Contribution to Fund Balance	21,605
Total Expenses	\$ 4,943,225
Net Surplus (Deficit)	\$ -

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City of Bellevue

City of Bellevue
Regular Common Council Meeting
September 9, 2024

Agenda Item 8b: NEW BUSINESS

Resolution No. 2389, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute an Agreement for Services with Lunceford Excavation, Inc. for Snow Removal Services in an Amount Not-To-Exceed \$30,000

Action Item: Chris Johnson, Mayor

Note: Mayor Johnson request a resolution be placed on the agenda for snow plowing services, which begins with 2024 snowfall through March 30, 2025, for Lunceford Excavation. I took the liberty of revising the snow plowing contract from the previous year to go with the resolution.

PLEASE NOTE. SECTION 4. USE OF CITY EQUIPMENT. I do not know if this section applies to Lunceford Excavation.

Suggested Motion: Move to approve Resolution No. 2389, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute an Agreement for Services with Lunceford Excavation, Inc. for Snow Removal Services in an Amount Not-To-Exceed \$30,000
AS PRESENTED with the Agreement of Services
AS AMENDED/REVISED / with the state amendments/revisions.

Attachment(s): Resolution No. 2389, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute an Agreement for Services with Lunceford Excavation, Inc. for Snow Removal Services in an Amount Not-To-Exceed \$30,000 (which includes the contract for services)

Lunceford Excavation's Estimate

CITY OF BELLEVUE, IDAHO
RESOLUTION NO. 2389

**A RESOLUTION OF THE CITY OF BELLEVUE, IDAHO, AUTHORIZING THE MAYOR TO
EXECUTE AN AGREEMENT FOR SERVICES WITH LUNCEFORD EXCAVATION, INC. FOR
SNOW REMOVAL SERVICES IN AN AMOUNT NOT TO EXCEED \$30,000**

WHEREAS, the City of Bellevue, Idaho (“City”), is a duly organized municipal corporation under the law of the State of Idaho, pursuant to § 50-101; and

WHEREAS, the City is authorized to enter into contracts for the performance of general municipal governance and services; and

WHEREAS, the City’s Public Works Department is understaffed and does not have the personnel to effectively plow all City streets this winter;

WHEREAS, the City’s primary objective during the winter storm season is to provide safe transportation and emergency vehicle access to all citizens.

WHEREAS, the City believes it is in the best interest of the City and its residents to enter into the Agreement for said services; and

WHEREAS, in order to effectively provide snow and ice response in a timely manner this winter, the City desires to enter into the Agreement with Lunceford Excavation, Inc for snow removal services.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Bellevue, Idaho, as follows:

- Section 1.** The Agreement for Services for snow removal services, in substantially the form presented at the September 9, 2024, regular Council meeting attached hereto as **Exhibit “A.”**
- Section 2.** The Agreement for Services is adopted as a binding obligation of the City in an amount not-to-exceed \$30,000 and that changes *may* later be made to the Contract *if* Approved Changes are approved by the City’s Common Council and that the signing of the Approved Changes and any related documents are conclusive evidence of the approval of the changes.
- Section 3.** The Mayor is authorized to execute the Agreement for Services for snow removal services with Lunceford Excavation in an amount not-to-exceed \$30,000.

PASSED by the Bellevue Common Council and signed by the Mayor this _____ day of _____ 2024.

Chris Johnson, Mayor

ATTEST:

Michelle K. Snarr, City Clerk

ROLL CALL	AYE	NAY
Council Member Carreiro	_____	_____
Council Member Giordani	_____	_____
Council Member Leahy	_____	_____
Council Member Mahoney	_____	_____
Council Member Obenauf	_____	_____
Council Member Shay	_____	_____

EXHIBIT "A"

CONTRACT FOR SERVICES

ON-CALL SNOW PLOWING SERVICES

This Agreement made this _____ day of _____ 2024, by and between City of Bellevue, Idaho, a body corporate and politic and a subdivision of the State of Idaho, hereinafter referred to as "City," and Lunceford Excavation, Inc. an Idaho Corporation, hereinafter referred to as "Contractor."

SCOPE OF SERVICES

Contractor shall provide on-call snow removal for the City, which will go into effect when three (3) inches of snow has accumulated (hereinafter "Work"). Contractor shall plow snow on City Roads according to the City's Snow Removal Plan and Map of Priority Streets as set forth in Exhibit "1A" and attached hereto and as directed by the City's Public Works Superintendent and/or Marshal.

The City shall pay Contractor for labor costs in accordance with the terms and conditions set forth as Exhibit "1B" in this Agreement. Nothing herein shall preclude City of Bellevue from removing snow using its own forces and equipment. For the purposes of this Agreement, "snow removal" means the removal of snow from a roadway using trucks, graders, sanders, dump trucks and/or loaders and other manual means (e.g., shovel, snow blowers, etc.).

COSTS & EQUIPMENT RESPONSIBILITIES

1. COSTS PAID BY CITY OF BELLEVUE: City of Bellevue shall pay Contractor for all labor and equipment as follows:

- A. Equipment: City of Bellevue shall pay Contractor for each piece of rented equipment that has been pre-approved by City and used by Contractor in performing snow removal at an agreed upon hourly rate.
- B. Labor: City of Bellevue shall pay Contractor for the labor performed by Contractor's employees in performing snow removal for the City as set forth in Exhibit 1B as attached hereto.

GENERAL AGREEMENT

In consideration of the mutual agreements hereinafter contained and subject to the terms and conditions hereinafter stated, it is hereby understood and agreed by the parties hereto as follows:

- 1. TERM:** This Agreement shall be in full force and effect upon execution and will remain in effect through March 30, 2024.
 - 1.1 Termination for Public Convenience: The City may terminate the contract in whole or in part whenever the City determines, in its sole discretion, that such termination is in the best interests of the City. Whenever the contract is terminated in accordance with this paragraph, the Contractor shall be entitled to payment for actual work performed. Termination of this contract by the City at any time during the term, whether for default or convenience, shall not constitute a breach of contract by the City.
- 2. CONSIDERATION:** City shall pay Contractor as set out in Exhibit B, based on hourly rate for work performed as set for in the attached Exhibit 1B, but the total payment under this Agreement **shall not exceed \$30,000** without prior written authorization from the City.
 - 2.1 Contractor shall send City an invoice each month setting forth the fee due for that month and include a detailed summary of the work performed during the pay period. City shall review all submitted invoices promptly and shall pay all undisputed amounts within 30 days of City's receipt of the invoice.
 - 2.2 Invoices will be directed to:
City of Bellevue
Attention: Accounts Payable
P.O. Box 825
Bellevue, Idaho 83313.

Invoices may be emailed mhunt@bellevueidaho.us. If an invoice is delivered on a non-business day, the invoice shall be considered and received on the next day the City's Finance Department is open for business.

3. **CITY REPRESENTATIVE.** The Public Works Superintendent and/or Marshal for the City shall have primary responsibility for administering and approving services to be performed by the Contractor and shall coordinate all communications between the Contractor and the City.
4. **USE OF CITY EQUIPMENT.** Contractor may use, with the approval of the City's Public Works Superintendent, any City snow removal equipment and materials currently located at the City's Public Works Shop and may make any necessary repairs to such equipment and materials. At the expiration of this Agreement, any City equipment and materials used by Contractor will remain the property of City and must be returned in good condition, allowing for normal use-related wear and tear.
5. **STANDARD OF CARE.** Contractor will provide services with the degree of skill and diligence normally employed by Contractors performing the same or similar services at the time the services are performed. Contractor shall, at all times during the term of this Agreement, be duly licensed to perform the Work, and if there is no licensing requirement for the Work, be duly qualified and competent.
6. **INDEPENDENT CONTRACTOR:** The parties agree that Contractor is an independent contractor and in no way an employee or agent of City of Bellevue and is not entitled to workers' compensation or any benefit of employment with City. Contractor will provide its own office space and necessary support staff, equipment, and supplies.
7. **PROTECTION OF PROPERTY AND RESPONSIBILITY FOR DAMAGE.** Due care shall be exercised to avoid injury to property and infrastructure, including but not limited to, existing travel lanes, medians, curbs, legally parked vehicles, signs, and adjacent property. The Contractor shall notify the City Street Superintendent as soon as practical but within 24 hours of any incidents, accidents or damage resulting from Work under this Agreement. In the absence of negligence or willful act or default on the part of Contractor or its employees, Contractor shall not be liable or responsible in any way for any loss, damage to any property.
8. **INDEMNIFICATION.** Contractor shall defend, indemnify, and hold the City, its officers, agents, employees and volunteers harmless against all liability, claims, losses, demands, suits, fees and judgments (collectively known as 'claims'), that may be based on, or arise out of damage or injury (including death) to persons or property caused by or resulting from any act or omission sustained in connection with the performance of this contract or by conditions created thereby or based upon violation of any statute, ordinance or regulation. This indemnification required shall not apply to claims caused by the sole negligence or willful misconduct of the City, its officers, agents, employees and volunteers.
9. **INSURANCE:** Contractor, at Contractor's own expense, shall procure and maintain in good standing, such customary and usual liability insurance and workers compensation insurance as is required to protect Contractor from claims that may arise out of result from Contractor's operations under this Agreement or for which Contractor may be legally liable. Prior to execution of this Agreement, Contractor shall provide workers compensation certificate and certificates of insurance for all copies of insurance policies required under this Agreement to be included as Exhibit "1C". All insurance shall apply on a primary, non-contributory basis and remain in effect for the duration of the contract terms.
10. **COMPLIANCE WITH LAWS:** Contractor agrees to comply with all federal, state, county, and municipal laws, rules, and regulations in its performance under this Agreement.
11. **MERGER:** This Agreement embodies the sole understanding of the parties. There are no other oral or written agreements outside of this Agreement. No modification, amendment, or addition to this

Agreement shall be effective unless the Parties agree in a written instrument duly executed by Contractor and City.

12. **WAIVER:** The failure of any Party to insist upon strict performance of any of the obligations contained herein shall not be deemed a waiver of any rights or remedies that said Party may have and shall not be deemed a waiver of any subsequent breach in the performance of any of the terms and provisions contained herein by the same or any other person.
13. **THIRD-PARTY BENEFICIARY RIGHTS:** This Agreement is not intended to create, nor shall it be in any way interpreted or construed to create any third-party beneficiary rights in any person, not a party hereto unless otherwise expressly provided herein.
14. **ATTORNEY'S FEES:** Reasonable attorney fees shall be awarded to the prevailing party in any action to enforce this Agreement or to declare forfeiture or termination of this Agreement.
15. **CAPTIONS AND HEADINGS:** The captions and headings in the Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms and provisions contained herein. **CONSTRUCTION:** No presumptions shall exist in favor of or against any party to this Agreement as a result of the drafting and preparation of this Agreement.
16. **VENUE AND GOVERNING LAW:** In the event an action is brought to enforce or interpret this Agreement, the parties submit to the exclusive jurisdiction of the courts of the State of Idaho and agree that the venue for any such action shall be in Blaine County, Idaho. The validity, performance, and construction of this Agreement shall be governed by the laws of the State of Idaho.
17. **NOTICES:** Any and all notices affecting, or relative to, this Agreement shall be effective if in writing and delivered or mailed, postage prepaid, to the respective party being notified at the address listed with the signature of this Agreement.
18. **MODIFICATION:** There shall be no modification of this Agreement unless executed in writing by the parties.

[SIGNATURE BLOCK ON NEXT PAGE]

Executed and effective by the undersigned parties as the date signed. **DATED** this _____ day of
_____ 2024.

CONTRACTOR:

William J. Lunceford, President
Lunceford Excavation, Inc.
P.O. Box 739
Ketchum, Idaho 83340-0661

CITY OF BELLEVUE

Chris Johnson, Mayor
City of Bellevue, Idaho
P.O. Box 825 | 115 E. Pone Street
Bellevue, Idaho 83113

ATTEST:

Michelle K. Snarr, City Clerk

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EXHIBIT “1A”

SNOW REMOVAL PLAN AND MAP OF PRIORITY STREETS

The Contractor will be available on an on-call basis. The City will determine when snowplowing is required and will notify Contractors of service need. The City will endeavor to provide two (2) hour notice to the Contractor prior to, or during, a storm event of anticipated need for snow plowing service. Lack of such notice; however, shall not be cause to fail, or delay, response to a call for service. The Contractor shall complete a Contractor Information Form by which they may be contacted 24 hours a day, 7 days per week, including weekends and holidays, with voice mail or message taking capability. The Contractor will have two (2) hours from the call for service to mobilize and arrive at the designated location within the city limits. If the City leaves a message, the Contractor shall acknowledge that message with the City contact, within 30 minutes. The Contractor must have the ability to provide 24-hour, 7 day a week service. Once called out the Contractor shall remain on site and available until released by the City.

Contractor shall perform snowplowing on assigned City residential streets as described in the City's Snow Removal Plan throughout the winter season. The City does not represent that it will utilize the Contractor's services any guaranteed number of times or hours over the course of the winter season.

The Contractor will be subject to inspection of work from City staff. The Contractor is responsible for becoming familiar with their assigned area.

MAP OF PRIORTIY STREETS

YELLOW: PRIORITY 1

GREEN: PRIORITY 2

BLUE: PRIORITY 3

RED: PRIORITY 4



***NOTE: State Highway 75 travel lanes are maintained throughout a storm by the Idaho Transportation Department**

EXHIBIT “1B”
COMPENSATION

The City of Bellevue will pay the Contractor for labor and use of equipment based on the following Schedule of Rates:

DESCRIPTION	RATE	QUANTITY	LINE TOTAL
Snow Removal – Rates Per Hour	\$0.00	1	\$0.00
772 GP Deere Motor Grader Snow Removal	\$185.00	1	\$185.00
Deere 544J Snow Removal	\$170.00	1	\$170.00
Toolcat 5600 Snow Removal	\$145.00	1	\$145.00
LABOR Snow Removal – Shovel	\$70.00	1	\$70.00
Trucking Snow Hauling	\$125.00	1	\$125.00
All Insurance and Fuel included in Per Hour Rates	\$0.00	1	\$0.00

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EXHIBIT “1C”

**CERTIFICATE OF LIABILITY INSURANCE
AND
WORKERS COMPENSATION AND EMPLOYER’S LIABILITY INSURANCE**

Attached

CONTRACTOR INFORMATION FORM

This information sheet is intended to provide a single sheet source for routine and emergency communication with the Contractor and City.

The Contractor shall complete all applicable sections:

Name: _____
(Firm Name)

Address: _____
(Street Address and/or P.O. Box)

(City, State and Zip Code)

Fax Number: _____

E-Mail Address: _____

Telephone/Cell Phone/Emergency Numbers:

Daytime (Monday through Friday):

Contact Person: _____

Cell Number: _____

Weekends and Nights:

Contact Person: _____

Cell Number: _____

Emergency Contact:

Contact Person: _____

Cell Number: _____



Lunceford Excavation
alabama626@gmail.com
P.O. Box 739
Ketchum, ID 83340

Prepared For
City of Bellevue
PO Box 825
Bellevue, ID 83313

Estimate Date
09/05/2024

Estimate Number
15800

Reference
Snow Removal

Description	Rate	Qty	Line Total
Snow Removal-Rates Per Hour	\$0.00	1	\$0.00
772 GP Deere Motor Grader Snow Removal	\$185.00	1	\$185.00
Deere 544J - Snow Removal Snow Removal	\$170.00	1	\$170.00
Toolcat 5600-Snow Removal Snow Removal	\$145.00	1	\$145.00
Labor - Snow Removal Shovel	\$70.00	1	\$70.00
Trucking Snow Hauling	\$125.00	1	\$125.00
All Insurance-Fuel-Included in Per Hour Rates	\$0.00	1	\$0.00
	Subtotal		695.00
	Tax		0.00
	Estimate Total (USD)		\$695.00

Terms

NOTE: This proposal may be withdrawn by us if not accepted within 30 days. All material is guaranteed to be as specified. All work to be completed in a substantial workman like manner according to specifications

submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be expected only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, flood, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Any asbestos or other unforeseen conditions will be billed on a Time and Materials basis

All abnormal soil conditions, such as rock, caliche, water in excavation and any other unforeseen soil conditions will be billed on an agreed upon amount between client and Lunceford Excavation

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

X _____ (Client)

X _____ (Lunceford Excavation)