



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

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

Roll Call:

Members Present

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

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

Staff Present:

Greg Beaver, Fire Chief
Kirtus Gaston, Marshal
Shelly Shoemaker, City Treasurer
Amy Phelps, City Clerk

Others in Attendance: Suzanne Wrede (Via zoom), Cece Osborn, (Wood River Land Trust-*Via Zoom*), Jolyon Sawrey, Vital Ink Architecture

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 *October 24, 2024*.

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

2. Call for Conflict as Outlined 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. MAYOR AND COUNCIL REPORT

Mayor Johnson briefly talked about safety as the weather and seasons change. Council member Obenauf brought up her concerns about the prevalent use of construction dumpsters in Bellevue and the lack of public motivation for recycling. She would like to explore options for recycling in Bellevue. President Giordani updated The Council about her continued work with the Resort Cities Coalition regarding liquor licenses and further discussion was had on the topic. Mayor Johnson explained concern brought up about four Council Members' attendance at "Pizza and Politics" hosted by the Idaho Mountain Express on Wednesday October 23rd. Though

the members were in attendance, no open meeting law rules were broken: no decisions were made, and no deliberation was had.

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

Mayor Johnson opened the meeting for public comment at 5:37 p.m.

No Public Comment was made. Closed at 5:37 p.m.

5. **Consent Agenda: Action Items**

- a. Approval of Claims: October 15, 2024, through October 28, 2024
- b. Approval of Payment of Clear Creek Disposal Invoice in the amount of \$1,376.81 for Services during the Martin Canyon Fire Incident
- c. Approval of Minutes: October 15, 2024, Regular Meeting Minutes
- d. Treasurer’s Report: Preliminary Summary Year-End FY24: Shelly Shoemaker, Treasurer
- e. Department Head Reports
- f. Request for Funds, Fire Department: in the amount of \$5,868.00 for the replacement of a failing overhead door at the Fire Station: Greg Beaver, Fire Chief

President Giordani expressed her appreciation of the depth of the Treasurers report. Treasurer Shoemaker explained her reporting methods. Chief Beaver talked about the difficulties of finding companies to provide quotes for the repairs needed for the overhead door at the Fire Station. He received only one. President Giordani asked if Clear Creek Disposal had anything in place, specifically to deal with emergencies such as fire response, etc. More discussion was had on emergency management and notification processes.

Motion: President Giordani moved to approve the Consent Agenda. Council Member Leahy Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Mahoney, Council Member Shay. Council Members Voting Nay: None. The Motion Passed Unanimously.

6. **PUBLIC HEARING: ACTION ITEM**

Text Amendment for Title 10, Zoning 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 | Brian Parker, Community Development Director

Brian Parker, Community Development Director, provided a brief background and timeline for the events that lead to this Public Hearing. He explained that there have been several different variations and changes proposed for the Business District (B) zone. One in 2021, which staff initiated a text amendment to allow multifamily housing in the Business Zone (B), and another submitted by a developer in 2023 with a similar goal, but different language. The Planning Commission and contracted planners from Great West Engineering had many discussions regarding this text amendment, and ultimately decided to combine the two proposals together. Parker explained that it is not good practice to amend an entire zoning language to facilitate the development of one parcel. His recommendation is a very friendly denial of the application as written. Parker explained his plans to start work on a staff-initiated text amendment to the Planned Unit Development (PUD) standards and review process. The applicant will then be welcomed back with a proposal for consideration at a later date. He asked the Council to give a recommendation on the scope of a broader, but still focused, text amendment project.

President Giordani stated it would be important to review the Business District Zone and consider differentiating a “Highway Business Zone” and a “Downtown Historic Business Zone”. She went on to talk about the value of

communication between the Planning Commission and the Common Council. More discussion was had on the topic. Mayor Johnson clarified that this proposed text amendment will not be changing Main Street Zoning. There are currently mixed-use buildings on Main Street. Council Member Shay explained that 2nd Street is zoned Limited Business (LBR) and should be looped into the conversation about the text amendment.

Motion: Council Member Shay moved to deny the Text Amendment for Title 10, Zoning 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. President Giordani Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Mahoney, Council Member Shay. Council Members Voting Nay: None. The Motion Passed Unanimously.

7. **OLD BUSINESS:**

Consideration and approval of Resolution No. 2394, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute an agreement for Plan Review and Inspection services with The Idaho Division of Occupational and Professional Licenses: Chris Johnson, Mayor | **ACTION ITEM**

Member Leahy inquired if this was the contract with better cost and or service. Brian Parker, Community Development Director, explained that we needed to sign this contract in order to keep service because our current one expires November 1, 2024. In the meantime, he plans to look further into the SAFEbuilt option.

Motion: President Giordani moved to approve Resolution No. 2394, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute an agreement for Plan Review and Inspection services with The Idaho Division of Occupational and Professional Licenses: Council Member Shay Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Mahoney, Council Member Shay. Council Members Voting Nay: None. The Motion Passed Unanimously.

8. **EXECUTIVE SESSION: PURSUANT TO IDAHO CODE §74-206(1)(F): Action Item**

To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement: **Action Item**

Motion: Council Member Shay moved to enter into an Executive Session Pursuant to Idaho Code §74-206(1)(F) Member Mahoney Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Mahoney, Council Member Shay. Council Members Voting Nay: None. The Motion Passed Unanimously.

Executive Session commenced at 6:07 p.m.

The Council reconvened regular session at 6:27 p.m.

9. **Adjournment:**

With no further business coming before the Common Council at this time, President Giordani moved to adjourn the meeting. Member Obenauf seconded the motion. The meeting adjourned at 6:28 p.m. The motion passed unanimously.



Chris Johnson, Mayor



Amy Phelps, City Clerk