



## AGENDA

*Agendas may be Amended*

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### JOIN ZOOM MEETING:

<https://us02web.zoom.us/j/84668525558?pwd=tv0mEMmclpBoaVJilaDOptHFPIJ2KX.1>

**MEETING ID:** 846 6852 5558

**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.**

### CALL TO ORDER

### ROLL CALL

1. **NOTICE OF AGENDA COMPLIANCE (PER IDAHO CODE §74-204): ACTION ITEM**  
*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 October 24, 2024. **Suggested Motion:** Move that the notice for the October 28, 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. **MAYOR AND COUNCIL REPORT**
4. **PUBLIC COMMENT: FOR ITEMS OF CONCERN NOT ON THE AGENDA – (COMMENTS ARE LIMITED TO 3 TO 5 MINUTES)**
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
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
7. **OLD BUSINESS:**
  - a. 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**
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**
9. **ADJOURNMENT: ACTION ITEM**

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



## ORDEN DEL DÍA

Las agendas pueden ser modificadas

### ÚNASE A LA REUNIÓN ZOOM:

<https://us02web.zoom.us/j/84668525558?pwd=tv0mEMmclpBoaVJilaDOptHFPIJ2KX.1>

**ID DE REUNIÓN:** 846 6852 5558

**CONTRASEÑA:** 606XKF

### MÓVIL DE UN TOQUE

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

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

**POR FAVOR SILENCIO SU LLAMADA: APAGUE TODOS LOS TELÉFONOS CELULARES EXCEPTO EL PERSONAL DE EMERGENCIA.**

### LLAMAR AL ORDEN

### PASAR LISTA

1. **AVISO DE CUMPLIMIENTO DE LA AGENDA (SEGÚN EL CÓDIGO DE IDAHO §74-204): ARTÍCULO DE ACCIÓN**  
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 octubre 24 de octubre de 2024. ***Moción sujerida: Proponer que el aviso para la reunión ordinaria del 28 de octubre de 2024 se complete de acuerdo con el Código de Idaho, Sección §74-204.***
2. **LLAMADO A CONFLICTO (COMO SE DESCRIBE EN EL CÓDIGO DE IDAHO §74-404): ARTÍCULO DE ACCIÓN**
3. **INFORME DEL ALCALDE Y DEL CONSEJO**
4. **COMENTARIO PÚBLICO (PARA TEMAS DE PREOCUPACIÓN QUE NO ESTÁN EN LA AGENDA – (LOS COMENTARIOS SE LIMITARON A 3 A 5 MINUTOS)**
5. **AGENDA DE CONSENTIMIENTO: ARTÍCULOS DE ACCIÓN**
  - a. Aprobación de Reclamaciones: 15 de octubre de 2024 al 28 de octubre de 2024
  - b. Aprobación del pago de la factura de eliminación de Clear Creek por un monto de \$1,376.81 por servicios durante el incidente del incendio de Martin Canyon
  - c. Solicitud de fondos, Departamento de Bomberos: por un monto de \$5,868.00 para el reemplazo de una puerta basculante defectuosa en la Estación de Bomberos: Greg Beaver, Jefe de Bomberos
  - d. Aprobación de Acta: 15 de octubre de 2024, Acta de Asamblea Ordinaria
  - e. Informe del Tesorero: Resumen preliminar de fin de año fiscal 24: Shelly Shoemaker, Tesorera
  - f. Informes del jefe de departamento
6. **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
7. **ASUNTOS ANTIGUOS:**
  - a. Consideración y aprobación de la Resolución No. 2394, Resolución de la Ciudad de Bellevue, Idaho, que autoriza al Alcalde a ejecutar un acuerdo para servicios de revisión e inspección de planos con la División de Licencias Ocupacionales y Profesionales de Idaho: Chris Johnson, Alcalde | **ARTÍCULO DE ACCIÓN**
8. **SESIÓN EJECUTIVA: DE CONFORMIDAD CON EL CÓDIGO DE IDAHO §74-206(1)(F): ARTÍCULO DE ACCIÓN**  
Comunicarse con el asesor legal de la agencia pública para discutir las ramificaciones legales y las opciones legales para litigios pendientes o controversias que aún no se han litigado pero que es probable que lo sean de manera inminente. La mera presencia de un asesor legal en una sesión ejecutiva no satisface este requisito. **ARTÍCULO DE ACCIÓN**
9. **APLAZAMIENTO: ARTÍCULO DE ACCIÓN**

\*\*De conformidad con la Ley de Estadounidenses con Discapacidades, las personas que necesiten adaptaciones especiales durante esta reunión deben notificar a la ciudad de 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  
October 28, 2024

**Agenda Item 5a:** Approval of Claims  
October 16, 2024 – October 28, 2024

**Action Item:** Shelly Shoemaker, Treasurer

**Note:**

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

Attachment(s): Claims Payable by **Account** – January 23, 2024 thru February 12, 2024

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

October 28, 2024

Date	Num	Name	Memo	Account	Class	Amount
<b>Admin</b>						
10/28/2024	82709	Micro Tech System, LLC.	Reso #2366 - Monthly Service - November	51060 · Computer IT Support	01 - Admin	1,205.00
10/28/2024	82709	Micro Tech System, LLC.	Backup for desktops	51060 · Computer IT Support	01 - Admin	26.50
10/28/2024	82709	Micro Tech System, LLC.	Licensing Fees	51060 · Computer IT Support	01 - Admin	65.00
10/28/2024	102024	Allington, Frederick	Monthly Payment - November	51145 · Legal - Prosecuting Attorney	01 - Admin	1,854.00
10/28/2024	102224	Allington, Frederick	Difference owed for October- new contract amount	51145 · Legal - Prosecuting Attorney	01 - Admin	54.00
10/28/2024	37696627	Great America Financial	Standard Payment	51180 · Office Equip Rental/Repair	01 - Admin	406.60
10/28/2024	40863004	Quill Corporation	Office Supplies	52010 · Office Supplies	01 - Admin	321.65
10/28/2024	102324	Shoemaker, Shelly	Reimbursement for Supplies	52010 · Office Supplies	01 - Admin	103.59
10/28/2024	102024	Pitney Bowes	Postage Refill 10/8/24	52040 · Postage, Copies, Mailing	01 - Admin	201.00
<b>Total Admin</b>						<b>\$4,237.34</b>
<b>Fire</b>						
10/28/2024	I93434	Valley Wide Cooperative	Fuel - Fire Dept. - Card #3816395	51110 · Fuel	05 - Fire	67.35
10/28/2024	69837	Clearwater Power Equip.	Equipment Maintenance & Repair	51163 · R & M - Equipment	05 - Fire	9.99
10/28/2024	203737	Napa Auto Parts	Fittings for Air System - Engine 4	51167 · R & M - Autos	05 - Fire	17.15
<b>Total Fire</b>						<b>\$94.49</b>
<b>Marshal</b>						
10/28/2024	CL69577	Christensen dba United Oil	Fuel - Card #263953/Gaston	51110 · Fuel	08 - Marshal	230.19
10/28/2024	CL69577	Christensen dba United Oil	Fuel - Card #263954/Shelamer	51110 · Fuel	08 - Marshal	168.18
10/28/2024	CL69577	Christensen dba United Oil	Fuel - Card #263955/Thayer	51110 · Fuel	08 - Marshal	201.52
10/28/2024	INUS288857	Axon Enterprises, Inc.	Axon body warn camera w Officer Safety plan 7	51130 · Equipment Rental or Lease	08 - Marshal	9,055.79
<b>Total Marshal</b>						<b>\$9,655.68</b>

# City of Bellevue CLAIMS PAYABLE

October 28, 2024

Date	Num	Name	Memo	Account	Class	Amount
<b>B &amp; G</b>						
10/28/2024	321111	Pave The Way Asphalt LLC	West driveway @ Fire Station	58120 · Construction & Improvement	09 - B & G	10,789.00
10/28/2024	101524	Gardner, Robert	Rent 109 Cedar - November	58190 · Real Property Lease Exp	09 - B & G	125.00
<b>Total B &amp; G</b>						<b>\$10,914.00</b>
<b>Streets</b>						
10/28/2024	CL69578	Christensen dba United Oil	Fuel - Streets/McGehee - Card #26139	51110 · Fuel	10 - Streets	179.86
10/28/2024	CL69579	Christensen dba United Oil	Streets/Equipment - Card #8191665	51110 · Fuel	10 - Streets	564.32
10/28/2024	202167	Napa Auto Parts	Def for Truck	51110 · Fuel	10 - Streets	59.96
10/28/2024	203724	Napa Auto Parts	Batteries for Loader	51163 · R & M - Equipment	10 - Streets	332.48
10/28/2024	1413615	Walker Sand & Gravel	Hauling Trees	51165 · R & M - Tree Expense	10 - Streets	110.37
10/28/2024	1413615	Walker Sand & Gravel	Sand for Snow	51166 · R & M - Snow Removal	10 - Streets	297.04
10/28/2024	40863004	Quill Corporation	Liners	52010 · Office Supplies	10 - Streets	53.99
10/28/2024	203724	Napa Auto Parts	Socket Adapter Set	52080 · Small Tools & Equipment	10 - Streets	12.99
10/28/2024	B452331	L.L. Green's Hardware	Paint & supplies for streets	52090 · Supplies	10 - Streets	76.96
10/28/2024	1412794	Walker Sand & Gravel	3/4" Roadmix	52090 · Supplies	10 - Streets	27.69
10/28/2024	1413615	Walker Sand & Gravel	3/4" Roadmix	52090 · Supplies	10 - Streets	132.70
10/28/2024	203746	Napa Auto Parts	Carburetor & choke cleaner	52090 · Supplies	10 - Streets	407.98
10/28/2024	203746	Napa Auto Parts	Brake & parts cleaner	52090 · Supplies	10 - Streets	107.43
10/28/2024	203746	Napa Auto Parts	Floor dry	52090 · Supplies	10 - Streets	28.98
10/28/2024	T210012024FC-	Lhtact2	Flagger Certification Training - Tracy Peterson	52120 · Training & Meetings	10 - Streets	40.00
10/28/2024	6013	Summit Earth Works.	CDL Training for Ethan Shoemaker	52120 · Training & Meetings	10 - Streets	950.00
<b>Total Streets</b>						<b>\$3,382.75</b>

**City of Bellevue  
CLAIMS PAYABLE**

October 28, 2024

Date	Num	Name	Memo	Account	Class	Amount
<b>Water</b>						
10/28/2024	WRV03-16	Spronk Water Engineers	Big WR GW Mgmt. - Bellevue, Hailey, Ketchum, S.V. Co.	51070 · Conjunctive Management	20 - Water	1,617.81
10/28/2024	1000 4327	McHugh Bromley Attorneys	Representation in delivery calls & other water rights work	51070 · Conjunctive Management	20 - Water	2,772.00
10/28/2024	0001762571	Clear Creek Disposal	Martin Fire:extra dumpster, porta potties, wash stations	51160 · Repairs & Maintenance	20 - Water	1,376.81
10/28/2024	39628	Advanced Control Systems	Carefree SCADA Program - Water	51169 · R & M - Water	20 - Water	160.00
10/28/2024	8044	Merrick & Company	Component 1A- Hwy. 75 Water Main Improvements	58125 · Drinking Water Plan - IDEQ	20 - Water	6,622.50
10/28/2024	8045	Merrick & Company	Hwy 75 Water Main Improvements - Study & Report	58125 · Drinking Water Plan - IDEQ	20 - Water	805.00
10/28/2024	8045	Merrick & Company	Seamons Creek Improvements - Preliminary Design	58125 · Drinking Water Plan - IDEQ	20 - Water	31,510.00
10/28/2024	8045	Merrick & Company	Seamons Creek Improvements Easement /Land Acquisition	58125 · Drinking Water Plan - IDEQ	20 - Water	4,180.00
10/28/2024	8045	Merrick & Company	Seamons Creek Improvements - Funding Administration	58125 · Drinking Water Plan - IDEQ	20 - Water	210.00
<b>Total Water</b>						<b>\$49,254.12</b>
<b>Wastewater</b>						
10/28/2024	CL69576	Christensen dba United Oil	Fuel - Wastewater - Card #263140	51110 · Fuel	30 - Wastewater	122.41
10/28/2024	39632	Advanced Control Systems	Carefree SCADA Program - Wastewater	51171 · R & M - Wastewater	30 - Wastewater	318.00
10/28/2024	2024100115088	Thatcher Company	Chlorine - Sewer Plant	52090 · Supplies	30 - Wastewater	6,196.50
10/28/2024	2024100115088	Thatcher Company	Cylinder Deposit	52090 · Supplies	30 - Wastewater	3,150.00
10/28/2024	2024100115088	Thatcher Company	Shipping	52090 · Supplies	30 - Wastewater	543.85
10/28/2024	2024200102658	Thatcher Company	Calcium Hypo Tabs - Sewer Plant	52090 · Supplies	30 - Wastewater	6,468.00
10/28/2024	2024200102658	Thatcher Company	Shipping	52090 · Supplies	30 - Wastewater	451.03
10/28/2024	2024100902008	Thatcher Company	Credit - Cylinder Return	52090 - Supplies	30 - Wastewater	-3,150.00
<b>Total Wastewater</b>						<b>\$14,099.79</b>
 <b>Grand Total Claims Payable</b>						<b>\$91,638.17</b>



## City of Bellevue

City of Bellevue  
Regular Common Council Meeting  
October 28, 2024

**Agenda Item 5b:** Approval of Payment of Clear Creek Disposal Invoice in the amount of \$1,376.81 for Services during the Martin Canyon Fire Incident.

**Action Item:** Shelly Shoemaker, Treasurer

**Note:**

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

Attachment(s): Invoice No. 0001762571 Dated October 16, 2024 for \$1,376.81.



PO Box 130  
 Ketchum, ID 83340  
 Phone 208.726.9600  
 Fax: 208.726.8041

# STATEMENT/INVOICE

INVOICE NO.	0001762571
PAGE	1
DATE	Oct-16-24
CUSTOMER NO.	104187
SITE NO.	20
REFERENCE NO.	957

TO: CITY OF BELLEVUE  
 PO BOX 825  
 BELLEVUE, ID 83313

**RECEIVED**  
 OCT 21 2024  
 BY: *mtt*

SERVICE DATE	CODE	DESCRIPTION	REFERENCE	QTY	AMOUNT
		Balance forward :			\$0.00
		Payments :			\$0.00
		Adjustments :			\$0.00
		Invoices :			\$0.00
		(0020) CITY OF BELLEVUE O'DONNELL PARK-MARTIN FIRE, BELLEVUE ID			
		Serv #001 Front Load Commercial 8.00			
07 - Oct		Special Event-Waste 8YD DUMPSTER	98047	1.00	\$177.92
		Serv #003 Liquid Waste 65.00			
07 - Oct		Special Event-Liquid 6 PORTA POTTIES & 3 HANDWASH STATIONS	98048	1.00	\$1,198.89

Payment due upon receipt of this invoice. 1.5% per month (18% per annum) late charge on balances over 30 days from date of invoice.  
 Payments received after invoice date are not reflected.  
 To ensure proper credit, please include your account number on your check and include the bottom portion of this invoice. When mailing payment on multiple accounts, please include the account numbers and the amounts of payment.

### Account Status

CURRENT	31-60 DAYS	61-90 DAYS	OVER 90 DAYS
\$1,376.81	\$0.00	\$0.00	\$0.00

We reserve the right to suspend waste removal service without notice on any past due account.

**TOTAL THIS INVOICE** ▶ \$1,376.81

**PLEASE PAY THIS AMOUNT** ▶ \$1,376.81

### Remit to:

INVOICE NO.	0001762571
PAGE	1
DATE	Oct-16-24
CUSTOMER NO.	104187
SITE NO.	20
REFERENCE NO.	957



PO Box 130  
 Ketchum, ID 83340  
 Phone 208.726.9600  
 Fax: 208.726.8041

**AMOUNT OF REMITTANCE** ▶

See reverse side for credit card payment options.

REMARKS



## City of Bellevue

City of Bellevue  
Regular Common Council Meeting  
October 28, 2024

**Agenda Item 5c:** Approval of Minutes

**Action Item:** Amy Phelps, Clerk

**Note:**

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

Attachment(s): October 15, 2024 Regular Meeting Minutes



The Common Council of the City of Bellevue, Idaho, met in a Regular Meeting, on, Tuesday, October 15, 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  
Robin Leahy, Council Member  
Diane Shay, Council Member  
Jessica Obenauf, 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:**

Greg Beaver, Fire Chief  
Kirt Gaston, Marshal  
Casey McGehee, Streets Supervisor  
Shelly Shoemaker, City Treasurer  
Amy Phelps, City Clerk

**Others in Attendance:** Suzanne Wrede (Via zoom), Tom Bergin, Charity Campfield, SAFEbuilt, David Spencer, SAFEbuilt, Eric Adams, SAFEbuilt, Alan Chambers, SAFEbuilt

**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 3, 2024*.

**Motion:** **President Giordani** moved that the agenda notice was in compliance with Idaho Code §74-204. **Council Member Carreiro** 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. Public Comment:** (for Items of Concern Not on the Agenda)

Mayor Johnson opened the meeting for public comment at 5:32 p.m.

Mayor Johnson began the comment period by clarifying that the Bellevue.Works website is not affiliated with the City of Bellevue. He went over specifics on water quality versus water quantity in Bellevue and briefly touched on awareness and safety during the current hunting season.

**Tom Bergin, 501 South Main Street, Bellevue, ID**

Mr. Bergin asked for an explanation of the roadwork that ITD has performed on Main Street with further comment that it seems underwhelming. Mayor Johnson explained that Idaho Transportation Department (ITD) did not talk to the City or Blaine County before scheduling the project. He went further to explain that ITD ended up with additional resources, funds, and materials to add a scrub coat to the areas of Main Street they deemed to need immediate attention. ITD has intentions of resurfacing Main Street in the Spring of 2025.

Tom Bergin inquired about the section of the City's website concerning current project information. He then asked for current information on the Oppenheimer annexation. Mayor Johnson told Mr. Bergin that the Oppenheimer group has yet to submit an application.

Member Obenauf expressed her concern regarding communication with ITD and how to ensure they uphold their commitment to resurfacing Main Street in the spring. Discussion was had about the future plans for Main Street and our relationship with ITD moving forward.

Mayor Johnson welcomed Brian Parker, Community Development Director, to the City of Bellevue.

Public Comment was closed at 5:48 p.m.

**4. Consent Agenda: Action Items**

*a. Approval of Claims: FY24 Payables dated 9/30/2024 and New Claims for 10/15/2024.*

Treasurer Shoemaker told the Council that she added the City's liability insurance to the 10/15/2024 claims. Member Shay inquired about whether two Idaho Mountain Express Legal Notice charges were billed back to the applicant. Shoemaker explained that they would be billed out as soon as possible.

*b. Approval of minutes: September 9, and September 23, 2024, regular meeting minutes*

Member Obenauf pointed out that her name was not on the roll call for September 9 or September 23 minutes. Mayor Johnson explained that other grammatical fixes were submitted to Amy Phelps, Interim Clerk, before the meeting and necessary changes would be made.

**Motion:** President Giordani moved to approve the Consent Agenda. 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.

**5. OLD BUSINESS: ACTION ITEM**

Consideration and approval of Resolution No. 2389, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute an amended agreement for services with Lunceford Excavation, Inc. for Snow Removal Services in an Amount not to exceed \$30,000.00: Chris Johnson, Mayor

Mayor Johnson explained this was the third time this item has been on the agenda. Changes were made to the contract and the Council members agreed they were comfortable with the newest version of the contract.

**Motion:** Council Member Shay moved to approve Resolution No. 2389, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to Execute an amended agreement for services with Lunceford Excavation, Inc. for Snow Removal Services in an Amount not to exceed \$30,000.00 . 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.

6. **PRESENTATION:** Consideration of a service contract proposal presentation for SAFEbuilt, a Building Permitting Company: SAFEbuilt Representatives, Brian Parker, Community Development Director.

Brian Parker, Community Development Director, explained that our Contract with the Division of Occupational and Professional Licensing, (DOPL) is expiring in November. His recommendation to the Council is to execute the renewal of the contract with DOPL, which includes a 60 day no-cause termination clause and will allow further investigation into the option of switching to SAFEbuilt. David Spencer, Chairty Campfield, Eric Adams, and Alan Chambers of SAFEbuilt went on to present their business proposal to the Council. Please see attached presentation.

7. **WORK SESSION:** Discussion regarding Blue Cross Community Health Academy Grant Money project options: Shelly Shoemaker, Treasurer, Chris Johnson, Mayor

Mayor Johnson explained that the Blue Cross Community Health Academy has awarded the City of Bellevue a \$20,000 Grant for attending a series of meetings both in person and virtually. The purpose of the work session was to examine project ideas for the grant money. Discussion was had about involving the Parks Committee in the decision. President Giordani expressed her desire to see this money used for a project that would promote health and wellness in the Bellevue Community. She went on to discuss the possibility of partnering with another entity in the community to potentially receive matched funding for the project. Mayor Johnson presented the idea of purchasing a woodchipper for the City, which could provide parks with wood chips for pathways, etc. The Council agreed that the money would be used for a Parks project and the specifics remained to be determined.

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

For the Purpose of Considering Hiring a Public Officer, Employee, Staff Member or Individual Agent, Wherein the Respective Qualities of Individuals are to be Evaluated in Order to Fill a Particular Vacancy or Need

**Motion:** Council Member Shay moved to enter into an Executive Session Pursuant to Idaho Code §74-206(1)(A) 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.

Executive Session commenced at 6:45 p.m.

The Council reconvened regular session at 7:11 p.m.

## 9. **NEW BUSINESS**

### a. **APPOINTMENT OF NEW CITY CLERK**

- i. Consideration and Approval of Resolution No. 2392, Appointing Amy Phelps to Serve as Bellevue City Clerk; Providing for an Effective Date

**Motion:** President Giordani moved to Approve Resolution No. 2392, Appointing Amy Phelps to Serve as Bellevue City Clerk: Providing for an Effective Date of today (October 15, 2024) Council Member Carreiro 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.

- b. Consideration and approval of Resolution No. 2393, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to execute a contract with Fredrick Allington for Prosecution Services in an amount not to exceed \$22,248.00: Chris Johnson, Mayor

President Giordani questioned if we receive reports of prosecution services or any kind of breakdown regarding the cases he takes on for the City of Bellevue. Further discussion was had on the topic.

**Motion:** Council Member Shay moved to approve Resolution No. 2393, A Resolution of the City of Bellevue, Idaho, Authorizing the Mayor to execute a contract with Fredrick Allington for Prosecution Services in an amount not to exceed \$22,248.00: Council Member Carreiro 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. **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 7:21 p.m. The motion passed unanimously.

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Chris Johnson, Mayor

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Amy Phelps, City Clerk



## City of Bellevue

City of Bellevue  
Regular Common Council Meeting  
October 28, 2024

**Agenda Item 5d:** Treasurer's Report – Preliminary Summary Year-End FY24

**Action Item:** None, Information only

**Note:**

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

Attachment(s): Memorandum  
Year-End Summary – FY24



## MEMORANDUM

TO: Mayor Chris Johnson and Bellevue Common Council

FROM: Shelly Shoemaker, Treasurer/Finance Manager

RE: Treasurer's Report - Preliminary Summary Year-End FY24

DATE: October 28, 2024

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The purpose of this report is a preliminary summary of FY24 year-end finances. Overall, the City's three funds (General, Water, Wastewater) were able to operate within the budgets, as approved, for FY24. Please note that all figures are approximate until the City financial audit and closing of FY24 books.

### GENERAL FUND

The General Fund received \$2,171,675 of income. After subtracting development impact fees (\$60,584) and interest (\$21,514), the net income is \$2,089,577, not including any carryover funds. The City budgeted \$331,149 of carryover funds, for a total budgeted income of \$2,331,884.

Actual General Fund expenses total \$2,041,600. That includes operating costs of \$680,335, plus payroll of \$1,304,532, plus capital expenditures of \$56,733.

The net result is the General Fund spent \$290,283 less than budgeted (including carryover). What this means is that the City used less carryover monies than expected, thus increasing its General Fund cash fund balance for future needs.

It is important to note that deficits in some departments were accommodated by surplus funds in other departments. In other words, departments that spent less than budgeted supplemented the departments with deficit income. Below are more details about each department.

### Administration Department

Admin received \$1,517,040 of revenues. After subtracting development impact fees (\$3,500) and interest earned (\$11,647), the net income is \$1,501,892, not including carryover funds. Admin budgeted \$331,149 of carryover funds, for a total budgeted income of \$1,804,756.

Actual Admin expenses total \$493,596. That includes operating costs of \$136,135, plus payroll of \$354,584, plus capital expenditures of \$2,876.

In summary, Admin spent almost \$79,000 less on payroll than budgeted and \$7,000 over on operating and capital expenses, leaving a net surplus of \$71,115.

The result is that income to Admin of \$1,008,296, plus carryover of \$331,149, was available to help fund all other departments in the General Fund.

## Building and Grounds

Payroll and Operating expenses total \$38,895, compared to the \$47,824 budgeted, or \$8,929 less than anticipated.

## Community Development/P&Z (CD)

Community Development received \$154,749 of revenue. After subtracting development impact fees (\$8,761), the net income is \$145,988. CD budgeted for income of \$85,500.

Actual CD expenses total about \$133,365, including operating costs of \$93,996, payroll of \$37,229 and capital expenditures of \$2,140.

The result is that CD spent \$53,849 less on payroll than budgeted and \$6,226 more than budgeted on operating and capital expenses, resulting in spending \$47,623 less than budgeted.

Engineering, legal and publication expenses that are reimbursable to the City are included in CD budget. Those reimbursables total approximately \$44,746. The City collected \$48,493 of reimbursables due to some reimbursables that were from the prior fiscal year.

## Fire Department

Fire Department received \$24,827 of revenue. After subtracting DIF fees (\$9,469) and interest earned (\$258), the net Fire income was \$15,101. Fire budgeted for income of \$18,977.

Actual Fire expenses total \$191,453, including operating costs of \$86,085, payroll of \$74,257, and capital expenditures of \$31,110.

In summary, Fire spent \$6,751 less on payroll than budgeted, \$12,882 less on operating costs and \$31,501 less on capital expenditures than budgeted. The net result is Fire spent \$51,134 less than budgeted.

## Library

Library received \$9,685 in revenue. After subtracting DIF fee income of \$935, the net income is \$8,750.

Actual Library expenses total \$73,137, including operating costs of \$12,118 and payroll costs of \$61,019.

In summary, Library spent \$5,575 less on payroll than budgeted and \$357 less on operating expenses than budgeted, for a net savings of \$5,932.

## Marshal

Marshal Department received \$66,147 of revenue. After subtracting DIF fees (\$2,008), the net income is \$64,139. Budgeted income was \$39,600.

Actual Marshal expenses total \$668,947, including operating costs of \$165,015, payroll costs of \$502,643 and capital expenditures of \$1,289.

In summary, Marshal spent \$24,243 more than budgeted on payroll and \$38,245 less on operating and capital than budgeted, resulting in spending \$14,002 less than budgeted.

#### Parks

Parks received \$4,129 of revenue. After subtracting DIF fees (\$1,194), the net income is \$2,935.

Actual Park expenses total \$27,478, including operating costs of \$22,874 and payroll costs of \$4,603.

The net result is Parks spent \$17,265 less than budgeted.

#### Streets

Streets received \$382,062 of revenue. After subtracting DIF fees (27,104) and interest earned (\$4,187), the net income is \$350,772.

Actual Streets expenses total \$382,900, including operating costs of \$120,773, payroll costs of \$238,005 and capital expenditures of \$24,122.

In summary, Streets spent \$47,486 more on payroll than budgeted, but \$155,640 less on operating and capital expenditures than budgeted. The net result is Streets spent \$108,154 less than budgeted. It should be noted that Bellevue Urban Renewal Agency (BURA) contributed \$46,590 toward capital expenses thus decreasing expenses to the City.

The Streets budget includes LOT revenue of \$60,089. Pursuant to Ordinance 2022-04, LOT funds can be used for “road repair, maintenance, transportation enhancements, equipment, and snow removal.” Please see the attached report on how I recommend we allocate LOT funds for FY24.

### **WATER FUND**

The Water Fund received \$701,568 of revenue. After subtracting interest earned (\$43,545), the net income is \$658,023, not including carryover funds. Total budgeted revenue for Water was \$677,846, including \$193,172 of carryover.

Actual Water expenses total \$647,895, including operating costs of \$496,672, payroll costs of \$5,302 and capital expenditures of \$145,832.

To summarize, Water spent \$24,104 less on payroll than budgeted, \$70,021 more on operating expenses than budgeted and \$75,868 less on capital expenditures than budgeted. The net result was spending \$29,950 less than budgeted. As a result, Water utilized much of its carryover funds.

### **WASTEWATER FUND (WW)**

The Wastewater Fund received \$1,348,470 of revenue. After subtracting interest earned (\$50,499), WW had \$1,297,970 net income. WW budgeted \$188,890 of carryover, plus \$377,610 of dedicated carryover, for a total budgeted income of \$1,750,108.

Actual expenses for WW total \$1,065,292, including operating costs of \$664,527, payroll costs of \$2,331 and capital expenditures of \$398,434.

Memorandum  
October 28, 2024  
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In summary, WW spent \$64,525 less on payroll than budgeted, \$13,025 less on operating costs than budgeted and \$607,266 less on capital expenditures than budgeted. The net result is that \$684,816 less was spent than budgeted, including the carryover funds of \$566,500. The net effect is that WW used a small portion of its carryover funds.

If you have any questions, please contact me. Thank you!

Shelly Shoemaker  
Treasurer

10/23/24

Accrual Basis

## City of Bellevue Cash Position vs Previous Year As of September 30, 2024

	Sep 30, 24	Sep 30, 23	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
10001 · DLE General Fund 8993	26,552.84	164,188.22	-137,635.38	-83.8%
10002 · DLE Water Fund 3398 (CC)	84,545.85	-4,454.12	88,999.97	1,998.2%
10003 · DLE Sewer Fund 3428 (checking)	319,383.85	188,260.33	131,123.52	69.7%
10010 · LGIP General 802	363,840.35	229,315.25	134,525.10	58.7%
10011 · LGIP Water 1506	30,388.08	47,955.89	-17,567.81	-36.6%
10012 · LGIP Water Cap 2442	567,998.44	580,488.24	-12,489.80	-2.2%
10013 · LGIP Sewer 1694	432,432.78	414,614.76	17,818.02	4.3%
10014 · LGIP Sewer Cap 1927	223,565.89	212,009.33	11,556.56	5.5%
10016 · LGIP Sewer Bond 3195	402,043.58	381,261.15	20,782.43	5.5%
10017 · DBF Bond Fund 366	259,760.19	250,948.00	8,812.19	3.5%
10018 · LGIP Fire Capital Savings 3593	735.88	19,478.30	-18,742.42	-96.2%
10022 · LGIP DIF 3703	172,556.69	95,758.10	76,798.59	80.2%
10023 · LGIP Muni Prop Tax Relief 3790	8,759.71	8,306.91	452.80	5.5%
10024 · Gannett Ranch Annex LGIP 3797	54,184.47	51,383.56	2,800.91	5.5%
10026 · LGIP Streets Capital 3814	72,232.20	68,498.37	3,733.83	5.5%
<b>Total Checking/Savings</b>	<u>3,018,980.80</u>	<u>2,708,012.29</u>	<u>310,968.51</u>	<u>11.5%</u>
<b>Total Current Assets</b>	<u>3,018,980.80</u>	<u>2,708,012.29</u>	<u>310,968.51</u>	<u>11.5%</u>
<b>TOTAL ASSETS</b>	<u><u>3,018,980.80</u></u>	<u><u>2,708,012.29</u></u>	<u><u>310,968.51</u></u>	<u><u>11.5%</u></u>
<b>LIABILITIES &amp; EQUITY</b>	0.00	0.00	0.00	0.0%

**City of Bellevue**  
**GENERAL FUND Actual to Budget**  
**October 2023 through September 2024**

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
40000 · Carryover	0.00	331,149.00	-331,149.00	0.0%
40010 · Carryover Dedicated Funds	0.00	1,027.00	-1,027.00	0.0%
41000 · State Highway Revenue - Regular	97,528.37	94,964.00	2,564.37	102.7%
41100 · State Highway Revenue HB312	28,776.18	28,263.00	513.18	101.8%
41110 · State Highway Revenue HB 362	19,274.28	16,569.00	2,705.28	116.3%
41111 · State Highway Revenue GF HB354	120,204.54	0.00	120,204.54	100.0%
41115 · LOT Tax Revenue	60,089.27	50,000.00	10,089.27	120.2%
41200 · State Sales Tax Revenue	288,686.96	306,770.00	-18,083.04	94.1%
41210 · State Liquor Funds	68,975.00	60,000.00	8,975.00	115.0%
41400 · Alcohol Permits	5,750.00	5,300.00	450.00	108.5%
41500 · Business Licenses	18,931.21	18,200.00	731.21	104.0%
41600 · Franchise Fees	92,295.97	70,000.00	22,295.97	131.9%
41700 · City Property Tax	821,471.38	811,514.34	9,957.04	101.2%
41710 · Personal Property Replacement	8,032.95	7,073.00	959.95	113.6%
41800 · Administrative Fees	194,488.76	193,999.20	489.56	100.3%
41805 · Building Permits (General)				
Encroachment Permit	1,800.00	0.00	1,800.00	100.0%
Fence Permits	1,500.00	0.00	1,500.00	100.0%
Manuf Home Install & Set down	950.00	0.00	950.00	100.0%
Roof Permit	5,616.09	0.00	5,616.09	100.0%
41805 · Building Permits (General) - Other	77,698.66	50,000.00	27,698.66	155.4%
<b>Total 41805 · Building Permits (General)</b>	<b>87,564.75</b>	<b>50,000.00</b>	<b>37,564.75</b>	<b>175.1%</b>
41806 · Building Permit Plan Review Fee	53,410.95	30,000.00	23,410.95	178.0%
41815 · Application Fees (GF)	5,294.53	5,000.00	294.53	105.9%
41820 · Sign Permits	400.00	500.00	-100.00	80.0%
41900 · Grants	5,500.00	130,888.00	-125,388.00	4.2%
41901 · Park Rental Fee	2,745.00	3,450.00	-705.00	79.6%
41902 · Park Rental Sports Field	0.00	0.00	0.00	0.0%
41903 · Park Deposit	360.00			
41904 · Park Add'l Serv. (trash/toilet)	0.00	0.00	0.00	0.0%
41905 · Park Add'l Staff Time	0.00	0.00	0.00	0.0%
41920 · Donations	5,630.00	2,000.00	3,630.00	281.5%
41930 · Fire Equip/Pay Reimbursement	0.00	6,000.00	-6,000.00	0.0%
41950 · Permit - Special Event/Other	2,000.00	2,500.00	-500.00	80.0%
41955 · Fire Dept Fees & Permits	15,100.98	0.00	15,100.98	100.0%
41960 · City Code Violation Fee	896.50	0.00	896.50	100.0%
41980 · Court Fines	61,697.71	39,600.00	22,097.71	155.8%
43400 · Zoning Subdivision App	1,117.68	0.00	1,117.68	100.0%
45000 · Misc Income	23,354.10			
45100 · Interest Earned	21,514.41	850.00	20,664.41	2,531.1%
46100 · DIF Administration	3,500.38	6,000.00	-2,499.62	58.3%
46200 · DIF Buildings & Grounds	7,613.05	13,224.00	-5,610.95	57.6%
46300 · DIF Community Development	8,760.82	14,992.00	-6,231.18	58.4%

**City of Bellevue**  
**GENERAL FUND Actual to Budget**  
**October 2023 through September 2024**

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
46400 · DIF Fire Services	9,468.51	25,000.00	-15,531.49	37.9%
46500 · DIF Library	935.36	810.00	125.36	115.5%
46600 · DIF Marshal	2,008.22	264.00	1,744.22	760.7%
46700 · DIF Parks	1,193.63	2,436.00	-1,242.37	49.0%
46800 · DIF Streets	27,103.81	3,542.00	23,561.81	765.2%
<b>Total Income</b>	<b>2,171,675.26</b>	<b>2,331,884.54</b>	<b>-160,209.28</b>	<b>93.1%</b>
<b>Gross Profit</b>	<b>2,171,675.26</b>	<b>2,331,884.54</b>	<b>-160,209.28</b>	<b>93.1%</b>
<b>Expense</b>				
<b>49999 · PAYROLL</b>				
50001 · Salaries & Wages	962,873.39	989,157.48	-26,284.09	97.3%
50002 · Paid Time Off	3,121.50			
50009 · Premium Salary & Wages	137.63			
50010 · P/R Tax Expense	72,918.89	74,905.56	-1,986.67	97.3%
50011 · Insurance - Health	134,412.15	162,619.11	-28,206.96	82.7%
50014 · Insurance - Life	960.00	1,500.00	-540.00	64.0%
50015 · Workers Compensation Insurance	23,443.40	22,765.36	678.04	103.0%
50017 · Retirement	104,103.10	117,167.51	-13,064.41	88.8%
50020 · P & Z Commission	2,562.00	0.00	2,562.00	100.0%
<b>Total 49999 · PAYROLL</b>	<b>1,304,532.06</b>	<b>1,368,115.02</b>	<b>-63,582.96</b>	<b>95.4%</b>
<b>51000 · OPERATING EXPENSES</b>				
<b>51020 · Advertising / Publishing</b>				
51010.1 · Reimbursable Ads/Publish	263.80			
51020 · Advertising / Publishing - Other	3,526.48	2,550.00	976.48	138.3%
<b>Total 51020 · Advertising / Publishing</b>	<b>3,790.28</b>	<b>2,550.00</b>	<b>1,240.28</b>	<b>148.6%</b>
51022 · Automobile Lease	38,655.83	34,500.00	4,155.83	112.0%
51030 · Bank Charges	83.12			
51040 · City Attorney	7,965.00	8,000.00	-35.00	99.6%
51050 · Community Service	12,000.00	10,000.00	2,000.00	120.0%
51060 · Computer IT Support	16,968.49	19,000.00	-2,031.51	89.3%
51062 · Computers - Software & Subscrip	18,933.61	0.00	18,933.61	100.0%
51070 · Conjunctive Management	0.00	26,200.00	-26,200.00	0.0%
51073 · Contract Labor	51,204.62	63,500.00	-12,295.38	80.6%
51073.1 · DBS Contract Labor	54,997.83	23,000.00	31,997.83	239.1%
51073.2 · Contract Labor - Reimbursable	-3,746.89			
51075 · Contingency Fund	0.00	0.00	0.00	0.0%
51080 · Dues & Memberships	8,159.90	7,800.00	359.90	104.6%
51110 · Fuel	34,609.64	30,500.00	4,109.64	113.5%
51125 · Interest Expense	8,600.23	8,600.23	0.00	100.0%
51130 · Equipment Rental or Lease	16,681.07	14,000.00	2,681.07	119.2%
51140 · Legal Fees	10,980.00	21,500.00	-10,520.00	51.1%
51145 · Legal - Prosecuting Attorney	19,800.00	15,000.00	4,800.00	132.0%

**City of Bellevue**  
**GENERAL FUND Actual to Budget**  
**October 2023 through September 2024**

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
51150 · Liability Insurance	27,075.72	41,057.43	-13,981.71	65.9%
51160 · Repairs & Maintenance (General)	7,484.39	24,200.00	-16,715.61	30.9%
51163 · R & M - Equipment (non-auto)	16,039.85	18,500.00	-2,460.15	86.7%
51164 · R & M - Street Maintenance	10,008.50	0.00	10,008.50	100.0%
51165 · R & M - Tree Expense	7,556.99	0.00	7,556.99	100.0%
51166 · R & M - Snow Removal	19,309.21	50,000.00	-30,690.79	38.6%
51167 · R & M - Autos	30,499.73	22,300.00	8,199.73	136.8%
51168 · R & M - Street Lights	1,606.29	2,000.00	-393.71	80.3%
51177 · Misc Expense	595.70	1,300.00	-704.30	45.8%
51180 · Office Equipment Rental/Repair	6,506.22	6,000.00	506.22	108.4%
52010 · Office Supplies	9,989.14	9,750.00	239.14	102.5%
52020 · Internet Expense	3,781.95	3,600.00	181.95	105.1%
52030 · Pending Grants	0.00	200.00	-200.00	0.0%
52040 · Postage, Copies, Mailing	6,147.40	5,400.00	747.40	113.8%
52050 · Professional Services	16,911.78	12,500.00	4,411.78	135.3%
52052 · Professional Engineering	0.00	0.00	0.00	0.0%
52070 · Signs	3,622.66	2,000.00	1,622.66	181.1%
52080 · Small Tools & Equipment	6,086.95	8,000.00	-1,913.05	76.1%
52085 · Storage	756.00	700.00	56.00	108.0%
52090 · Supplies	12,605.78	26,100.00	-13,494.22	48.3%
52100 · Telephone	22,524.65	18,500.00	4,024.65	121.8%
52115 · River Bank Restoration	0.00	4,000.00	-4,000.00	0.0%
52120 · Training & Meetings	5,116.83	19,600.00	-14,483.17	26.1%
52124 · Travel Expense	804.78	0.00	804.78	100.0%
52130 · Uniforms & Clothing	2,666.27	14,200.00	-11,533.73	18.8%
52140 · Utilities - Gas	3,890.35	18,000.00	-14,109.65	21.6%
52143 · Utilities - Power	7,204.95	0.00	7,204.95	100.0%
52145 · Utilities - Street Lights	18,190.52	15,000.00	3,190.52	121.3%
52146 · Utilities - Trash/Toilet/Recycl	13,447.86	2,500.00	10,947.86	537.9%
55000 · Library New Books	1,384.15	2,100.00	-715.85	65.9%
55010 · Library Programs	5,698.57	2,700.00	2,998.57	211.1%
56010 · 911 Dispatch	28,044.84	28,000.00	44.84	100.2%
56020 · Service Contracts	750.00	1,000.00	-250.00	75.0%
56030 · Investigations	0.00	150.00	-150.00	0.0%
56040 · Medical/Lab Kits	298.65	300.00	-1.35	99.6%
56045 · Radio Fees	6,640.00	2,880.00	3,760.00	230.6%
56047 · RMS/CAD	16,729.27	32,044.85	-15,315.58	52.2%
56050 · Specialized Equipment	8,862.37	24,000.00	-15,137.63	36.9%
57000 · Safety Equipment	41,902.45	42,700.00	-797.55	98.1%
<b>Total 51000 · OPERATING EXPENSES</b>	<b>670,423.50</b>	<b>745,432.51</b>	<b>-75,009.01</b>	<b>89.9%</b>
<b>58000 · CAPITAL EXPENDITURES</b>				
58110 · Computer/Software Purchase	6,305.38			
58120 · Construction & Improvement	11,027.00	136,027.00	-125,000.00	8.1%
58150 · Auto/Equipment Lease (12+ mos)	11,520.78	68,015.00	-56,494.22	16.9%
58160 · Auto or Equipment Purchase	20,116.04			

1:15 PM

10/23/24

Accrual Basis

**City of Bellevue**  
**GENERAL FUND Actual to Budget**  
**October 2023 through September 2024**

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	<u>Oct '23 - Sep 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
58190 · Real Property Lease Exp	1,500.00	1,625.00	-125.00	92.3%
58200 · Pierce 7400 Responder	12,569.13	12,569.13	0.00	100.0%
58250 · Street Construction	0.00	0.00	0.00	0.0%
58251 · LOT Street Repairs	0.00			
<b>Total 58000 · CAPITAL EXPENDITURES</b>	<u>63,038.33</u>	<u>218,236.13</u>	<u>-155,197.80</u>	<u>28.9%</u>
66000 · Payroll Expenses	0.00			
<b>Total Expense</b>	<u>2,037,993.89</u>	<u>2,331,783.66</u>	<u>-293,789.77</u>	<u>87.4%</u>
<b>Net Income</b>	<u><u>133,681.37</u></u>	<u><u>100.88</u></u>	<u><u>133,580.49</u></u>	<u><u>132,515.2%</u></u>

**City of Bellevue**  
**Admin Actual to Budget**  
**October 2023 through September 2024**

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
40000 · Carryover	0.00	331,149.00	-331,149.00	0.0%
41200 · State Sales Tax Revenue	288,686.96	306,770.00	-18,083.04	94.1%
41210 · State Liquor Funds	68,975.00	60,000.00	8,975.00	115.0%
41400 · Alcohol Permits	5,750.00	5,300.00	450.00	108.5%
41500 · Business Licenses	18,931.21	18,200.00	731.21	104.0%
41600 · Franchise Fees	92,295.97	70,000.00	22,295.97	131.9%
41700 · City Property Tax	821,471.38	811,514.34	9,957.04	101.2%
41710 · Personal Property Replacement	8,032.95	7,073.00	959.95	113.6%
41800 · Administrative Fees	194,488.76	193,999.20	489.56	100.3%
41900 · Grants	1,000.00	0.00	1,000.00	100.0%
41901 · Park Rental Fee	90.00			
41903 · Park Deposit	80.00			
41950 · Permit - Special Event/Other	1,550.00	0.00	1,550.00	100.0%
45000 · Misc Income	540.22			
45100 · Interest Earned	11,647.33	750.00	10,897.33	1,553.0%
46100 · DIF Administration	3,500.38	0.00	3,500.38	100.0%
<b>Total Income</b>	<b>1,517,040.16</b>	<b>1,804,755.54</b>	<b>-287,715.38</b>	<b>84.1%</b>
<b>Gross Profit</b>	<b>1,517,040.16</b>	<b>1,804,755.54</b>	<b>-287,715.38</b>	<b>84.1%</b>
<b>Expense</b>				
<b>49999 · PAYROLL</b>				
50001 · Salaries & Wages	263,350.25	318,529.28	-55,179.03	82.7%
50010 · P/R Tax Expense	19,835.35	24,367.49	-4,532.14	81.4%
50011 · Insurance - Health	43,452.02	50,627.00	-7,174.98	85.8%
50015 · Workers Compensation Insurance	302.50	3,814.74	-3,512.24	7.9%
50017 · Retirement	27,644.23	36,232.71	-8,588.48	76.3%
<b>Total 49999 · PAYROLL</b>	<b>354,584.35</b>	<b>433,571.22</b>	<b>-78,986.87</b>	<b>81.8%</b>
<b>51000 · OPERATING EXPENSES</b>				
51020 · Advertising / Publishing	2,445.21	750.00	1,695.21	326.0%
51030 · Bank Charges	83.12			
51040 · City Attorney	7,965.00	7,800.00	165.00	102.1%
51050 · Community Service	12,000.00	10,000.00	2,000.00	120.0%
51060 · Computer IT Support	13,272.97	12,000.00	1,272.97	110.6%
51062 · Computers - Software & Subscrip	17,993.61	0.00	17,993.61	100.0%
51070 · Conjunctive Management	0.00	26,200.00	-26,200.00	0.0%
51075 · Contingency Fund	0.00	0.00	0.00	0.0%
51080 · Dues & Memberships	3,893.78	1,000.00	2,893.78	389.4%
51140 · Legal Fees	5,460.00	6,500.00	-1,040.00	84.0%
51145 · Legal - Prosecuting Attorney	19,800.00	15,000.00	4,800.00	132.0%
51150 · Liability Insurance	6,713.44	7,989.55	-1,276.11	84.0%
51160 · Repairs & Maintenance (General)	0.00	200.00	-200.00	0.0%

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Accrual Basis

**City of Bellevue**  
**Admin Actual to Budget**  
**October 2023 through September 2024**

	<u>Oct '23 - Sep 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
51180 · Office Equipment Rental/Repair	6,506.22	5,500.00	1,006.22	118.3%
52010 · Office Supplies	7,630.43	8,000.00	-369.57	95.4%
52020 · Internet Expense	3,781.95	3,600.00	181.95	105.1%
52040 · Postage, Copies, Mailing	6,147.40	5,400.00	747.40	113.8%
52050 · Professional Services	5,210.33	5,000.00	210.33	104.2%
52085 · Storage	756.00	700.00	56.00	108.0%
52090 · Supplies	957.06	0.00	957.06	100.0%
52100 · Telephone	12,610.82	13,000.00	-389.18	97.0%
52120 · Training & Meetings	2,433.64	2,500.00	-66.36	97.3%
52124 · Travel Expense	187.60	0.00	187.60	100.0%
56020 · Service Contracts	0.00	0.00	0.00	0.0%
57000 · Safety Equipment	286.69			
<b>Total 51000 · OPERATING EXPENSES</b>	<u>136,135.27</u>	<u>131,139.55</u>	<u>4,995.72</u>	<u>103.8%</u>
<b>58000 · CAPITAL EXPENDITURES</b>				
58110 · Computer/Software Purchase	2,876.48			
<b>Total 58000 · CAPITAL EXPENDITURES</b>	<u>2,876.48</u>			
<b>Total Expense</b>	<u>493,596.10</u>	<u>564,710.77</u>	<u>-71,114.67</u>	<u>87.4%</u>
<b>Net Income</b>	<u><u>1,023,444.06</u></u>	<u><u>1,240,044.77</u></u>	<u><u>-216,600.71</u></u>	<u><u>82.5%</u></u>

**City of Bellevue**  
**Bldgs & Grounds Actual to Budget**  
**October 2023 through September 2024**

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
41900 · Grants	0.00	0.00	0.00	0.0%
46200 · DIF Buildings & Grounds	7,613.05	0.00	7,613.05	100.0%
<b>Total Income</b>	<u>7,613.05</u>	<u>0.00</u>	<u>7,613.05</u>	<u>100.0%</u>
<b>Gross Profit</b>	7,613.05	0.00	7,613.05	100.0%
<b>Expense</b>				
<b>49999 · PAYROLL</b>				
50001 · Salaries & Wages	3,707.66	9,152.00	-5,444.34	40.5%
50010 · P/R Tax Expense	283.67	700.13	-416.46	40.5%
50011 · Insurance - Health	0.00	1,886.80	-1,886.80	0.0%
50015 · Workers Compensation Insurance	165.13	1,076.74	-911.61	15.3%
50017 · Retirement	0.00	1,041.04	-1,041.04	0.0%
<b>Total 49999 · PAYROLL</b>	<u>4,156.46</u>	<u>13,856.71</u>	<u>-9,700.25</u>	<u>30.0%</u>
<b>51000 · OPERATING EXPENSES</b>				
51073 · Contract Labor	3,582.48	1,800.00	1,782.48	199.0%
51150 · Liability Insurance	610.32	1,941.91	-1,331.59	31.4%
51160 · Repairs & Maintenance (General)	6,475.52	10,000.00	-3,524.48	64.8%
52090 · Supplies	1,486.48	600.00	886.48	247.7%
52140 · Utilities - Gas	3,890.35	18,000.00	-14,109.65	21.6%
52143 · Utilities - Power	7,204.95	0.00	7,204.95	100.0%
52146 · Utilities - Trash/Toilet/Recycl	9,988.27	0.00	9,988.27	100.0%
<b>Total 51000 · OPERATING EXPENSES</b>	<u>33,238.37</u>	<u>32,341.91</u>	<u>896.46</u>	<u>102.8%</u>
<b>58000 · CAPITAL EXPENDITURES</b>				
58120 · Construction & Improvement	0.00	0.00	0.00	0.0%
58190 · Real Property Lease Exp	1,500.00	1,625.00	-125.00	92.3%
<b>Total 58000 · CAPITAL EXPENDITURES</b>	<u>1,500.00</u>	<u>1,625.00</u>	<u>-125.00</u>	<u>92.3%</u>
<b>Total Expense</b>	<u>38,894.83</u>	<u>47,823.62</u>	<u>-8,928.79</u>	<u>81.3%</u>
<b>Net Income</b>	<u><u>-31,281.78</u></u>	<u><u>-47,823.62</u></u>	<u><u>16,541.84</u></u>	<u><u>65.4%</u></u>

## City of Bellevue Community Development Actual to Budget October 2023 through September 2024

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
<b>41805 · Building Permits (General)</b>				
Fence Permits	1,500.00	0.00	1,500.00	100.0%
Manuf Home Install & Set down	950.00	0.00	950.00	100.0%
Roof Permit	5,616.09	0.00	5,616.09	100.0%
<b>41805 · Building Permits (General) - Other</b>	<b>77,698.66</b>	<b>50,000.00</b>	<b>27,698.66</b>	<b>155.4%</b>
<b>Total 41805 · Building Permits (General)</b>	<b>85,764.75</b>	<b>50,000.00</b>	<b>35,764.75</b>	<b>171.5%</b>
<b>41806 · Building Permit Plan Review Fee</b>	<b>53,410.95</b>	<b>30,000.00</b>	<b>23,410.95</b>	<b>178.0%</b>
<b>41815 · Application Fees (GF)</b>	<b>5,294.53</b>	<b>5,000.00</b>	<b>294.53</b>	<b>105.9%</b>
<b>41820 · Sign Permits</b>	<b>400.00</b>	<b>500.00</b>	<b>-100.00</b>	<b>80.0%</b>
<b>43400 · Zoning Subdivision App</b>	<b>1,117.68</b>	<b>0.00</b>	<b>1,117.68</b>	<b>100.0%</b>
<b>46300 · DIF Community Development</b>	<b>8,760.82</b>	<b>0.00</b>	<b>8,760.82</b>	<b>100.0%</b>
<b>Total Income</b>	<b>154,748.73</b>	<b>85,500.00</b>	<b>69,248.73</b>	<b>181.0%</b>
<b>Gross Profit</b>	<b>154,748.73</b>	<b>85,500.00</b>	<b>69,248.73</b>	<b>181.0%</b>
<b>Expense</b>				
<b>49999 · PAYROLL</b>				
<b>50001 · Salaries &amp; Wages</b>	<b>25,433.99</b>	<b>62,184.96</b>	<b>-36,750.97</b>	<b>40.9%</b>
<b>50010 · P/R Tax Expense</b>	<b>1,945.72</b>	<b>4,757.15</b>	<b>-2,811.43</b>	<b>40.9%</b>
<b>50011 · Insurance - Health</b>	<b>4,756.29</b>	<b>12,578.66</b>	<b>-7,822.37</b>	<b>37.8%</b>
<b>50015 · Workers Compensation Insurance</b>	<b>147.86</b>	<b>3,199.46</b>	<b>-3,051.60</b>	<b>4.6%</b>
<b>50017 · Retirement</b>	<b>2,382.67</b>	<b>8,357.66</b>	<b>-5,974.99</b>	<b>28.5%</b>
<b>50020 · P &amp; Z Commission</b>	<b>2,562.00</b>	<b>0.00</b>	<b>2,562.00</b>	<b>100.0%</b>
<b>Total 49999 · PAYROLL</b>	<b>37,228.53</b>	<b>91,077.89</b>	<b>-53,849.36</b>	<b>40.9%</b>
<b>51000 · OPERATING EXPENSES</b>				
<b>51020 · Advertising / Publishing</b>				
<b>51010.1 · Reimbursable Ads/Publish</b>	<b>263.80</b>			
<b>51020 · Advertising / Publishing - Other</b>	<b>1,081.27</b>	<b>1,500.00</b>	<b>-418.73</b>	<b>72.1%</b>
<b>Total 51020 · Advertising / Publishing</b>	<b>1,345.07</b>	<b>1,500.00</b>	<b>-154.93</b>	<b>89.7%</b>
<b>51040 · City Attorney</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>51060 · Computer IT Support</b>	<b>0.00</b>	<b>1,500.00</b>	<b>-1,500.00</b>	<b>0.0%</b>
<b>51073 · Contract Labor</b>	<b>29,443.81</b>	<b>40,000.00</b>	<b>-10,556.19</b>	<b>73.6%</b>
<b>51073.1 · DBS Contract Labor</b>	<b>54,997.83</b>	<b>23,000.00</b>	<b>31,997.83</b>	<b>239.1%</b>
<b>51073.2 · Contract Labor - Reimbursable</b>	<b>-3,746.89</b>			
<b>51075 · Contingency Fund</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>51080 · Dues &amp; Memberships</b>	<b>0.00</b>	<b>100.00</b>	<b>-100.00</b>	<b>0.0%</b>
<b>51140 · Legal Fees</b>	<b>5,520.00</b>	<b>15,000.00</b>	<b>-9,480.00</b>	<b>36.8%</b>
<b>51150 · Liability Insurance</b>	<b>2,274.80</b>	<b>5,770.23</b>	<b>-3,495.43</b>	<b>39.4%</b>
<b>52010 · Office Supplies</b>	<b>163.97</b>			
<b>52052 · Professional Engineering</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>52100 · Telephone</b>	<b>250.92</b>	<b>700.00</b>	<b>-449.08</b>	<b>35.8%</b>

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Accrual Basis

**City of Bellevue**  
**Community Development Actual to Budget**  
**October 2023 through September 2024**

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	<u>Oct '23 - Sep 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
52120 · Training & Meetings	0.00	200.00	-200.00	0.0%
52124 · Travel Expense	0.00	0.00	0.00	0.0%
<b>Total 51000 · OPERATING EXPENSES</b>	90,249.51	87,770.23	2,479.28	102.8%
<b>58000 · CAPITAL EXPENDITURES</b>				
58110 · Computer/Software Purchase	2,140.00			
<b>Total 58000 · CAPITAL EXPENDITURES</b>	2,140.00			
66000 · Payroll Expenses	0.00			
<b>Total Expense</b>	129,618.04	178,848.12	-49,230.08	72.5%
<b>Net Income</b>	<u><u>25,130.69</u></u>	<u><u>-93,348.12</u></u>	<u><u>118,478.81</u></u>	<u><u>-26.9%</u></u>

## City of Bellevue Fire Actual to Budget October 2023 through September 2024

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
40000 · Carryover	0.00	0.00	0.00	0.0%
40010 · Carryover Dedicated Funds	0.00	1,027.00	-1,027.00	0.0%
41900 · Grants	0.00	10,000.00	-10,000.00	0.0%
41901 · Park Rental Fee	0.00	450.00	-450.00	0.0%
41930 · Fire Equip/Pay Reimbursement	0.00	6,000.00	-6,000.00	0.0%
41950 · Permit - Special Event/Other	0.00	1,500.00	-1,500.00	0.0%
41955 · Fire Dept Fees & Permits	15,100.98	0.00	15,100.98	100.0%
45100 · Interest Earned	257.58			
46400 · DIF Fire Services	9,468.51	0.00	9,468.51	100.0%
<b>Total Income</b>	<b>24,827.07</b>	<b>18,977.00</b>	<b>5,850.07</b>	<b>130.8%</b>
<b>Gross Profit</b>	<b>24,827.07</b>	<b>18,977.00</b>	<b>5,850.07</b>	<b>130.8%</b>
<b>Expense</b>				
<b>49999 · PAYROLL</b>				
50001 · Salaries & Wages	61,738.53	67,134.60	-5,396.07	92.0%
50010 · P/R Tax Expense	4,722.98	5,135.80	-412.82	92.0%
50011 · Insurance - Health	55.00	45.00	10.00	122.2%
50014 · Insurance - Life	960.00	1,500.00	-540.00	64.0%
50015 · Workers Compensation Insurance	2,647.53	2,338.06	309.47	113.2%
50017 · Retirement	4,133.43	4,854.77	-721.34	85.1%
<b>Total 49999 · PAYROLL</b>	<b>74,257.47</b>	<b>81,008.23</b>	<b>-6,750.76</b>	<b>91.7%</b>
<b>51000 · OPERATING EXPENSES</b>				
51040 · City Attorney	0.00	200.00	-200.00	0.0%
51060 · Computer IT Support	345.00	2,000.00	-1,655.00	17.3%
51073 · Contract Labor	1,700.00	1,700.00	0.00	100.0%
51075 · Contingency Fund	0.00	0.00	0.00	0.0%
51080 · Dues & Memberships	3,591.13	4,000.00	-408.87	89.8%
51110 · Fuel	2,908.98	4,000.00	-1,091.02	72.7%
51125 · Interest Expense	8,600.23	8,600.23	0.00	100.0%
51140 · Legal Fees	0.00	0.00	0.00	0.0%
51150 · Liability Insurance	2,829.64	4,216.71	-1,387.07	67.1%
51163 · R & M - Equipment (non-auto)	5,754.21	11,000.00	-5,245.79	52.3%
51167 · R & M - Autos	9,769.40	9,000.00	769.40	108.5%
51177 · Misc Expense	595.70	800.00	-204.30	74.5%
52010 · Office Supplies	20.99	100.00	-79.01	21.0%
52030 · Pending Grants	0.00	200.00	-200.00	0.0%
52080 · Small Tools & Equipment	4,028.76	4,000.00	28.76	100.7%
52090 · Supplies	510.50	0.00	510.50	100.0%
52100 · Telephone	602.30	500.00	102.30	120.5%
52120 · Training & Meetings	923.58	3,500.00	-2,576.42	26.4%
52124 · Travel Expense	617.18	0.00	617.18	100.0%
52130 · Uniforms & Clothing	60.53	1,000.00	-939.47	6.1%

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Accrual Basis

**City of Bellevue**  
**Fire Actual to Budget**  
**October 2023 through September 2024**

	<u>Oct '23 - Sep 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
56030 · Investigations	0.00	150.00	-150.00	0.0%
56045 · Radio Fees	240.00	0.00	240.00	100.0%
56047 · RMS/CAD	3,687.86	4,000.00	-312.14	92.2%
57000 · Safety Equipment	39,298.68	40,000.00	-701.32	98.2%
<b>Total 51000 · OPERATING EXPENSES</b>	<b>86,084.67</b>	<b>98,966.94</b>	<b>-12,882.27</b>	<b>87.0%</b>
<b>58000 · CAPITAL EXPENDITURES</b>				
58120 · Construction & Improvement	11,027.00	11,027.00	0.00	100.0%
58150 · Auto/Equipment Lease (12+ mos)	7,514.33	39,015.00	-31,500.67	19.3%
58200 · Pierce 7400 Responder	12,569.13	12,569.13	0.00	100.0%
<b>Total 58000 · CAPITAL EXPENDITURES</b>	<b>31,110.46</b>	<b>62,611.13</b>	<b>-31,500.67</b>	<b>49.7%</b>
66000 · Payroll Expenses	0.00			
<b>Total Expense</b>	<b>191,452.60</b>	<b>242,586.30</b>	<b>-51,133.70</b>	<b>78.9%</b>
<b>Net Income</b>	<b>-166,625.53</b>	<b>-223,609.30</b>	<b>56,983.77</b>	<b>74.5%</b>

**City of Bellevue**  
**Library Actual to Budget**  
**October 2023 through September 2024**

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
40000 · Carryover	0.00	0.00	0.00	0.0%
41900 · Grants	4,500.00	5,000.00	-500.00	90.0%
41920 · Donations	4,250.00	2,000.00	2,250.00	212.5%
46500 · DIF Library	935.36	0.00	935.36	100.0%
<b>Total Income</b>	9,685.36	7,000.00	2,685.36	138.4%
<b>Gross Profit</b>	9,685.36	7,000.00	2,685.36	138.4%
<b>Expense</b>				
49999 · PAYROLL				
50001 · Salaries & Wages	42,107.52	44,112.64	-2,005.12	95.5%
50010 · P/R Tax Expense	3,105.35	3,374.62	-269.27	92.0%
50011 · Insurance - Health	11,356.72	12,578.66	-1,221.94	90.3%
50015 · Workers Compensation Insurance	66.29	1,261.32	-1,195.03	5.3%
50017 · Retirement	4,383.33	5,267.05	-883.72	83.2%
<b>Total 49999 · PAYROLL</b>	61,019.21	66,594.29	-5,575.08	91.6%
51000 · OPERATING EXPENSES				
51020 · Advertising / Publishing	0.00	200.00	-200.00	0.0%
51022 · Automobile Lease	0.00	0.00	0.00	0.0%
51060 · Computer IT Support	1,354.20	2,000.00	-645.80	67.7%
51062 · Computers - Software & Subscrip	940.00	0.00	940.00	100.0%
51080 · Dues & Memberships	569.99	1,400.00	-830.01	40.7%
51150 · Liability Insurance	1,165.14	2,274.80	-1,109.66	51.2%
51177 · Misc Expense	0.00	0.00	0.00	0.0%
51180 · Office Equipment Rental/Repair	0.00	500.00	-500.00	0.0%
52090 · Supplies	464.22	500.00	-35.78	92.8%
52100 · Telephone	541.88	400.00	141.88	135.5%
52120 · Training & Meetings	0.00	400.00	-400.00	0.0%
55000 · Library New Books	1,384.15	2,100.00	-715.85	65.9%
55010 · Library Programs	5,698.57	2,700.00	2,998.57	211.1%
<b>Total 51000 · OPERATING EXPENSES</b>	12,118.15	12,474.80	-356.65	97.1%
66000 · Payroll Expenses	0.00			
<b>Total Expense</b>	73,137.36	79,069.09	-5,931.73	92.5%
<b>Net Income</b>	<b>-63,452.00</b>	<b>-72,069.09</b>	<b>8,617.09</b>	<b>88.0%</b>

**City of Bellevue**  
**Marshal Actual to Budget**  
**October 2023 through September 2024**

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
40000 · Carryover	0.00	0.00	0.00	0.0%
41900 · Grants	0.00	0.00	0.00	0.0%
41920 · Donations	1,380.00	0.00	1,380.00	100.0%
41960 · City Code Violation Fee	896.50	0.00	896.50	100.0%
41980 · Court Fines	61,697.71	39,600.00	22,097.71	155.8%
45000 · Misc Income	165.00			
46600 · DIF Marshal	2,008.22	0.00	2,008.22	100.0%
<b>Total Income</b>	<b>66,147.43</b>	<b>39,600.00</b>	<b>26,547.43</b>	<b>167.0%</b>
<b>Gross Profit</b>	<b>66,147.43</b>	<b>39,600.00</b>	<b>26,547.43</b>	<b>167.0%</b>
<b>Expense</b>				
<b>49999 · PAYROLL</b>				
50001 · Salaries & Wages	368,907.16	340,764.00	28,143.16	108.3%
50002 · Paid Time Off	4,749.50			
50010 · P/R Tax Expense	28,021.29	26,068.45	1,952.84	107.5%
50011 · Insurance - Health	41,441.26	56,601.00	-15,159.74	73.2%
50015 · Workers Compensation Insurance	14,429.93	9,167.67	5,262.26	157.4%
50017 · Retirement	45,093.92	45,798.68	-704.76	98.5%
<b>Total 49999 · PAYROLL</b>	<b>502,643.06</b>	<b>478,399.80</b>	<b>24,243.26</b>	<b>105.1%</b>
<b>51000 · OPERATING EXPENSES</b>				
51022 · Automobile Lease	38,655.83	34,500.00	4,155.83	112.0%
51060 · Computer IT Support	1,996.32	1,500.00	496.32	133.1%
51062 · Computers - Software & Subscrip	0.00	0.00	0.00	0.0%
51075 · Contingency Fund	0.00	0.00	0.00	0.0%
51080 · Dues & Memberships	95.00	800.00	-705.00	11.9%
51110 · Fuel	16,839.89	15,000.00	1,839.89	112.3%
51130 · Equipment Rental or Lease	16,681.07	14,000.00	2,681.07	119.2%
51150 · Liability Insurance	7,823.10	15,424.28	-7,601.18	50.7%
51167 · R & M - Autos	14,594.66	10,800.00	3,794.66	135.1%
52010 · Office Supplies	2,131.71	1,400.00	731.71	152.3%
52050 · Professional Services	5,449.23			
52090 · Supplies	52.77			
52100 · Telephone	3,662.80	2,700.00	962.80	135.7%
52120 · Training & Meetings	1,066.10	11,000.00	-9,933.90	9.7%
52124 · Travel Expense	0.00	0.00	0.00	0.0%
52130 · Uniforms & Clothing	1,613.38	12,000.00	-10,386.62	13.4%
56010 · 911 Dispatch	28,044.84	28,000.00	44.84	100.2%
56020 · Service Contracts	750.00	1,000.00	-250.00	75.0%
56040 · Medical/Lab Kits	298.65	300.00	-1.35	99.6%
56045 · Radio Fees	2,640.00	2,880.00	-240.00	91.7%
56047 · RMS/CAD	13,041.41	28,044.85	-15,003.44	46.5%
56050 · Specialized Equipment	8,862.37	24,000.00	-15,137.63	36.9%

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Accrual Basis

**City of Bellevue**  
**Marshal Actual to Budget**  
**October 2023 through September 2024**

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	<u>Oct '23 - Sep 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
57000 · Safety Equipment	716.00	1,200.00	-484.00	59.7%
<b>Total 51000 · OPERATING EXPENSES</b>	165,015.13	204,549.13	-39,534.00	80.7%
<b>58000 · CAPITAL EXPENDITURES</b>				
58110 · Computer/Software Purchase	1,288.90			
58150 · Auto/Equipment Lease (12+ mos)	0.00	0.00	0.00	0.0%
<b>Total 58000 · CAPITAL EXPENDITURES</b>	1,288.90	0.00	1,288.90	100.0%
<b>Total Expense</b>	668,947.09	682,948.93	-14,001.84	97.9%
<b>Net Income</b>	<u><b>-602,799.66</b></u>	<u><b>-643,348.93</b></u>	<u><b>40,549.27</b></u>	<u><b>93.7%</b></u>

**City of Bellevue**  
**Parks Actual to Budget**  
**October 2023 through September 2024**

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Bu...
<b>Income</b>				
<b>41900 · Grants</b>	0.00	0.00	0.00	0.0%
<b>41901 · Park Rental Fee</b>	2,655.00	3,000.00	-345.00	88.5%
<b>41902 · Park Rental Sports Field</b>	0.00	0.00	0.00	0.0%
<b>41903 · Park Deposit</b>	280.00			
<b>41904 · Park Add'l Serv. (trash/toilet)</b>	0.00	0.00	0.00	0.0%
<b>41905 · Park Add'l Staff Time</b>	0.00	0.00	0.00	0.0%
<b>46700 · DIF Parks</b>	1,193.63	0.00	1,193.63	100.0%
<b>Total Income</b>	4,128.63	3,000.00	1,128.63	137.6%
<b>Gross Profit</b>	4,128.63	3,000.00	1,128.63	137.6%
<b>Expense</b>				
<b>49999 · PAYROLL</b>				
<b>50001 · Salaries &amp; Wages</b>	3,696.34	9,152.00	-5,455.66	40.4%
<b>50010 · P/R Tax Expense</b>	282.77	700.13	-417.36	40.4%
<b>50011 · Insurance - Health</b>	0.00	1,886.80	-1,886.80	0.0%
<b>50015 · Workers Compensation Insurance</b>	624.13	307.64	316.49	202.9%
<b>50017 · Retirement</b>	0.00	1,041.04	-1,041.04	0.0%
<b>Total 49999 · PAYROLL</b>	4,603.24	13,087.61	-8,484.37	35.2%
<b>51000 · OPERATING EXPENSES</b>				
<b>51073 · Contract Labor</b>	16,000.00	16,000.00	0.00	100.0%
<b>51150 · Liability Insurance</b>	610.32	554.83	55.49	110.0%
<b>51160 · Repairs &amp; Maintenance (General)</b>	611.80	5,500.00	-4,888.20	11.1%
<b>51163 · R &amp; M - Equipment (non-auto)</b>	89.06			
<b>52070 · Signs</b>	0.00	500.00	-500.00	0.0%
<b>52080 · Small Tools &amp; Equipment</b>	0.00	2,000.00	-2,000.00	0.0%
<b>52090 · Supplies</b>	2,103.61	600.00	1,503.61	350.6%
<b>52115 · River Bank Restoration</b>	0.00	4,000.00	-4,000.00	0.0%
<b>52140 · Utilities - Gas</b>	0.00	0.00	0.00	0.0%
<b>52146 · Utilities - Trash/Toilet/Recycl</b>	3,459.59	2,500.00	959.59	138.4%
<b>Total 51000 · OPERATING EXPENSES</b>	22,874.38	31,654.83	-8,780.45	72.3%
<b>58000 · CAPITAL EXPENDITURES</b>				
<b>58120 · Construction &amp; Improvement</b>	0.00	0.00	0.00	0.0%
<b>Total 58000 · CAPITAL EXPENDITURES</b>	0.00	0.00	0.00	0.0%
<b>Total Expense</b>	27,477.62	44,742.44	-17,264.82	61.4%
<b>Net Income</b>	<b>-23,348.99</b>	<b>-41,742.44</b>	<b>18,393.45</b>	<b>55.9%</b>

**City of Bellevue**  
**Streets Actual to Budget**  
**October 2023 through September 2024**

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
41000 · State Highway Revenue - Regular	97,528.37	94,964.00	2,564.37	102.7%
41100 · State Highway Revenue HB312	28,776.18	28,263.00	513.18	101.8%
41110 · State Highway Revenue HB 362	19,274.28	16,569.00	2,705.28	116.3%
41111 · State Highway Revenue GF HB354	120,204.54	0.00	120,204.54	100.0%
41115 · LOT Tax Revenue	60,089.27	50,000.00	10,089.27	120.2%
41805 · Building Permits (General) Encroachment Permit	1,800.00	0.00	1,800.00	100.0%
<b>Total 41805 · Building Permits (General)</b>	<b>1,800.00</b>	<b>0.00</b>	<b>1,800.00</b>	<b>100.0%</b>
41900 · Grants	0.00	115,888.00	-115,888.00	0.0%
41950 · Permit - Special Event/Other	450.00	1,000.00	-550.00	45.0%
45000 · Misc Income	22,648.88			
45100 · Interest Earned	4,186.63			
46800 · DIF Streets	27,103.81	0.00	27,103.81	100.0%
<b>Total Income</b>	<b>382,061.96</b>	<b>306,684.00</b>	<b>75,377.96</b>	<b>124.6%</b>
<b>Gross Profit</b>	<b>382,061.96</b>	<b>306,684.00</b>	<b>75,377.96</b>	<b>124.6%</b>
<b>Expense</b>				
<b>49999 · PAYROLL</b>				
50001 · Salaries & Wages	170,131.94	138,128.00	32,003.94	123.2%
50002 · Paid Time Off	-1,628.00			
50009 · Premium Salary & Wages	137.63			
50010 · P/R Tax Expense	12,901.05	9,801.79	3,099.26	131.6%
50011 · Insurance - Health	33,185.86	26,415.19	6,770.67	125.6%
50015 · Workers Compensation Insurance	5,031.57	1,599.73	3,431.84	314.5%
50017 · Retirement	18,244.73	14,574.56	3,670.17	125.2%
<b>Total 49999 · PAYROLL</b>	<b>238,004.78</b>	<b>190,519.27</b>	<b>47,485.51</b>	<b>124.9%</b>
<b>51000 · OPERATING EXPENSES</b>				
51020 · Advertising / Publishing	0.00	100.00	-100.00	0.0%
51073 · Contract Labor	478.33	4,000.00	-3,521.67	12.0%
51080 · Dues & Memberships	10.00	500.00	-490.00	2.0%
51110 · Fuel	14,860.77	11,500.00	3,360.77	129.2%
51150 · Liability Insurance	5,048.96	2,885.12	2,163.84	175.0%
51160 · Repairs & Maintenance (General)	397.07	8,500.00	-8,102.93	4.7%
51163 · R & M - Equipment (non-auto)	10,196.58	7,500.00	2,696.58	136.0%
51164 · R & M - Street Maintenance	10,008.50	0.00	10,008.50	100.0%
51165 · R & M - Tree Expense	7,556.99	0.00	7,556.99	100.0%
51166 · R & M - Snow Removal	19,309.21	50,000.00	-30,690.79	38.6%
51167 · R & M - Autos	6,135.67	2,500.00	3,635.67	245.4%
51168 · R & M - Street Lights	1,606.29	2,000.00	-393.71	80.3%
51177 · Misc Expense	0.00	500.00	-500.00	0.0%

**City of Bellevue**  
**Streets Actual to Budget**  
**October 2023 through September 2024**

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
52010 · Office Supplies	42.04	250.00	-207.96	16.8%
52050 · Professional Services	6,252.22	7,500.00	-1,247.78	83.4%
52070 · Signs	3,622.66	1,500.00	2,122.66	241.5%
52080 · Small Tools & Equipment	2,058.19	2,000.00	58.19	102.9%
52090 · Supplies	7,031.14	24,400.00	-17,368.86	28.8%
52100 · Telephone	920.62	1,200.00	-279.38	76.7%
52120 · Training & Meetings	693.51	2,000.00	-1,306.49	34.7%
52130 · Uniforms & Clothing	992.36	1,200.00	-207.64	82.7%
52145 · Utilities - Street Lights	18,190.52	15,000.00	3,190.52	121.3%
56045 · Radio Fees	3,620.00	0.00	3,620.00	100.0%
57000 · Safety Equipment	1,601.08	1,500.00	101.08	106.7%
<b>Total 51000 · OPERATING EXPENSES</b>	<b>120,632.71</b>	<b>146,535.12</b>	<b>-25,902.41</b>	<b>82.3%</b>
<b>58000 · CAPITAL EXPENDITURES</b>				
58120 · Construction & Improvement	0.00	125,000.00	-125,000.00	0.0%
58150 · Auto/Equipment Lease (12+ mos)	4,006.45	29,000.00	-24,993.55	13.8%
58160 · Auto or Equipment Purchase	20,116.04			
<b>Total 58000 · CAPITAL EXPENDITURES</b>	<b>24,122.49</b>	<b>154,000.00</b>	<b>-129,877.51</b>	<b>15.7%</b>
<b>Total Expense</b>	<b>382,759.98</b>	<b>491,054.39</b>	<b>-108,294.41</b>	<b>77.9%</b>
<b>Net Income</b>	<b>-698.02</b>	<b>-184,370.39</b>	<b>183,672.37</b>	<b>0.4%</b>

**City of Bellevue**  
**Water Actual to Budget**  
**October 2023 through September 2024**

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
40000 · Carryover	0.00	193,171.76	-193,171.76	0.0%
41800 · Administrative Fees	325.00	250.00	75.00	130.0%
41815 · Application Fees (GF)	25.00	0.00	25.00	100.0%
41816 · Application Fee - Water	175.00	250.00	-75.00	70.0%
41900 · Grants	159,998.00	0.00	159,998.00	100.0%
41950 · Permit - Special Event/Other	150.00	200.00	-50.00	75.0%
42000 · Water Income				
42000.1 · Water User Fees	458,690.55	445,546.06	13,144.49	103.0%
42000.2 · Water Meter Vault Fees	50.00	0.00	50.00	100.0%
42000.3 · Water Meter Unit Fees	3,199.45	2,700.00	499.45	118.5%
42000.4 · Water Cap Fee	33,306.00	27,500.00	5,806.00	121.1%
42000.5 · Water Connection Fee	0.00	6,728.00	-6,728.00	0.0%
42000.6 · Water On or Off	1,920.80	500.00	1,420.80	384.2%
<b>Total 42000 · Water Income</b>	<b>497,166.80</b>	<b>482,974.06</b>	<b>14,192.74</b>	<b>102.9%</b>
42005 · Cap Fees (before FY23 10/01/22)	0.00	0.00	0.00	0.0%
45000 · Misc Income	25.00			
45100 · Interest Earned	43,545.11	1,000.00	42,545.11	4,354.5%
49910 · Returned Check Charges	158.00			
<b>Total Income</b>	<b>701,567.91</b>	<b>677,845.82</b>	<b>23,722.09</b>	<b>103.5%</b>
<b>Gross Profit</b>	<b>701,567.91</b>	<b>677,845.82</b>	<b>23,722.09</b>	<b>103.5%</b>
<b>Expense</b>				
49999 · PAYROLL				
50001 · Salaries & Wages	4,520.83	18,304.00	-13,783.17	24.7%
50010 · P/R Tax Expense	19.51	1,400.26	-1,380.75	1.4%
50011 · Insurance - Health	0.00	3,773.60	-3,773.60	0.0%
50015 · Workers Compensation Insurance	761.21	3,845.50	-3,084.29	19.8%
50017 · Retirement	0.00	2,082.08	-2,082.08	0.0%
<b>Total 49999 · PAYROLL</b>	<b>5,301.55</b>	<b>29,405.44</b>	<b>-24,103.89</b>	<b>18.0%</b>
51000 · OPERATING EXPENSES				
51010 · Admin Fees	87,255.00	87,255.00	0.00	100.0%
51020 · Advertising / Publishing	355.04	0.00	355.04	100.0%
51022 · Automobile Lease	0.00	0.00	0.00	0.0%
51030 · Bank Charges	52.48			
51040 · City Attorney	0.00	900.00	-900.00	0.0%
51060 · Computer IT Support	0.00	3,000.00	-3,000.00	0.0%
51070 · Conjunctive Management	57,754.99	36,000.00	21,754.99	160.4%
51073 · Contract Labor	275,910.84	203,600.00	72,310.84	135.5%
51075 · Contingency Fund	0.00	0.00	0.00	0.0%
51080 · Dues & Memberships	1,214.50	100.00	1,114.50	1,214.5%

**City of Bellevue**  
**Water Actual to Budget**  
**October 2023 through September 2024**

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
51100 · Fees	0.00	250.00	-250.00	0.0%
51110 · Fuel	0.00	1,000.00	-1,000.00	0.0%
51122 · IDWRAnnual Water Fee Assess.	4,384.00	3,800.00	584.00	115.4%
51140 · Legal Fees	2,405.00	2,500.00	-95.00	96.2%
51150 · Liability Insurance	7,823.08	6,935.38	887.70	112.8%
51155 · Merchant Fees	3,856.73	4,000.00	-143.27	96.4%
51160 · Repairs & Maintenance (General)	0.00	0.00	0.00	0.0%
51163 · R & M - Equipment (non-auto)	0.00	2,500.00	-2,500.00	0.0%
51167 · R & M - Autos	1,797.05	2,500.00	-702.95	71.9%
51169 · R & M - Water	19,258.64	35,000.00	-15,741.36	55.0%
52040 · Postage, Copies, Mailing	220.71	0.00	220.71	100.0%
52050 · Professional Services	4,095.53	6,500.00	-2,404.47	63.0%
52080 · Small Tools & Equipment	0.00	1,000.00	-1,000.00	0.0%
52090 · Supplies	6,216.29	5,000.00	1,216.29	124.3%
52100 · Telephone	3,507.53	500.00	3,007.53	701.5%
52110 · Test Samples - Water & Sewer	3,141.77	5,000.00	-1,858.23	62.8%
52120 · Training & Meetings	180.00	0.00	180.00	100.0%
52124 · Travel Expense	0.00	0.00	0.00	0.0%
52135 · Water District Fees	1,095.50	600.00	495.50	182.6%
52140 · Utilities - Gas	206.04	0.00	206.04	100.0%
52143 · Utilities - Power	15,554.00	9,000.00	6,554.00	172.8%
52145 · Utilities - Street Lights	0.00	800.00	-800.00	0.0%
56045 · Radio Fees	260.00	0.00	260.00	100.0%
57000 · Safety Equipment	217.00	500.00	-283.00	43.4%
57500 · Scada Maintenance & Repairs	0.00	8,500.00	-8,500.00	0.0%
<b>Total 51000 · OPERATING EXPENSES</b>	<b>496,761.72</b>	<b>426,740.38</b>	<b>70,021.34</b>	<b>116.4%</b>
<b>58000 · CAPITAL EXPENDITURES</b>				
58120 · Construction & Improvement	44,479.00	200,000.00	-155,521.00	22.2%
58125 · Drinking Water Plan - IDEQ	53,342.50	0.00	53,342.50	100.0%
58150 · Auto/Equipment Lease (12+ mos)	24,368.19	1,200.00	23,168.19	2,030.7%
58160 · Auto or Equipment Purchase	14,486.85	0.00	14,486.85	100.0%
58250 · Street Construction	0.00	4,000.00	-4,000.00	0.0%
58260 · Water Meter	9,155.61	8,500.00	655.61	107.7%
58270 · Water Meter Vault	0.00	8,000.00	-8,000.00	0.0%
<b>Total 58000 · CAPITAL EXPENDITURES</b>	<b>145,832.15</b>	<b>221,700.00</b>	<b>-75,867.85</b>	<b>65.8%</b>
<b>Total Expense</b>	<b>647,895.42</b>	<b>677,845.82</b>	<b>-29,950.40</b>	<b>95.6%</b>
<b>Net Income</b>	<b>53,672.49</b>	<b>0.00</b>	<b>53,672.49</b>	<b>100.0%</b>

## City of Bellevue Wastewater Actual to Budget October 2023 through September 2024

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
40000 · Carryover	0.00	188,889.84	-188,889.84	0.0%
40010 · Carryover Dedicated Funds	0.00	377,610.16	-377,610.16	0.0%
41800 · Administrative Fees	325.00	250.00	75.00	130.0%
41815 · Application Fees (GF)	25.00	0.00	25.00	100.0%
41817 · Application Fee - Sewer	225.00	250.00	-25.00	90.0%
41900 · Grants	99,998.00			
<b>42002 · Sewer Income</b>				
42002.1 · Sewer User Fees	1,164,097.40	1,155,608.13	8,489.27	100.7%
42002.2 · Sewer Cap Fee	33,300.00	25,000.00	8,300.00	133.2%
<b>Total 42002 · Sewer Income</b>	<b>1,197,397.40</b>	<b>1,180,608.13</b>	<b>16,789.27</b>	<b>101.4%</b>
42005 · Cap Fees (before FY23 10/01/22)	0.00	0.00	0.00	0.0%
45100 · Interest Earned	50,499.25	2,500.00	47,999.25	2,020.0%
<b>Total Income</b>	<b>1,348,469.65</b>	<b>1,750,108.13</b>	<b>-401,638.48</b>	<b>77.1%</b>
<b>Gross Profit</b>	<b>1,348,469.65</b>	<b>1,750,108.13</b>	<b>-401,638.48</b>	<b>77.1%</b>
<b>Expense</b>				
<b>49999 · PAYROLL</b>				
50001 · Salaries & Wages	1,973.42	43,784.00	-41,810.58	4.5%
50010 · P/R Tax Expense	150.97	3,349.48	-3,198.51	4.5%
50011 · Insurance - Health	0.00	10,062.60	-10,062.60	0.0%
50015 · Workers Compensation Insurance	206.60	4,153.14	-3,946.54	5.0%
50017 · Retirement	0.00	5,506.59	-5,506.59	0.0%
<b>Total 49999 · PAYROLL</b>	<b>2,330.99</b>	<b>66,855.81</b>	<b>-64,524.82</b>	<b>3.5%</b>
<b>51000 · OPERATING EXPENSES</b>				
51010 · Admin Fees	106,645.00	106,645.00	0.00	100.0%
51020 · Advertising / Publishing	315.37	0.00	315.37	100.0%
51030 · Bank Charges	108.70	50.00	58.70	217.4%
51040 · City Attorney	0.00	900.00	-900.00	0.0%
51060 · Computer IT Support	0.00	5,000.00	-5,000.00	0.0%
51073 · Contract Labor	155,801.67	171,600.00	-15,798.33	90.8%
51075 · Contingency Fund	0.00	0.00	0.00	0.0%
51080 · Dues & Memberships	737.50	100.00	637.50	737.5%
51100 · Fees	0.00	250.00	-250.00	0.0%
51110 · Fuel	5,716.35	4,000.00	1,716.35	142.9%
51125 · Interest Expense	86,953.27	105,822.60	-18,869.33	82.2%
51140 · Legal Fees	0.00	2,000.00	-2,000.00	0.0%
51150 · Liability Insurance	20,584.20	7,490.21	13,093.99	274.8%
51155 · Merchant Fees	9,917.04	4,500.00	5,417.04	220.4%
51160 · Repairs & Maintenance (General)	0.00	0.00	0.00	0.0%
51163 · R & M - Equipment (non-auto)	2,570.38	3,000.00	-429.62	85.7%

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10/23/24

Accrual Basis

**City of Bellevue**  
**Wastewater Actual to Budget**  
**October 2023 through September 2024**

	Oct '23 - Sep 24	Budget	\$ Over Budget	% of Budget
51167 · R & M - Autos	2,967.04	500.00	2,467.04	593.4%
51171 · R & M - Wastewater	116,828.65	151,244.51	-34,415.86	77.2%
52020 · Internet Expense	1,987.94	1,400.00	587.94	142.0%
52050 · Professional Services	3,233.54	6,500.00	-3,266.46	49.7%
52052 · Professional Engineering	26,949.61	0.00	26,949.61	100.0%
52070 · Signs	0.00	300.00	-300.00	0.0%
52080 · Small Tools & Equipment	998.11	500.00	498.11	199.6%
52090 · Supplies	77,989.67	30,000.00	47,989.67	260.0%
52100 · Telephone	2,804.44	750.00	2,054.44	373.9%
52110 · Test Samples - Water & Sewer	9,944.95	6,000.00	3,944.95	165.7%
52120 · Training & Meetings	0.00	0.00	0.00	0.0%
52124 · Travel Expense	0.00	0.00	0.00	0.0%
52140 · Utilities - Gas	1,007.36	0.00	1,007.36	100.0%
52143 · Utilities - Power	29,775.62	60,000.00	-30,224.38	49.6%
52146 · Utilities - Trash/Toilet/Recycl	130.75	0.00	130.75	100.0%
56045 · Radio Fees	260.00	0.00	260.00	100.0%
57000 · Safety Equipment	300.00	0.00	300.00	100.0%
57500 · Scada Maintenance & Repairs	0.00	9,000.00	-9,000.00	0.0%
<b>Total 51000 · OPERATING EXPENSES</b>	<b>664,527.16</b>	<b>677,552.32</b>	<b>-13,025.16</b>	<b>98.1%</b>
<b>58000 · CAPITAL EXPENDITURES</b>				
58120 · Construction & Improvement	29,159.76	310,000.00	-280,840.24	9.4%
58150 · Auto/Equipment Lease (12+ mos)	24,368.19	1,700.00	22,668.19	1,433.4%
58160 · Auto or Equipment Purchase	21,459.65	0.00	21,459.65	100.0%
58170 · IDEQ Loan	323,446.73	316,000.00	7,446.73	102.4%
58210 · Plant Upgrades	0.00	378,000.00	-378,000.00	0.0%
<b>Total 58000 · CAPITAL EXPENDITURES</b>	<b>398,434.33</b>	<b>1,005,700.00</b>	<b>-607,265.67</b>	<b>39.6%</b>
<b>Total Expense</b>	<b>1,065,292.48</b>	<b>1,750,108.13</b>	<b>-684,815.65</b>	<b>60.9%</b>
<b>Net Income</b>	<b>283,177.17</b>	<b>0.00</b>	<b>283,177.17</b>	<b>100.0%</b>

**City of Bellevue**  
**LOT Revenues vs LOT Related Expenses**  
**October 2023 through September 2024**

Type	Date	Num	Name	Memo	Class	Debit	Credit	Balance	
<b>Income</b>									
<b>41115 - LOT Tax Revenue</b>									
Deposit	10/19/2023	1428	2BL HI COUNTRY MOT...	Permit #202201 - B.V.766, LLC. - Hi Country Motel - 9/1/23 - 9/30/23	10 - Streets		1,240.17	1,240.17	
Deposit	10/23/2023	0011663	2BL LONG HORSE RA...	Permit #202204 - Muldoon LLC dba Longhorse Ranch Cabins - 7/1/23 - 9/30...	10 - Streets		1,507.24	2,747.41	
Deposit	10/25/2023	2878	2BL SILVER CREEK H...	Permit #202203 - Silver Creek Properties, Inc. Silver Creek Hotel - 9/1/23 - 9/...	10 - Streets		4,671.92	7,419.33	
Deposit	11/21/2023	1983	2BL BERGIN RENTALS	Permit #202202 - 5B48 Trust - Bergin Rentals - Lot Tax - 8/1/23 - 8/31/23	10 - Streets		106.12	7,525.45	
Deposit	11/21/2023	1982	2BL BERGIN RENTALS	Permit #202202 - 5B48 Trust - Bergin Rentals - Lot Tax - 9/1/23 - 9/30/23	10 - Streets		19.82	7,545.27	
Deposit	11/21/2023	1981	2BL BERGIN RENTALS	Permit #202202 - 5B48 Trust - Bergin Rentals - Lot Tax - 10/1/23 - 10/31/23	10 - Streets		56.30	7,601.57	
Deposit	11/27/2023	1482	2BL HI COUNTRY MOT...	Permit #202201 - B.V. 766, LLC - Hi Country Motel - 10/1/23 - 10/31/23	10 - Streets		993.36	8,594.93	
Deposit	11/27/2023	3553	2BL SILVER CREEK H...	Permit #202203 - Silver Creek Properties, Inc. - Silver Creek Hotel - 10/1/23 - ...	10 - Streets		3,589.09	12,184.02	
Deposit	12/27/2023	1442	2BL HI COUNTRY MOT...	Permit #202201 - V.V.766, LLC. - Hi Country Motel - 11/1/23 - 11/30/23	10 - Streets		854.81	13,038.83	
Deposit	12/27/2023	3548	2BL SILVER CREEK H...	Permit #202203 - Silver Creek Properties, Inc. - Silver Creek Hotel	10 - Streets		2,006.06	15,044.89	
Deposit	01/10/2024	2076	2BL JAETIS, LLC	2023 Qtr 4 AirBnB - 604 E Poplar St	10 - Streets		99.41	15,144.30	
Deposit	01/24/2024	2077	2BL JAETIS, LLC	Permit #2023165 - Jaetis LLC.	10 - Streets		462.35	15,606.65	
Deposit	01/24/2024	1443	2BL HI COUNTRY MOT...	Permit #202201 - Hi Country Motel - B.V. 766, LLC.	10 - Streets		222.85	15,829.50	
Deposit	01/24/2024	001164	2BL LONG HORSE RA...	Permit #202204 - Long Horse Ranch Cabins	10 - Streets		969.04	16,798.54	
Deposit	01/30/2024	3564	2BL SILVER CREEK H...	Permit #202203 - Silver Creek Properties, Inc. - Silver Creek Hotel - 12/1/23 - ...	10 - Streets		2,104.12	18,902.66	
Deposit	02/28/2024	1429	2BL HI COUNTRY MOT...	Permit #202201 - B.V.766, LLC. - Hi Country Motel - 1/1/24 - 1/31/24	10 - Streets		174.69	19,077.35	
Deposit	02/28/2024	3923	2BL SILVER CREEK H...	Permit #202203 - Silver Creek Properties, Silver Creek Hotel - 1/1/24 - 1/31/24	10 - Streets		2,807.10	21,884.45	
Deposit	03/27/2024	1432	2BL HI COUNTRY MOT...	Permit #202201 - BV766 LLC - Hi Country Motel - 2/1/24 - 2/29/24	10 - Streets		144.99	22,029.44	
Deposit	03/27/2024	3568	2BL SILVER CREEK H...	Permit #202203 - Silver Creek Properties, Silver Creek Hotel - 2/1/24 - 2/29/24	10 - Streets		3,191.96	25,221.40	
Deposit	04/11/2024	156.53	2BL JAETIS, LLC	Permit #2024-167 - Jaetis, LLC. - 1/1/24 - 3/31/24	10 - Streets		156.53	25,377.93	
Deposit	04/16/2024	001165	2BL LONG HORSE RA...	Permit #202204 - Muldoon LLC dba Longhorse Ranch Cabins - 1/1/24 - 3/31/...	10 - Streets		906.58	26,284.51	
Deposit	04/30/2024	1433	2BL HI COUNTRY MOT...	Permit #202201 - BV766, LLC. - Hi Country Motel - 3/1/24 - 3/31/24	10 - Streets		178.34	26,462.85	
Deposit	04/30/2024	3927	2BL SILVER CREEK H...	Permit #202203 - Silver Creek Properties, Inc. - Silver Creek Hotel - 3/1/24 - ...	10 - Streets		2,865.27	29,328.12	
Deposit	05/23/2024	3570	2BL SILVER CREEK H...	Permit #202203 - Silver Creek Properties, Inc. - Silver Creek Hotel - 4/1/24 - ...	10 - Streets		2,124.74	31,452.86	
Deposit	05/23/2024	1434	2BL HI COUNTRY MOT...	Permit #202201 - BV766, LLC. - Hi Country Motel - 4/1/24 - 4/30/24	10 - Streets		126.87	31,579.73	
Deposit	06/26/2024	1448	2BL HI COUNTRY MOT...	Permit #202201 - BV766, LLC - Hi Country Motel - 5/1/24 - 5/31/24	10 - Streets		259.13	31,838.86	
Deposit	06/26/2024	3932	2BL SILVER CREEK H...	Permit #202203 - Silver Creek Properties, Inc. - Silver Creek Hotel - 5/1/24 - 5/...	10 - Streets		3,678.68	35,517.54	
Deposit	07/25/2024	1959	2BL LONG HORSE RA...	04/01/24 to 06/30/24 LOT	10 - Streets		954.70	36,472.24	
Deposit	07/25/2024	3934	2BL SILVER CREEK H...	June	10 - Streets		5,142.11	41,614.35	
Deposit	08/27/2024	1385	2BL HI COUNTRY MOT...	Permit #202201 - BV766, LLC - Hi Country Motel - 7/1/24 - 7/31/24	10 - Streets		1,569.99	43,184.34	
Deposit	08/27/2024	3938	2BL SILVER CREEK H...	Permit #202203 - Silver Creek Properties, Inc. - Silver Creek Hotel - 7/1/24 - ...	10 - Streets		9,301.20	52,485.54	
Deposit	09/23/2024	1386	2BL HI COUNTRY MOT...	Permit #202201 - B.V. 766, LLC. - Hi Country Motel - 8/1/24 - 8/31/24	10 - Streets		1,230.88	53,716.42	
Deposit	09/25/2024	3942	2BL SILVER CREEK H...	Permit #202203 - Silver Creek Properties - Silver Creek Hotel - 8/1/24 - 8/31/24	10 - Streets		6,372.85	60,089.27	
Total 41115 - LOT Tax Revenue							0.00	60,089.27	60,089.27
Total Income							0.00	60,089.27	60,089.27
Gross Profit							0.00	60,089.27	60,089.27
<b>Expense</b>									
<b>51000 - OPERATING EXPENSES</b>									
<b>51163 - R &amp; M - Equipment (non-auto)</b>									
Bill	10/23/2023	163563	Napa Auto Parts	Equipment Maintenance & Repair - fittings for hydraulic pump for bucket truck...	10 - Streets	20.88		20.88	
Bill	10/23/2023	164908	Napa Auto Parts	head lights for new trucks, verbal per Ethan, mh	10 - Streets	27.18		48.06	
Bill	10/23/2023	3034593...	Rush Truck Center	Equipment Maintenance & Repair - Emergency hand brake for service truck, ...	10 - Streets	205.00		253.06	
Bill	10/23/2023	073272/9	Valley Wide Cooperative	Pounds of bolts, nuts & washers for wing attached grader, per Casey	10 - Streets	32.14		285.20	
Bill	11/13/2023	165622	Napa Auto Parts	Exhaust elbow for Grader, per Casey	10 - Streets	56.99		342.19	
Bill	11/13/2023	1022.23	DL Evans - Mayor	Emergency Hydraulic Pump for Bucket Truck, per Casey, approved by Mayor...	10 - Streets	727.30		1,069.49	
Bill	11/13/2023	1022.23	DL Evans - Mayor	Freight	10 - Streets	65.46		1,134.95	
Bill	11/27/2023	10162	Wood River Welding	Labor & Materials to repair Forks for Bucket Loader	10 - Streets	265.70		1,400.65	
Bill	12/11/2023	1077148	Coastline Equipment	Engine block heater cord - 310 John Deere Loader	10 - Streets	31.51		1,432.16	
Bill	12/11/2023	1077148	Coastline Equipment	Freight	10 - Streets	22.16		1,454.32	
Bill	01/24/2024	W02966	High Desert Bobcat - Tw...	Toolcat repair	10 - Streets	2,619.58		4,073.90	
Bill	02/12/2024	Ro3533	High Desert Bobcat - Tw...	Replace broken window on leased Toolcat	10 - Streets	1,590.68		5,664.58	

**City of Bellevue**  
**LOT Revenues vs LOT Related Expenses**  
**October 2023 through September 2024**

Type	Date	Num	Name	Memo	Class	Debit	Credit	Balance
Bill	02/26/2024	56342	Clearwater Power Equip...	Cast Iron Shoes for Plow Truck	10 - Streets	124.98		5,789.56
General Jo...	02/28/2024	BURA \$\$		Toolcat Blower Repairs	10 - Streets		2,619.58	3,169.98
Bill	03/11/2024	1104884	Coastline Equipment	John Deere Loader repairs	10 - Streets	1,747.98		4,917.96
Bill	03/25/2024	1111296	Coastline Equipment	Grader blades for 670 Grader	10 - Streets	455.96		5,373.92
Bill	03/25/2024	1111296	Coastline Equipment	Bolts for Grader blades - 670 Loader	10 - Streets	80.08		5,454.00
Bill	04/08/2024	1113742	Coastline Equipment	Rocket switch pin release for bucket	10 - Streets	148.07		5,602.07
Bill	04/08/2024	1113742	Coastline Equipment	Freight	10 - Streets	18.69		5,620.76
Bill	04/08/2024	WO3937	High Desert Bobcat - Tw...	Lease return repair - Bobcat 5610	10 - Streets	2,900.00		8,520.76
Bill	05/13/2024	0000146...	Sawtooth Wood Product...	Starter rope for mower	10 - Streets	5.00		8,525.76
Bill	05/13/2024	1170087...	Les Schwab	Tire for Patch Trailer, and Service Call	10 - Streets	192.97		8,718.73
Bill	06/10/2024	P26807	Metroquip Environmenta...	Drive chain for Sweeper	10 - Streets	15.83		8,734.56
Bill	06/10/2024	P26807	Metroquip Environmenta...	Freight	10 - Streets	25.00		8,759.56
Bill	09/23/2024	P28794	Metroquip Environmenta...	Replacement Brooms/Sweeper	10 - Streets	291.42		9,050.98
Bill	09/23/2024	P28794	Metroquip Environmenta...	Freight	10 - Streets	80.88		9,131.86
Bill	09/30/2024	1171396	Coastline Equipment	Cutting edges for Grader	10 - Streets	984.72		10,116.58
Bill	09/30/2024	1171396	Coastline Equipment	Freight	10 - Streets	80.00		10,196.58
Total 51163 · R & M - Equipment (non-auto)						12,816.16	2,619.58	10,196.58
<b>51164 · R &amp; M - Street Maintenance</b>								
Bill	11/13/2023	002812	American Seal Coating, ...	Seal Coating - Strahorn Subdivision Pathway	10 - Streets	850.00		850.00
Bill	11/13/2023	21237	B&G Dirt Works LLC	Trucking - deliver concrete blocks from Walters Ready Mix to Shop	10 - Streets	900.00		1,750.00
Bill	11/13/2023	17943	Walter's Ready Mix, Inc	Concrete blocks to build sand shed	10 - Streets	4,500.00		6,250.00
Bill	04/08/2024	41325253	Sunroc Corporation - De...	20.52 tons cold mix material for patching roads at \$139/ton	10 - Streets	2,852.28		9,102.28
Bill	04/08/2024	41325253	Sunroc Corporation - De...	Fuel Surcharge	10 - Streets	121.89		9,224.17
Bill	04/22/2024	033124	Ohio Gulch Transfer Sta...	Mixed debris - Shop	10 - Streets	33.75		9,257.92
Bill	05/28/2024	043024	Ohio Gulch Transfer Sta...	Mixed debris - Shop	10 - Streets	47.75		9,305.67
Bill	06/24/2024	13034	Hailey Paint & Supply	5 Gallons - red traffic paint	10 - Streets	159.00		9,464.67
Bill	08/12/2024	1355810	Walker Sand & Gravel	Gravel for Snow Storage Site (Gannett Road)	10 - Streets	543.83		10,008.50
Total 51164 · R & M - Street Maintenance						10,008.50	0.00	10,008.50
<b>51166 · R &amp; M - Snow Removal (LOT)</b>								
Bill	12/27/2023	40086	Pappas, Stefan	Reso #23-29 - Contract - On Call Snow Plow Services - Approved CC Mtg. O...	10 - Streets	2,220.00		2,220.00
Bill	01/22/2024	40107	Pappas, Stefan	Reso #23-29 - Contract - On Call Snow Plow Services - Approved CC Mtg. O...	10 - Streets	3,750.00		5,970.00
Bill	02/26/2024	40120	Pappas, Stefan	Reso #23-29 - Contract - On Call Snow Plow Services - Approved CC Mtg. O...	10 - Streets	3,690.00		9,660.00
Bill	02/26/2024	40126	Pappas, Stefan	Reso #23-29 - Contract - On Call Snow Plow Services - Approved CC Mtg. O...	10 - Streets	1,860.00		11,520.00
Bill	03/25/2024	40133	Pappas, Stefan	Reso #23-29 - Contract - On Call Snow Plow Services - Approved CC Mtg. O...	10 - Streets	2,170.00		13,690.00
Bill	03/25/2024	24-024501	Clearwater Landscaping	Haul Snow w/ Loader - 8.5 hours @ \$165.00 per hour - 1/29/24	10 - Streets	1,402.50		15,092.50
Bill	03/25/2024	24-024501	Clearwater Landscaping	Haul Snow w/ Truck - 25.5hours @ \$95.00 per hour - 1/29/24	10 - Streets	2,422.50		17,515.00
Bill	03/25/2024	24-024501	Clearwater Landscaping	20% Discount - Good Guy Discount	10 - Streets		765.00	16,750.00
Bill	09/30/2024	69287	Clearwater Power Equip...	Cutting Edges for (2) F250 Trucks	10 - Streets	1,353.98		18,103.98
Bill	09/30/2024	69287	Clearwater Power Equip...	Cutting Edges for 5500 Truck	10 - Streets	761.29		18,865.27
Bill	09/30/2024	69287	Clearwater Power Equip...	Snowplow cast iron shoe	10 - Streets	443.94		19,309.21
Total 51166 · R & M - Snow Removal (LOT)						20,074.21	765.00	19,309.21
<b>52070 · Signs</b>								
Bill	01/08/2024	Q1778	Safety Supply & Sign Co...	Sign posts and anchors	10 - Streets	1,893.25		1,893.25
Bill	02/12/2024	TRFRIN...	Newman Signs, Inc.	Replacement of missing street signs	10 - Streets	806.00		2,699.25
Bill	06/24/2024	24-44100	Sage Supply, Inc.	Pedestrian flags a bundle	10 - Streets	133.75		2,833.00
Bill	09/30/2024	TRFINV0...	Newman Signs, Inc.	Stop Signs	10 - Streets	653.00		3,486.00
Bill	09/30/2024	TRFINV0...	Newman Signs, Inc.	Freight	10 - Streets	136.66		3,622.66
Total 52070 · Signs						3,622.66	0.00	3,622.66
Total 51000 · OPERATING EXPENSES						46,521.53	3,384.58	43,136.95

**City of Bellevue**  
**LOT Revenues vs LOT Related Expenses**  
 October 2023 through September 2024

Type	Date	Num	Name	Memo	Class	Debit	Credit	Balance
<b>58000 · CAPITAL EXPENDITURES</b>								
<b>58160 · Auto or Equipment Purchase</b>								
Bill	11/27/2023	52951	Clearwater Power Equip...	Western Model 300 Wireless Tailgate Spreader/ Small Sander	10 - Streets	1,370.00		1,370.00
Bill	01/08/2024	MINV002...	Western States Equipm...	14' Snow Pusher for Caterpillar Loader - (1/3 portion) approved 7/10/23	10 - Streets	3,666.55		5,036.55
Bill	01/08/2024	54414	Clearwater Power Equip...	Sno-dogg 2.5 cubic yard 8' Sander; approved Resolution #2350	10 - Streets	8,573.79		13,610.34
Bill	01/08/2024	54418	Clearwater Power Equip...	Invoice 54418 Snow plow for Chevy Silverado 5500 Truck	10 - Streets	14,107.23		27,717.57
General Jo...	02/28/2024	BURA \$\$		Snow pusher for loader (1/3)	10 - Streets		3,666.65	24,050.92
General Jo...	02/28/2024	BURA \$\$		50% of sanders	10 - Streets		5,029.37	19,021.55
General Jo...	02/28/2024	BURA \$\$		90% of plow for Chevy Truck	10 - Streets		12,696.51	6,325.04
Bill	05/06/2024	4490	Idaho Trailer Sales	Load Trail 83" nx 24' 21k tilt trailer	10 - Streets	13,791.00		20,116.04
Total 58160 · Auto or Equipment Purchase						<u>41,508.57</u>	<u>21,392.53</u>	<u>20,116.04</u>
Total 58000 · CAPITAL EXPENDITURES						<u>41,508.57</u>	<u>21,392.53</u>	<u>20,116.04</u>
Total Expense						<u>88,030.10</u>	<u>24,777.11</u>	<u>63,252.99</u>
<b>Net Income</b>						<u><b>88,030.10</b></u>	<u><b>84,866.38</b></u>	<u><b>-3,163.72</b></u>

## City of Bellevue

### Transaction Detail By Account

October 2023 through September 2024

Type	Date	Num	Name	Memo	Class	Debit	Credit	Balance
<b>51000 · OPERATING EXPENSES</b>								
<b>51073.2 · Contract Labor - Reimbursable</b>								
Bill	10/23/2023	1023-010	Galena-Benchmark ...	Karl Malone Ford - discuss water ...	03 - P & Z	480.00		480.00
Bill	10/23/2023	1023-010	Galena-Benchmark ...	Karl Malone Ford - fire flow requir...	03 - P & Z	280.00		760.00
Bill	10/23/2023	1023-010	Galena-Benchmark ...	Karl Malone Ford - fire suppressio...	03 - P & Z	440.00		1,200.00
Bill	10/23/2023	1023-010	Galena-Benchmark ...	Karl Malone Ford - confirm type o...	03 - P & Z	240.00		1,440.00
Bill	10/23/2023	1023-010	Galena-Benchmark ...	Karl Malone Ford - followup w/Ph...	03 - P & Z	160.00		1,600.00
Bill	10/23/2023	1023-010	Galena-Benchmark ...	Karl Malone Ford - fire flows & wa...	03 - P & Z	108.75		1,708.75
Bill	10/23/2023	1023-010	Galena-Benchmark ...	Karl Malone Ford - check propose...	03 - P & Z	120.00		1,828.75
Bill	10/23/2023	1023-010	Galena-Benchmark ...	Karl Malone Ford - fire suppressio...	03 - P & Z	40.00		1,868.75
Bill	10/23/2023	1023-010	Galena-Benchmark ...	Karl Malone Ford - fire flow requir...	03 - P & Z	160.00		2,028.75
Bill	10/23/2023	1023-010	Galena-Benchmark ...	Karl Malone Ford - water model, fi...	03 - P & Z	80.00		2,108.75
Bill	10/23/2023	1023-010	Galena-Benchmark ...	Karl Malone Ford - followup re: fir...	03 - P & Z	40.00		2,148.75
Bill	10/23/2023	1023-010	Galena-Benchmark ...	Karl Malone Ford - fire flow requir...	03 - P & Z	160.00		2,308.75
Bill	10/23/2023	1023-010	Galena-Benchmark ...	Karl Malone Ford - review water l...	03 - P & Z	80.00		2,388.75
Bill	10/23/2023	1023-010	Galena-Benchmark ...	Karl Malone Ford - coordination w...	03 - P & Z	40.00		2,428.75
Bill	10/23/2023	1023-010	Galena-Benchmark ...	Karl Malone Ford - import site lay...	03 - P & Z	320.00		2,748.75
Bill	10/23/2023	1023-034	Galena-Benchmark ...	Strahorn - meet w/ applicant & st...	03 - P & Z	217.50		2,966.25
Bill	10/23/2023	1023-034	Galena-Benchmark ...	Strahorn - water pressure test for ...	03 - P & Z	600.00		3,566.25
Bill	10/23/2023	1023-034	Galena-Benchmark ...	Strahorn - mtg. @ City Hall re: fin...	03 - P & Z	440.00		4,006.25
Bill	10/23/2023	1023-034	Galena-Benchmark ...	Strahorn - meet w/ applicant & st...	03 - P & Z	108.75		4,115.00
Bill	10/23/2023	1023-034	Galena-Benchmark ...	Strahorn - review compaction test...	03 - P & Z	80.00		4,195.00
Bill	10/23/2023	1023-035	Myers, Keith & Judy	Billable to : Meyers - lot line adjus...	03 - P & Z	326.25		4,521.25
Bill	10/23/2023	1023-035	Block 67	Billage to : Block 67, Lots 8A & 1...	03 - P & Z	108.75		4,630.00
Bill	11/13/2023	1123-025	Galena-Benchmark ...	Billable to : Meyers - lot line shift: ...	03 - P & Z	290.00		4,920.00
Bill	11/13/2023	1123-025	Galena-Benchmark ...	Billage to : Westwood Mobile Ho...	03 - P & Z	253.75		5,173.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - set up fire flow...	03 - P & Z	160.00		5,333.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - model winter p...	03 - P & Z	320.00		5,653.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - status of sub...	03 - P & Z	80.00		5,733.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - discussion wD...	03 - P & Z	320.00		6,053.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - summer peak ...	03 - P & Z	320.00		6,373.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - summer peak ...	03 - P & Z	400.00		6,773.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - review & sign ...	03 - P & Z	120.00		6,893.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - meet w/ Phoe...	03 - P & Z	80.00		6,973.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - debrief from m...	03 - P & Z	40.00		7,013.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - re-create pipe...	03 - P & Z	320.00		7,333.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - water demand...	03 - P & Z	320.00		7,653.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - watersystem d...	03 - P & Z	320.00		7,973.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - translate com...	03 - P & Z	120.00		8,093.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - corresponden...	03 - P & Z	160.00		8,253.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - groundwater d...	03 - P & Z	800.00		9,053.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - sewer system ...	03 - P & Z	560.00		9,613.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - review water &...	03 - P & Z	450.00		10,063.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - water & sewer...	03 - P & Z	50.00		10,113.75
Bill	11/13/2023	1123-008	Galena-Benchmark ...	Karl Malone Ford - stamped wate...	03 - P & Z	100.00		10,213.75
Bill	11/25/2023	1223-022	Strahorn Partners	Strahorn Sub Phase 2 - 10/23/23 ...	03 - P & Z	967.50		11,181.25
Bill	11/25/2023	1223-010	Karl Malone Ford	Karl Malone Ford Dealership 10/2...	03 - P & Z	1,392.50		12,573.75
Bill	11/27/2023	1123-024	Galena-Benchmark ...	Strahorn - Paving, check grades ...	03 - P & Z	1,200.00		13,773.75
Bill	11/27/2023	1123-024	Galena-Benchmark ...	Strahorn - Support for Ashley	03 - P & Z	108.75		13,882.50

## City of Bellevue Transaction Detail By Account October 2023 through September 2024

Type	Date	Num	Name	Memo	Class	Debit	Credit	Balance
Bill	11/27/2023	1123-024	Galena-Benchmark ...	Strahorn - E-mails & calls w/ Cas...	03 - P & Z	480.00		14,362.50
Bill	11/27/2023	1123-024	Galena-Benchmark ...	Strahorn - Paving documentation	03 - P & Z	40.00		14,402.50
Bill	11/27/2023	1123-024	Galena-Benchmark ...	Strahorn - Review & compile repo...	03 - P & Z	200.00		14,602.50
Bill	11/27/2023	1123-024	Galena-Benchmark ...	Strahorn - Site visit to check prog...	03 - P & Z	80.00		14,682.50
Bill	11/27/2023	1123-024	Galena-Benchmark ...	Strahorn - Punchlist, walk through...	03 - P & Z	800.00		15,482.50
Bill	11/27/2023	1123-024	Galena-Benchmark ...	Strahorn - Final plat prep - bondin...	03 - P & Z	400.00		15,882.50
Bill	11/27/2023	1123-024	Galena-Benchmark ...	Strahorn - Final plat prep - bonding	03 - P & Z	200.00		16,082.50
Bill	11/27/2023	1123-024	Galena-Benchmark ...	Strahorn - Check ditch between S...	03 - P & Z	100.00		16,182.50
Deposit	12/07/2023	1295	Karl Malone Ford	Reimbursement - M & M Automot...	03 - P & Z		1,675.00	14,507.50
Bill	01/08/2024	1223-023	Drinkers of the Wind	Billable to Drinkers of the Wind; r...	03 - P & Z	95.00		14,602.50
Bill	01/08/2024	1223-023	Lower Broadford	Billable to 15 Lower Broadford; re...	03 - P & Z	190.00		14,792.50
Bill	01/08/2024	1223-023	Block 67	Billable to Block 67, Lots 8A and ...	03 - P & Z	142.50		14,935.00
Bill	01/08/2024	0124-009	Karl Malone Ford	Karl Malone Ford 12/01/23 - 12/2...	03 - P & Z	3,670.00		18,605.00
Bill	01/22/2024	0124-017	Strahorn Partners	Strahorn Sub 11/27/23 to 12/25/23	03 - P & Z	1,400.00		20,005.00
Invoice	01/31/2024	24-0001	Karl Malone Ford	Galena-Benchmark Engineering 0...	03 - P & Z		1,053.75	18,951.25
Invoice	01/31/2024	24-0003	Karl Malone Ford	Galena-Benchmark Engineering 0...	03 - P & Z		1,181.25	17,770.00
Invoice	01/31/2024	24-0004	Karl Malone Ford	Galena-Benchmark Engineering 1...	03 - P & Z		2,748.75	15,021.25
Invoice	01/31/2024	24-0006	Karl Malone Ford	Galena-Benchmark Engineering 1...	03 - P & Z		5,040.00	9,981.25
Invoice	01/31/2024	24-0007	Karl Malone Ford	Galena-Benchmark Engineering 1...	03 - P & Z		1,392.50	8,588.75
Invoice	01/31/2024	24-0008	Karl Malone Ford	Galena-Benchmark Engineering 0...	03 - P & Z		2,495.00	6,093.75
Invoice	01/31/2024	24-0009	Strahorn Partners	Galena-Benchmark Engineering 0...	03 - P & Z		3,094.89	2,998.86
Invoice	01/31/2024	24-0010	Strahorn Partners	Galena-Benchmark Engineering 0...	03 - P & Z		4,501.75	-1,502.89
Invoice	01/31/2024	24-0011	Strahorn Partners	Galena-Benchmark Engineering 0...	03 - P & Z		1,760.00	-3,262.89
Invoice	01/31/2024	24-0012	Strahorn Partners	Galena-Benchmark Engineering 1...	03 - P & Z		1,446.25	-4,709.14
Invoice	01/31/2024	24-0014	Strahorn Partners	Galena-Benchmark Engineering 1...	03 - P & Z		3,608.75	-8,317.89
Invoice	01/31/2024	24-0015	Strahorn Partners	Galena-Benchmark Engineering 1...	03 - P & Z		892.50	-9,210.39
Invoice	02/15/2024	24-1023	Strahorn Partners	Galena-Benchmark Engineering 0...	03 - P & Z		1,400.00	-10,610.39
Bill	02/26/2024	0224-050	Karl Malone Ford	Inv. #0224-050 - Karl Malone For...	03 - P & Z	1,374.00		-9,236.39
Bill	02/26/2024	0224-044	Myers, Keith & Judy	Inv. # 0224-044 - Meyers	03 - P & Z	2,007.50		-7,228.89
Bill	02/26/2024	0224-044	Drinkers of the Wind	Inv. #0224-044 - Drinkers of the ...	03 - P & Z	772.50		-6,456.39
Bill	02/26/2024	0224-044	Mountain Rides	Inv. #0224-044 - Mtn. Rides	03 - P & Z	522.50		-5,933.89
Bill	03/11/2024	0324-057	Karl Malone Ford	Karl Malone Ford 1/16/24 - 2/25/24	03 - P & Z	3,082.00		-2,851.89
Bill	03/25/2024	0324-047	Mountain Rides	Mtn. Rides	03 - P & Z	3,390.00		538.11
Bill	03/25/2024	0324-047	Myers, Keith & Judy	Myers	03 - P & Z	200.00		738.11
Bill	03/25/2024	0324-047	Drinkers of the Wind	Drinkers of the Wind	03 - P & Z	332.50		1,070.61
Invoice	04/18/2024	224-050	Karl Malone Ford	Galena-Benchmark Engineering 0...	03 - P & Z		1,374.00	-303.39
Invoice	04/18/2024	324-057	Karl Malone Ford	Galena-Benchmark Engineering 0...	03 - P & Z		3,082.00	-3,385.39
Invoice	04/18/2024	424-001	Karl Malone Ford	Galena-Benchmark Engineering 0...	03 - P & Z		838.00	-4,223.39
Bill	04/22/2024	0424-010	Drinkers of the Wind	Drinkers of the Wind	03 - P & Z	717.50		-3,505.89
Bill	04/22/2024	0424-010	Mountain Rides	Mtn. Rides	03 - P & Z	285.00		-3,220.89
Bill	04/22/2024	0424-010	Myers, Keith & Judy	Myers	03 - P & Z	150.00		-3,070.89
Bill	04/22/2024	0424-001	Karl Malone Ford	Karl Malone Ford 2/27/24 - 3/25/24	03 - P & Z	838.00		-2,232.89
Invoice	05/07/2024	1223-023	Drinkers of the Wind	Galena-Benchmark Engineering 1...	03 - P & Z		95.00	-2,327.89
Invoice	05/07/2024	0224-044	Drinkers of the Wind	Galena-Benchmark Engineering 1...	03 - P & Z		772.50	-3,100.39
Invoice	05/07/2024	0424-010	Drinkers of the Wind	Galena-Benchmark Engineering 1...	03 - P & Z		717.50	-3,817.89
Invoice	05/07/2024	0423-029	Drinkers of the Wind	Galena-Benchmark Engineering 1...	03 - P & Z		761.25	-4,579.14
Invoice	05/07/2024	0324-047	Drinkers of the Wind	Galena-Benchmark Engineering 1...	03 - P & Z		332.50	-4,911.64
Invoice	05/07/2024	1123-025	Myers, Keith & Judy	Galena-Benchmark Engineering 1...	03 - P & Z		290.00	-5,201.64
Invoice	05/07/2024	0324-047	Myers, Keith & Judy	Galena-Benchmark Engineering 1...	03 - P & Z		200.00	-5,401.64

8:28 AM

10/22/24

Accrual Basis

## City of Bellevue

### Transaction Detail By Account

October 2023 through September 2024

Type	Date	Num	Name	Memo	Class	Debit	Credit	Balance
Invoice	05/07/2024	10184	Myers, Keith & Judy	Frederick Allington - Legal review ...	03 - P & Z		300.00	-5,701.64
Invoice	05/07/2024	0224-044	Myers, Keith & Judy	Galena-Benchmark Engineering I...	03 - P & Z		2,007.50	-7,709.14
Invoice	05/07/2024	1223-023	Patterson, Barbara	Galena-Benchmark Engineering I...	03 - P & Z		142.50	-7,851.64
Invoice	05/07/2024	1223-023	Patterson, Barbara	Galena-Benchmark Engineering I...	03 - P & Z		50.00	-7,901.64
Invoice	05/07/2024	0424-010	Mountain Rides	Galena-Benchmark Engineering I...	03 - P & Z		95.00	-7,996.64
Invoice	05/07/2024	0324-047	Mountain Rides	Galena-Benchmark Engineering I...	03 - P & Z		3,390.00	-11,386.64
Bill	05/13/2024	0524-086	Strahorn Partners	Strahorn Sub. Phase 2 - 12/18/23...	03 - P & Z	1,150.00		-10,236.64
Credit M...	05/22/2024	052224	Strahorn Partners	Credit for Bills Paid by Strahorn o...	03 - P & Z	2,784.75		-7,451.89
Bill	05/28/2024	0524-098	Karl Malone Ford	Karl Malone Ford - 4/15/24 - 4/25...	03 - P & Z	1,582.50		-5,869.39
Bill	06/10/2024	10187	Strahorn Partners	Strahorn Subdivision	03 - P & Z	390.00		-5,479.39
Bill	07/08/2024	0624-127	Myers, Keith & Judy	Myers	03 - P & Z	437.50		-5,041.89
Bill	07/08/2024	10188	Gannett Ranch	Gannet Ranch Annexation	03 - P & Z	1,250.00		-3,791.89
Invoice	07/30/2024	0524-086	Strahorn Partners	Galena-Benchmark Invoice 0524-...	03 - P & Z		1,150.00	-4,941.89
Invoice	07/30/2024	10187	Strahorn Partners	Legal Fees - Allington Invoice 10...	03 - P & Z		255.00	-5,196.89
Bill	08/26/2024	0824-102	Karl Malone Ford	Karl Malone Ford - 5/1, 6/3, 6/17,...	03 - P & Z	375.00		-4,821.89
Bill	08/26/2024	0824-104	Strahorn Partners	Strahorn Sub. Phase 2 - 5/1, 5/20...	03 - P & Z	350.00		-4,471.89
Bill	09/09/2024	10190	Gannett Ranch	Gannet Ranch Annexation	03 - P & Z	1,075.00		-3,396.89
Invoice	09/26/2024	0824-104	Strahorn Partners	Galena-Benchmark Inv 0824-104 ...	03 - P & Z		350.00	-3,746.89
Total 51073.2 · Contract Labor - Reimbursable						44,746.25	48,493.14	-3,746.89
Total 51000 · OPERATING EXPENSES						44,746.25	48,493.14	-3,746.89
<b>TOTAL</b>						<b>44,746.25</b>	<b>48,493.14</b>	<b>-3,746.89</b>



## City of Bellevue

City of Bellevue  
Regular Common Council Meeting  
October 28, 2024

**Agenda Item 5e:** Department Head Reports

**Action Item:** None, Information only

Attachment(s):

- Fire Department Report: Chief Greg Beaver
- Marshal's Office Report: Marshal Kirt Gaston
- Community Development Department Report: Brian Parker, Community Development Director



# Bellevue Fire Department

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

10-07-24  
Bellevue Fire Dept.  
Council report for 10-28-24

Incident Type for 2024 - 87

Incidents from 01-01-24 to 10-07-24  
Average Turnout per Incident is 3  
Overall Average Response Time is **06:88**.

Incident Type for 2024

**28** Fires  
**1** Overpressure Rupture  
**24** Rescue & Emergency Medical Service  
**9** Hazardous Condition (no fire)  
**4** Service Call  
**10** Good Intent Calls  
**9** False Alarms & False Call  
**2** Severe Weather & Natural Disaster  
We had **87** Total Incidents in **2024**

**We are looking for firefighters. If you know anyone that lives in Bellevue and is interested in giving back to their community, send them my way. We have one new firefighter signed you and maybe one more a paver that paved the driveway at the station.**

**Wild land fire season is still here, be safe with fire. Our new to us fire truck is in service.**

Sincerely

Greg Beaver  
Bellevue Fire Chief



Basic Incident Type Code And Description (FD1.21)	Total Incidents	Total Incidents Percent of Incidents	Total Property Loss	Total Content Loss	Total Loss	Total Loss Percent of Total
<b>Incident Type Category (FD1.21): 1 - Fire</b>						
111 - Building fire	1	16.67%				
142 - Brush or brush-and-grass mixture fire	1	16.67%				
143 - Grass fire	1	16.67%				
	<b>Total: 3</b>	<b>Total: 50.00%</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00%</b>
<b>Incident Type Category (FD1.21): 3 - Rescue &amp; Emergency Medical Service Incident</b>						
323 - Motor vehicle/pedestrian accident (MV Ped)	1	16.67%				
324 - Motor vehicle accident with no injuries.	1	16.67%				
	<b>Total: 2</b>	<b>Total: 33.33%</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00%</b>
<b>Incident Type Category (FD1.21): 7 - False Alarm &amp; False Call</b>						
734 - Heat detector activation due to malfunction	1	16.67%				
	<b>Total: 1</b>	<b>Total: 16.67%</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00%</b>
	<b>Total: 6</b>	<b>Total: 100.00%</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00%</b>

Bellevue Marshal's Office



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

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## City Council Report

Date: 10/02/2024

### September Report

The Bellevue Marshal's Office responded to 335 calls for service (CFS) resulting in 35 case reports, 75 citations, 18 arrests. We are continuing block training over the next several months. Some BMO staff will be traveling to Sun Valley to do EVOC training this month as part of the block training that I will be instructing. September started off as a busy month with several cases that will take several man hours over several weeks or months to finalize, however it does appear slack season is upon us.

Deputy Rawson was married mid-month and will hopefully be returning to full duty within the next couple weeks.

If you ever have questions, please feel free to contact me.

#### Year to Date #

Call for service	3,162
Case Reports	269
Citations	769
Arrests	113

Thank you,

K. Gaston



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

Cases by Month

Printed on October 2, 2024

	Start Date/Time	Primary Officer	Statutes/Offenses	Disposition
BMO20240270	09/29/24 03:46	Shelamer, Mike	OFF - OFFICER REPORT	OFF - OFFICER
BMO20240268	09/27/24 22:21	Shelamer, Mike	OFF-WELFARE - OFFICER	OFF-WELFARE -
BMO20240269	09/28/24 16:06	Thayer, Joseph	18-2407(2) - THEFT - PETIT: FROM	18-2407(2) - THEFT -
BMO20240267	09/27/24 11:26	Gaston, Kirtus	18-3606 - FICTICIOUS BILLS,	18-3606 - FICTICIOUS
BMO20240266	09/25/24 21:23	Shelamer, Mike	18-6409 - DISTURBING THE	18-6409 - DISTURBING
BMO20240265	09/24/24 20:43	Thayer, Joseph	18-8001 - DRIVING WITHOUT	18-8001 - DRIVING
BMO20240264	09/23/24 11:34	Gaston, Kirtus	OFF - OFFICER REPORT	OFF - OFFICER
BMO20240262	09/22/24 02:56	Shelamer, Mike	49-1232 - MOTOR VEHICLES -	49-1232 - MOTOR
BMO20240263	09/23/24 11:17	Gaston, Kirtus	OFF-JUVENILE - OFFICER	OFF-JUVENILE -
BMO20240260	09/18/24 20:38	Shelamer, Mike	OFF-THEFT - OFFICER REPORT -	OFF-THEFT - OFFICER
BMO20240261	09/19/24 10:02	Gaston, Kirtus	OFF-WELFARE - OFFICER	OFF-WELFARE -
BMO20240259	09/16/24 13:23	Gaston, Kirtus	5.09 - BMO - Dog Running at Large	5.09 - BMO - Dog
BMO20240251	09/12/24 13:25	Rawson, Justin	18-3606 - FICTICIOUS BILLS,	18-3606 - FICTICIOUS
BMO20240258	09/16/24 08:41	Gaston, Kirtus	5.09 - BMO - Dog Running at Large	5.09 - BMO - Dog
BMO20240253	09/13/24 16:42	Thayer, Joseph	19-512 - WARRANT ARREST FEL	19-512 - WARRANT
BMO20240252	09/13/24 16:42	Thayer, Joseph	10-50 - TRAFFIC ACCIDENT	10-50 - TRAFFIC
BMO20240256	09/14/24 14:34	Thayer, Joseph	49-640 - MOTOR VEHICLES -	49-640 - MOTOR
BMO20240254	09/14/24 01:16	Shelamer, Mike	23-505(2)(misd) - ALCOHOL	23-505(2)(misd) -
BMO20240244	09/07/24 14:10	Thayer, Joseph	OFF-WELFARE - OFFICER	OFF-WELFARE -
BMO20240250	09/11/24 15:16	Gaston, Kirtus	18-8001 - DRIVING WITHOUT	18-8001 - DRIVING
BMO20240249	09/11/24 08:12	Gaston, Kirtus	18-705 - RESISTING AND	18-705 - RESISTING
BMO20240248	09/10/24 13:30	Gaston, Kirtus	18-7034 - UNLAWFUL ENTRY -	18-7034 - UNLAWFUL
BMO20240241	09/01/24 00:00	Gaston, Kirtus	18-2403 - THEFT - GRAND:	18-2403 - THEFT -
BMO20240238	09/02/24 18:18	Thayer, Joseph	OFF - OFFICER REPORT	OFF - OFFICER
BMO20240246	09/08/24 11:39	Thayer, Joseph	18-7034 - UNLAWFUL ENTRY -	18-7034 - UNLAWFUL
BMO20240237	09/02/24 10:31	Gaston, Kirtus	OFF - OFFICER REPORT	OFF - OFFICER
BMO20240245	09/07/24 22:48	Shelamer, Mike	49-301 - MOTOR VEHICLES -	49-301 - MOTOR
BMO20240247	09/08/24 21:29	Shelamer, Mike	18-8004(1)(A) (M) - DRIVING	18-8004(1)(A) (M) -
BMO20240239	09/02/24 23:11	Thayer, Joseph	18-903 - BATTERY	18-903 - BATTERY
BMO20240243	09/05/24 19:03	Shelamer, Mike	49-1401(1) - MOTOR VEHICLES -	49-1401(1) - MOTOR
BMO20240242	09/04/24 19:21	Shelamer, Mike	19-512 - WARRANT ARREST FEL	19-512 - WARRANT
BMO20240240	09/04/24 09:19	Rawson, Justin	18-2403 - THEFT - GRAND:	18-2403 - THEFT -
BMO20240236	09/01/24 21:08	Shelamer, Mike	18-8004C - DRIVING UNDER THE	18-8004C - DRIVING
BMO20240257	09/14/24 23:41	Shelamer, Mike	18-705 - RESISTING AND	18-705 - RESISTING
BMO20240255	09/14/24 13:05	Thayer, Joseph	OFF - OFFICER REPORT	OFF - OFFICER

**Total Records: 35**





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

BMO Citation - By Officer, By Offense

Printed on October 2, 2024

[Citation->Issued Date/Time] is between '2024-09-01 00:00:00' and '2024-09-30 23:59:59' and

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

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**Ticket #**

## **Gaston, Kirtus**

3608

3609

### **BMO - Dog Running at Large Total: 2**

BEP350-0598

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

BEP350-0597

### **MOTOR VEHICLES - DISTRACTED DRIVING Total: 1**

BEP350-0597

BEP350-0601

BEP350-0600

### **MOTOR VEHICLES - DRIVERS LICENSE FAIL TO PURCHASE/INVALID Total: 3**

BEP350-0599

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

BEP350-0600

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

BEP350-0598

### **MOTOR VEHICLES - RECKLESS DRIVING Total: 1**

3607

### **RESISTING AND OBSTRUCTING OFFICERS Total: 1**

## **Gaston, Kirtus Total: 11**

## **Shelamer, Mike**

BEP365-0622

BEP365-0612

### **ALCOHOL BEV-CONSUME / POSS. OPEN CONTAINER (DRIVER) Total: 2**

BEP365-0622

BEP365-0612

### **DRIVING UNDER THE INFLUENCE - excessive 1st offense Total: 2**

BEP365-0624

BEP365-0618

### **DRIVING UNDER THE INFLUENCE - misdemeanor Total: 2**

BEP365-0625

**Ticket #**

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

BEP365-0629

BEP365-0632

**MOTOR VEHICLES - DISTRACTED DRIVING Total: 2**

BEP365-0621

**MOTOR VEHICLES - DRIVERS LICENSE FAIL TO PURCHASE/INVALID Total: 1**

BEP365-0631

BEP365-0617

BEP365-0626

**MOTOR VEHICLES - DRIVERS LICENSE - INFRACTION Total: 3**

BEP365-0612

BEP365-0616

**MOTOR VEHICLES - DRIVERS LICENSE - MISDEMEANOR Total: 2**

BEP365-0628

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

BEP365-0625

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

BEP365-0626

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

BEP365-0611

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

BEP365-0627

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

BEP365-0614

**MOTOR VEHICLES - RECKLESS DRIVING Total: 1**

BEP365-0620

BEP365-0609

BEP365-0623

BEP365-0615

BEP365-0619

BEP365-0610

BEP365-0629

**MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 7**

BEP365-0613

BEP365-0631

**MOTOR VEHICLES - VIOLATIONS OF REGISTRATION PROVISIONS Total: 2**

BEP365-0624

**RESISTING AND OBSTRUCTING OFFICERS Total: 1**

BEP365-0624

**STALKING IN THE SECOND DEGREE Total: 1**

**Shelamer, Mike Total: 32**

Ticket #

## Thayer, Joseph

BEP370-0441

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

BEP370-0434

bep370-0445

BEP370-0431

BEP370-0446

BEP370-0430

BEP370-0429

BEP370-0428

bep370-0439

### **MOTOR VEHICLES - DRIVERS LICENSE FAIL TO PURCHASE/INVALID Total: 8**

BEP370-0431

BEP370-0436

bep370-0439

BEP370-0440

### **MOTOR VEHICLES - FAIL TO PROVIDE PROOF OF INSURANCE - infraction Total: 4**

BEP370-0446

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

bep370-0445

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

BEP370-0429

BEP370-0427

### **MOTOR VEHICLES - IMPROPER OR UNSAFE LANE CHANGE Total: 2**

BEP370-0436

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

BEP370-0434

### **MOTOR VEHICLES - RIGHT OF WAY, FAIL TO YIELD Total: 1**

BEP370-0436

### **MOTOR VEHICLES - SPEED - BASIC RULE Total: 1**

BEP370-0427

BEP370-0432

BEP370-0442

BEP370-0443

BEP370-0437

BEP370-0435

BEP370-0444

BEP370-0438

BEP370-0431

BEP370-0428

### **MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 10**

bep370-0439

**Ticket #**

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

BEP370-0434

**TRAFFIC ACCIDENT Total: 1**

**Thayer, Joseph Total: 32**

**Total Records: 75**



## Memorandum

**To:** Bellevue Common Council  
**From:** Brian Parker, Community Development Director  
**Re:** Department Report  
**Date:** October 28, 2024

---

### General

Staff is getting settled in, organizing, and meeting the community. Internal projects include improving the filing system in the PZ drive, establishing GIS and data management practices, and improving coordination between departments.

### Staffing

A job posting for a Planner is being finalized and will likely be posted prior to this meeting.

### Building

Since the September 23, 2024 Council Meeting, the City has had the following building permit activity

	Applications Received	Permits Issued
Alternative Energy	0	0
New Residential	1	0
New Commercial	0	0
Extension of Time	1	1
Demolition	1	1
Fence	4	4
Roof	2	2

### Current Planning

Staff has not received any new applications since the September 23, 2024 Council Meeting.

### Long Range Planning

Staff had a kickoff meeting with LHTAC and Forsgren Associates regarding a new Transportation Plan. Members of the consulting team from Forsgren Associates may be spotted around town collecting data on pavement conditions, sign inventory, and non-motorized infrastructure conditions in the coming weeks. Council will be kept informed of progress and involved in the plan development.



## City of Bellevue

City of Bellevue  
Regular Common Council Meeting  
October 28, 2024

**Agenda Item 5f:** Request for Funds: Fire Department

**Action Item:** Shelly Shoemaker, Treasurer

**Note:**

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

**Attachment(s):** Memo from the Fire Chief  
Quote for new door  
Pictures showing damage to existing door

**One of our overhead doors at the station is failing. They are 30 years old. I believe it got some moisture in it and started to rot. You can see in the pictures. There are some good panels that we can save if it starts happening to the other doors. I didn't budget for this and I would recommend to replace it ASAP I don't wanting it to fall off and hurt someone or the fire truck. I have one bid attached and working on one more. I would like to put it on the council meeting October 28.**

Thanks

Greg Beaver

Bellevue Fire Department

[bfdchief@bellevueidaho.us](mailto:bfdchief@bellevueidaho.us)

O-208-788-9277

C- 208-481-2141



**The Genuine. The Original.**



**208-733-5723**

*Job:*

**Bellevue fire10-11-24**

ID

*Prepared For:*

**Commercial Contractor**

ID

*By:*

**Overhead Door Company of Twin Falls**

Twin Falls, ID

*Contact:*

**Eli Doolin**

Name: Eli Doolin

Phone: 208-490-7014

Email: [elidoolin@overheaddoorinc.com](mailto:elidoolin@overheaddoorinc.com)

*This proposal is valid until **Saturday, October 26, 2024***

Overhead Door Company of Twin Falls  
489 S Locust Street  
Twin Falls, ID 83301



10/11/2024 9:23 AM

Commercial Contractor  
ID

Subject: Proposal for Bellevue fire10-11-24

Best Regards,

Eli Doolin | Phone: 208-490-7014

Reference: SQJ003159-1 was modified Friday, October 11, 2024 and is valid till Saturday, October 26, 2024.



# Overhead Door Company of Twin Falls

489 S Locust Street  
Twin Falls, ID 83301

Contact: Eli Doolin  
Phone: 208-490-7014  
Email: elidoolin@overheaddoorinc.com

*This proposal is valid till Saturday, October 26, 2024*

Quote: SQJ003159-1 | Created: 10/11/2024 9:13 AM

**Job:**

Bellevue fire10-11-24  
ID

**Prepared For:**

Commercial Contractor  
ID

Item	Qty
1 <b>5740.RS 5740 (194), 18' 0" x 12' 0", White, Standard Panel, 12"R, Torsion</b>	1
DOOR: 5740 (194), 18' 0" x 12' 0", Standard Panel, White, 7 Sect, 8 Pnl, SES, Std Btm Seal	
STRUTS: Standard, S1: HS1 x 1, S2: NONE, S3: HS1 x 1, S4: NONE, S5: HS1 x 1, S6: NONE, S7: HS1 x 1	
TRK/HDW: Standard, 2", 13 Ball Nylon Rollers, 12"R, Angle Out, Wood, Push Up, 0.055 V.Trk, 0.055 H.Trk, 1.375" x 2.375" x .099" H.Ang, 154.125 FTSC	
SPRING: Torsion, Qty: 2, Front, 10K, Tubular, 2" x 0.273 x 56.25, 12.44 Turns, D400-144, 1/8" x 161", Bal Wt: 399.67	
Last Changed: 10/11/2024 9:17 AM MST	

**Total (USD): \$5,868.00**

ALL JAMBS, SPRING PADS, OPERATOR PADS AND ALL ELECTRICAL INCLUDING LOW VOLTAGE FOR THE PHOTO-EYES & CONTROLS WILL BE BY OTHERS AND IS NOT INCLUDED IN THIS PROPOSAL.

## Terms and Conditions

Purchaser agrees that doors shall remain in Seller's possession until paid in full. In the event Purchaser breaches or defaults under the terms and provisions of this Agreement, the Purchaser shall be responsible for the costs of collection, including reasonable attorneys' fees. We require 50% down to order product and require remaining balance upon completion of project. There shall be a 1 1/2% service charge per month for all payments due and owing after 30 days. (Agreements are contingent upon strikes, accidents, or delays beyond our control.)

ID Public Works Lic. #11691-B-4(08100)  
ID Contr. License #RCE-285  
OR Contr. License #69132  
WA Contr. License #OVERHDCO72L5

### Payment Details

Payment Terms: 50% Deposit & The Balance Upon Completion.  
Payment Method: Net 30 days.

### Acceptance:

# Overhead Door Company of Twin Falls



489 S Locust Street  
Twin Falls, ID 83301

Contact: Eli Doolin  
Phone: 208-490-7014  
Email: elidoolin@overheaddoorinc.com

Terms, price, and specifications on all pages of this proposal are hereby accepted.

Authorized By (Seller): \_\_\_\_\_ Date: \_\_\_\_\_

Authorized By (Buyer): \_\_\_\_\_ Date: \_\_\_\_\_

Print Name (Buyer): \_\_\_\_\_

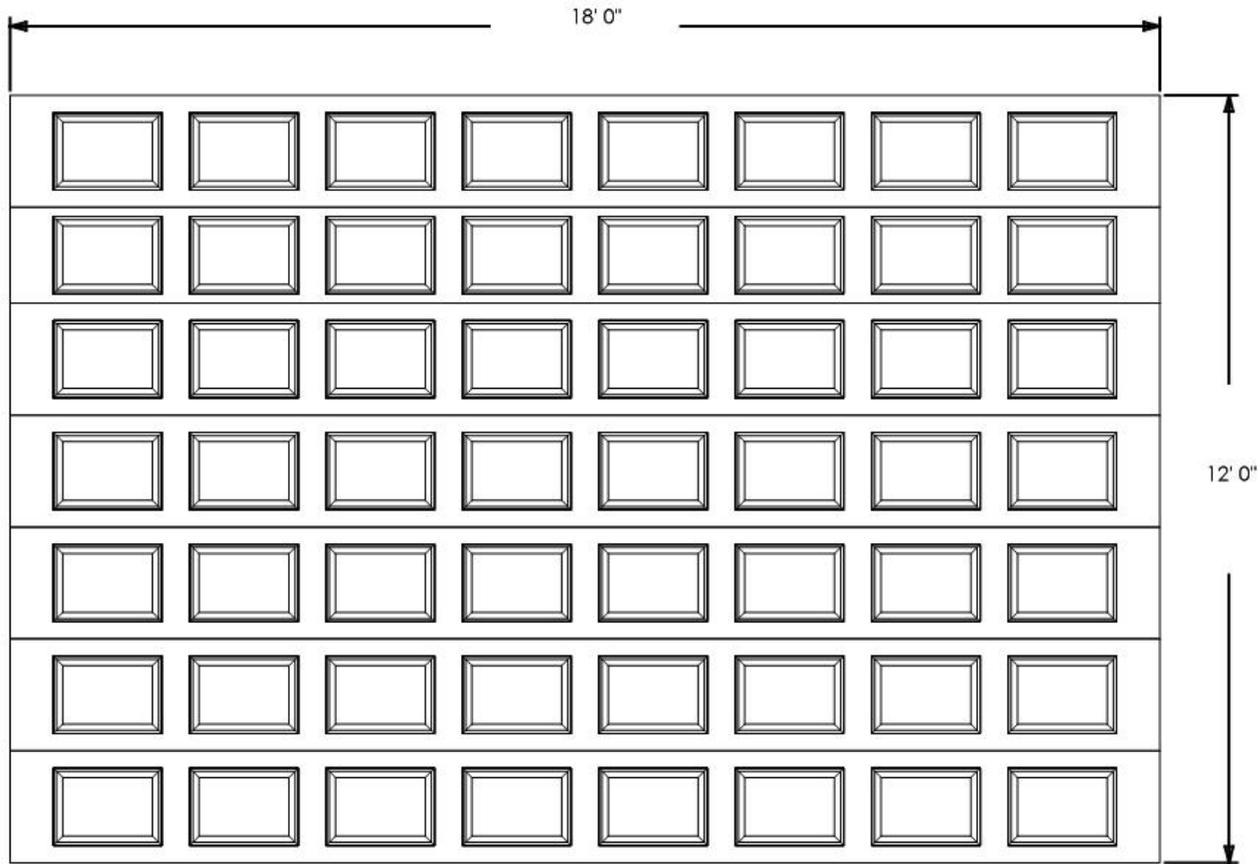
Purchase Order: \_\_\_\_\_

The Genuine. The Original.



Last Change: 10/11/2024 9:17 AM  
MST

Exterior View



Model: 5740 - Thermacore 1-3/8"

Design: Standard Panel

Door Width & Height (Ft): 18'0" x 12'0"

Window Style: N/A

Options:

Read



Resistant polycarbonate blade  
2 Times Stronger  
than conventional resin blades



Red



Good





## City of Bellevue

City of Bellevue  
Regular Common Council Meeting  
October 28, 2024

**Agenda Item 6:** Text Amendment for Title 10, Zoning Regulations

**Action Item:** Brian Parker, Community Development Director

**Note:**

*Suggested Motion:* Move to Deny the Text Amendment as presented

Council should also provide direction to staff as described in Memo.

Attachment(s): Memo  
Enclosures identified in Memo



## Memorandum

**To: Bellevue Common Council**

**From: Brian Parker, Community Development Director**

**Re: Proposed Business Zone Text Amendment**

**Date: October 28, 2024**

---

### Background

In 2021, Bellevue City Staff initiated a text amendment to establish a residential overlay district to enable the construction of multifamily housing. The proposed overlay district generally included the area between 2<sup>nd</sup> Street and the alley behind the parcels fronting Main Street between Chestnut Street and Spruce Street. Public hearings were held with the Bellevue Planning & Zoning Commission and Bellevue Common Council, and the matter was ultimately tabled until further information regarding wastewater capacity was made available.

On November 8, 2023, Erinn Bliss of Bliss Architecture and Jeff Swanson, on behalf of South Tacoma Way, LLC, submitted a Text Amendment application to make “Mixed-Use Buildings, Multi-Family Dwellings, and Live-Work Buildings” permitted uses in the B – Business zone, in order to facilitate the development of eight (8) attached live-work units on a 0.5 acre parcel at the corner of Main Street and Broadford Road.

Bellevue Staff and planning consultants from Great West Engineering conducted a work session with the Planning & Zoning Commission on April 1, 2024, generally discussing potential text amendments regarding residential uses within the Business zone. The Commission provided direction to Staff and the consultants that the two amendments should be combined and brought back at a later date. The combined text amendment proposal public hearing was held with the Commission on July 15, 2024, at which time the Commission voted to recommend approval of the text amendment to the Bellevue Common Council. The Council conducted a properly noticed public hearing on September 9, 2024, at which time the Council voted to continue the matter to the October 28, 2024 meeting.

### Discussion

Thus far, many complicated topics have been brought forth in the discussion regarding the series of proposed amendments. In the process, a proposed development has been caught up in the larger conversation, and elements of the development proposal have been intermingled in the regulations of the broader zone. It is generally not a best practice to entirely amend a district’s zoning code for the specific benefit of a small portion of the zone. Instead, the planned unit development (PUD) entitlement

path is typically a better method to permit development that is deemed by the Council to be beneficial to the community, but may not strictly meet the zoning requirements. This is evidenced by the purpose statement of the Planned Unit Development chapter in Bellevue City Code Section 10-24-1(B):

“The City of Bellevue recognizes that strict adherence to the bulk regulations set forth in traditional zoning ordinances is not always the most effective manner in which to carry out the intent of such ordinances or the goals and objectives of the Bellevue Comprehensive Plan. The planned unit development (PUD) process encourages flexibility and creativity in the development of land in order to improve the design, character, and quality of new development. Specific purposes of the planned unit development process include: promoting flexibility in the type, design, and siting of structures; encouraging more efficient use of land, public streets, utilities, and government services; avoiding or mitigating hazardous areas; preserving open space for the benefit of residents of planned unit developments, as well as the community in general; and, achieving a compatible relationship between the uses in the planned unit developments, surrounding areas and the community in general.”

However, PUD applications are currently limited to development in excess of one (1) acre. This effectively eliminates the use of the PUD ordinance in the B – Business zone as there are not areas of undeveloped land of this size.

Staff’s general recommendation is to separate the proposed entitlement from the more comprehensive discussion on broader text amendments, pursue a smaller text amendment to enable the use of the PUD ordinance to allow greater flexibility in the entitlement of developments in the Business zone. It should be noted that the developer that originally brought forth the text amendment would still be required to submit and receive approval of a PUD, Conditional Use Permit (CUP) and Design Review (DR) application, and moving forward in with the recommended next steps would not in any way be granting approval of the application.

### **Recommendation and Next Steps**

Based on the information provided to date, Staff recommends the following:

1. Conduct the public hearing.
2. Deny the requested code amendment as written.
3. Staff and the development team will work to:
  - a. Amend Chapter 24, Title 10 of Bellevue City Code to enable the use of the Planned Unit Development entitlement process on parcels less than one (1) acre in non-residential zones. The code currently requires a minimum of one (1) acre of contiguous development area. Reducing this area in nonresidential zones would enable more flexibility in acceptable development in non-residential zones, and specifically enable the applicant to move forward with their proposed development through a different entitlement route.
  - b. Amend Chapter 7, Title 10 of Bellevue City Code to permit multifamily/townhome residential units in the B – Business District entitled as part of a mixed use planned unit development.

The final ordinance for this amendment would likely come back to the Council at the December 9, 2024 hearing.

4. Revisit the broader goals of the original text amendment through work sessions and public outreach over the winter, with a final text amendment ready for adoption in early spring. The Council should provide direction to staff on:
  - a. A specific topic to focus on (housing, business district zoning standards, economic development, other). As cities are complex systems, any change in regulation of one focus area is going to have impacts on other aspects of how the City functions, a holistic approach needs to be taken, but it is important to maintain a scope in order to reach a useable product within a short period of time.
  - b. The form of the work sessions (short sessions within regular Council meetings or longer sessions in special meetings, joint sessions with the Planning & Zoning Commission or separate work sessions, guest presenters or Staff alone, etc.).
  - c. Any additional helpful feedback and direction.

### **Enclosures**

1. Application materials and reports included in the September 9, 2024 Bellevue Common Council meeting packet.
2. Minutes from the September 9, 2024 Common Council meeting.

## **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:**

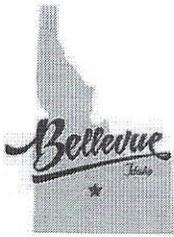
**Motion:** With no further business coming before the Planning and Zoning Commission at this time, Commissioner Grootveld moved to adjourn the meeting at 7:17 p.m. Commissioner Weisen seconded the motion. The motion passed unanimously.

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John Kurtz, Planning Commission Chair

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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: <b>\$600.00</b>		
+ 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.		
<b>The following items MUST be submitted with the application to be considered complete (v):</b>		
<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 <a href="http://maps.co.blaine.id.us">http://maps.co.blaine.id.us</a> 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: <u>11/08/2023</u>
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. It's 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**

<b>PERMITTED</b>				
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)
<b>ACCESSORY</b>				
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	
Public Facilities	Buildings >20,000 square feet but less than 36,000 square feet (See 10.7.5.D-1)	
Gas Stations	Car Washes	Residential Units, Multi-Family (3+ units)
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](mailto: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](mailto:doroschinella@gmail.com)

Bellevue

Public Comment Sent Via Email on 07/09/2024

Jeffrey Bumgardner [jeffbumgardner@gmail.com](mailto: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](mailto: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](mailto: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](mailto:lsnavely369@gmail.com)

83313

**Public Comment Sent via email on 07/08/2024**

**John Haffey**

[john.haffey2@icloud.com](mailto: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](mailto:john.haffey2@icloud.com)

**City of Bellevue**

**Public Comment Sent via email on 07/08/2024**

**Tiona Christensen**

[tionalee@hotmail.com](mailto: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](mailto:tionalee@hotmail.com)

**City of Bellevue**

**Public Comment Sent via email on 07/07/2024**

Sydney Darling

[sdarlyn208@gmail.com](mailto: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](mailto:sdarlyn208@gmail.com)**

**Bellevue**

## Michelle Vest Snarr

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**From:** Suzanne Wrede <beheard@bellevue.works>  
**Sent:** Saturday, September 7, 2024 12:03 PM  
**To:** Michelle Vest Snarr  
**Subject:** I Oppose Zoning Changes on Bellevue Main Street

Dear City Leadership,

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.

There continues to be no information made available to the community that factually establishes the value of this Ordinance to Bellevue's residents nor that can be used to affirm claims that benefits will outweigh costs to current Bellevue residents and their families.

**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,

Suzanne Wrede  
swrede@innercore.net  
Bellevue

## Michelle Vest Snarr

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**From:** Michael Costello <beheard@bellevue.works>  
**Sent:** Saturday, September 7, 2024 2:35 PM  
**To:** Michelle Vest Snarr  
**Subject:** I Oppose Zoning Changes on Bellevue Main Street

Dear City Leadership,

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.

There continues to be no information made available to the community that factually establishes the value of this Ordinance to Bellevue's residents nor that can be used to affirm claims that benefits will outweigh costs to current Bellevue residents and their families.

**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,

Michael Costello  
michacos3@gmail.com  
83313

## Michelle Vest Snarr

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**From:** Jane Alexander <beheard@bellevue.works>  
**Sent:** Sunday, September 8, 2024 10:07 PM  
**To:** Michelle Vest Snarr  
**Subject:** I Oppose Zoning Changes on Bellevue Main Street

Dear City Leadership,

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.

There continues to be no information made available to the community that factually establishes the value of this Ordinance to Bellevue's residents nor that can be used to affirm claims that benefits will outweigh costs to current Bellevue residents and their families.

**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.

**I am deeply concerned that the current re-zoning plans do not prioritize creating a Main Street area that fosters a vibrant community and encourages people to shop and live here. Instead, the focus seems to be on attracting businesses such as gas stations and parking lots, which contribute to an unattractive, industrial landscape. This approach risks reinforcing the negative perception of Bellevue as a less desirable place to live, diminishing its potential to be a welcoming and attractive part of the Valley.**

Thank you,

Jane Alexander  
jane@morganstar.com  
Bellevue

## Michelle Vest Snarr

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**From:** Emily Olson <beheard@bellevue.works>  
**Sent:** Monday, September 9, 2024 6:00 PM  
**To:** Michelle Vest Snarr  
**Subject:** I Oppose Zoning Changes on Bellevue Main Street

Dear City Leadership,

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.

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**Please engage more with the community and be transparent. I have watched good cities turn into dumpster fires within a decade because there was no planning, no transparency and no dialogue. Bellevue citizens are more proud of their town than the town and its leaders are showing. Let's work together to move forward with inevitable growth.**

**Move slow to live fast!**

Thank you,

Emily Olson  
intentionallyemilyo@gmail.com  
Bellevue

## Michelle Vest Snarr

---

**From:** Christopher Alexander <beheard@bellevue.works>  
**Sent:** Monday, September 9, 2024 6:17 PM  
**To:** Michelle Vest Snarr  
**Subject:** I Oppose Zoning Changes on Bellevue Main Street

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Christopher Alexander  
chrisjalex@gmail.com  
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Gary Johnson  
gary@acclaimcompanies.com  
Bellevue

**Public Comment Sent via email on 07/10/2024**

[doroschinella@gmail.com](mailto:doroschinella@gmail.com)

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**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.**

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Doro Schinella  
[doroschinella@gmail.com](mailto:doroschinella@gmail.com)  
Bellevue

**Public Comment Sent via email on 07/07/2024**

Mia Edsall

[nocheaphorses@gmail.com](mailto:nocheaphorses@gmail.com)

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**Public Comment Sent via email on 07/08/2024**

**John Haffey**

**[john.haffey2@icloud.com](mailto:john.haffey2@icloud.com)**

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**YOUR COMMENTS AS ADDED IN THE FORM BELOW WILL APPEAR HERE**

**Thank you,**

**John Haffey**

**[john.haffey2@icloud.com](mailto:john.haffey2@icloud.com)**

**City of Bellevue**

**Public Comment Sent via email on 07/07/2024**

Sydney Darling

[sdarlyn208@gmail.com](mailto:sdarlyn208@gmail.com)

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Thank you,

Sydney Darling

[sdarlyn208@gmail.com](mailto:sdarlyn208@gmail.com)

Bellevue

## Michelle Vest Snarr

---

**From:** Ellen Tidwell <beheard@bellevue.works>  
**Sent:** Monday, September 9, 2024 1:09 PM  
**To:** Michelle Vest Snarr  
**Subject:** I Oppose Zoning Changes on Bellevue Main Street

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**Our beautiful little town needs to grow and develop with an intentional design that creates a community where people want to live and shop and that fits in with our spectacular mountain setting. Look no further than the Snake River Canyon rim in Twin Falls lined with strip malls to see how failing to plan and zone carefully can diminish the beauty and character of our towns for generations to come.**

Thank you,

Ellen Tidwell  
emtidwell@gmail.com  
Bellevue

## Michelle Vest Snarr

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**From:** Claire Morgan <beheard@bellevue.works>  
**Sent:** Monday, September 9, 2024 4:16 PM  
**To:** Michelle Vest Snarr  
**Subject:** I Oppose Zoning Changes on Bellevue Main Street

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**We are at a pivotal tipping point in the growth of our city and we need to ensure that we will attract the residents and businesses that will create a thriving community. We will not do this by hosting lower-income housing and other unattractive development on our historic Main Street. We are already considered a drive-through town; let's not enhance that misconception by making Main Street even less-inspired than it already is. Let's have a little vision and foresight and self-restraint and self-respect and build a Main Street that will make high-end businesses and higher tax-contributors and community-minded families actually choose Bellevue over Hailey and parts north. My family did that because we saw the great potential of this city. We have the best climate and IMO the most beautiful and livable environs in the Valley. Development is inevitable; let's make sure we do it strategically!**

Thank you,

Claire Morgan  
cmorgan@wested.org  
83313



**Board of Directors**

Chair:

Roland Wolfram

Vice Chair:

Karen de Saint Phalle

Treasurer:

Mark Ullman

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Barry Bunshoft

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Scott Boettger

**Executive Director**

Amy Trujillo

September 9, 2024

**PUBLIC COMMENT**

Bellevue City Council

Regular Meeting on Monday September 9, 2024

To the Mayor and Council of the City of Bellevue,

Thank you for your careful deliberation as you consider a variety of perspectives on the proposed Text Amendment to Title 10: Zoning regulations, Chapter 7: Business District, Section 10-7-2: Permitted Uses. The proposed zoning ordinance pertains to land adjacent to the Howard Preserve, as well as to the patterns of development and growth in the south valley. While the Land Trust encourages the City to increase density, include mixed-uses and incentivize developers to build community housing alongside market-rate development in downtown Bellevue— we urge you to **amend** the draft ordinance to increase protections for the natural floodplain adjacent to Howard Preserve.

A significant portion of the Business District west of Main Street is located below the bench and in the Special Flood Hazard Area— as demarcated by FEMA, addressed by Idaho State Statute (Sections 46-1020, 46-1023, and 46-1024) and addressed by the City of Bellevue in Title 12: Flood Damage Prevention Ordinance of the Municipal Code.

Per the Howard Preserve Conservation Easement Agreement, the City of Bellevue and Wood River Land Trust have agreed to protect the natural floodplain ecosystem, provide recreational public access and limit development along the stretch of the Big Wood River between Broadford Road and Walnut Street— including the City-owned parcels, below the bench on Blocks 91-95. While the conservation easement largely prohibits development on Blocks 91-95, the current boundaries of the Business District extend beyond the preserve and encompass parcels in the Special Flood Hazard Area to the north and south of the preserve.

As currently drafted, the proposed ordinance would allow developments *without* a maximum density of units per acre in the Big Wood River’s natural floodplain and abutting the riparian habitats of Howard Preserve. **The Land Trust encourages the City to exempt the Special Flood Hazard Area from any increases in density.**

For ecological reasons—that align with the Conservation Values of Howard Preserve, protect the health of the Big Wood and the Bellevue Comprehensive Plan statements supporting local natural and recreation amenities— the parcels adjacent to Bellevue’s Howard Preserve should not be as developed nor as dense as the parcels on Main Street, in the commercial core.

Thank you for considering our comments in your discussion of the Business District ordinance. The Land Trust appreciates its ongoing relationship with the City of Bellevue, as well as the Friends of Howard Preserve and Wood River Valley Irrigation District #45 with whom we collaboratively steward Howard Preserve. Working together, we are better prepared to balance growth and steward a livable future.

See you on September 21<sup>st</sup> for the Big Wood River Clean Up and Anniversary Picnic at Howard Preserve!

Sincerely,

Cece Osborn  
Community Planning Director



119 E. Bullion Street  
Hailey, Idaho 83333  
Phone: 208.788.3947

WoodRiverLandTrust.org  
Federal ID: 82-0474191



## BLAINE COUNTY HOUSING AUTHORITY

208.788.6102 | [INFO@BCOHA.ORG](mailto:INFO@BCOHA.ORG) | [WWW.BCOHA.ORG](http://WWW.BCOHA.ORG)

111 N 1ST AVE STE 2J, HAILEY, ID 83333 | PO BOX 4045, KETCHUM, ID, 83340

September 9, 2024

Memo

To: Mayor Johnson and Members of the Bellevue City Council

From: Keith Perry, Chair  
Blaine County Housing Authority

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### **Subject: Business District Text Amendment + Community Housing**

On behalf of the Blaine County Housing Authority (BCHA), we write to comment on the amendments to Bellevue's Business District and provide additional information on community housing and Blaine County Housing Authority. First, we again would like to thank the Mayor and Council, as well as the Planning and Zoning Commission for allowing our staff to introduce the BCHA and to speak with you in the spring. We also appreciated the opportunity to speak with the consultants at Great West Engineering about our concerns and recommendations and recognize the inclusion of some of our suggestions regarding standards for Work/Live units.

Regarding the proposed text amendment, BCHA is supportive of allowing multi-family residential and mixed-use development within the Business District, however, we ask the Council to ensure that there are clear standards and incentives for community housing in place so that regulations are predictable for both the public and developers. We are concerned that, as written, the Conditional Use Permit requirement for multifamily residential does not provide enough certainty over the provision of community housing and could be challenged if community housing is conditionally required.

#### ***Market-Rate Development Is Not Affordable to Locals & Increases Need for Community Housing***

According to the Blaine County Assessor's Data Report, in 2023 the Median Sales Price for a residential property in Bellevue was \$689,000, which is not affordable the average Blaine County household (HUD's Median Family Income for Blaine County in 2023 was \$89,000). In 2023, the median advertised rent rate for an unrestricted 2 bedroom in Bellevue was \$2,500 per month. Tenant households would need to make at least \$103,000 annually for this rent to be affordable. Regardless of lot size and unit size, unrestricted, market-rate dwelling units will not be affordable to the vast majority of Blaine County locals. In other words, new, higher-density multi-family units will not be locally affordable even though they are smaller than single-family homes. The only way to guarantee new dwelling units are occupied by, and affordable to, locals and not used as second homes or short-term rentals is through enforceable legal mechanisms – like deed restrictions – that formally restrict the use and occupancy of the property.

Additionally, any new market-rate residential development in Bellevue (and throughout Blaine County) contributes to the valley's overall need for housing that is affordable to locals. The Blaine County Housing Authority, in partnership with Wood River Land Trust, contracted to produce a Land Use and Employee Generation Nexus Study to analyze the impacts of both commercial and residential development on employment generation and associated new housing need. The study, released , and finds that, in Bellevue, for every 100 new market rate residential units constructed,

need is generated for ~10 new housing units affordable to local households. Put another way, 10% of all new housing units constructed in Bellevue would need to be restricted community housing to simply keep pace with the housing need generated by new residential construction. Note that this 10% figure does not account for existing housing need, which is comprised of households that live here and are housing cost burdened and/or in unstable housing situations such as overcrowded, poor conditions, and homelessness. According to the 2022 Blaine County Housing Needs Assessment, in Bellevue the existing housing need is for 313 community units by 2032, which can be achieved through restricting existing units for local use and affordability as well as new construction.

### **Community Housing Recommendations**

We recognize that the Bellevue Planning and Zoning Commission has interest in pursuing additional study to include community housing incentives in the Business District, as well as elsewhere in Bellevue, as a "Phase 2" of this text amendment. We appreciate the commitment to and recognition of the need for community housing and ask that community housing incentives be included with any text amendment in the Business District enabling new residential density. Once uses and density are allowed by zoning, it can be legally challenging to subsequently reduce them, which can limit the City's ability to craft effective community housing incentives. Considering both market-rate residential and community housing incentives comprehensively and in coordination will put the City and the community in the best position to develop the incentives and allowances that work best for Bellevue.

Incentives, like density bonuses, when designed well, are win-win tools for both developers and the community. An incentive is working when a developer chooses to opt-in to it and is willing to provide a community benefit in exchange for additional development allowances. Development incentives that include community housing requirements are the lowest-cost way for local governments to produce new community housing. The developer bears the costs of development, and compliance and enforcement on the resulting units can be fully administered by Blaine County Housing Authority at no cost. Stewarding deed-restricted community homes has long been at the core of Blaine County Housing Authority's work.

We recognize that further study may be preferred to finalize a community housing incentive tool and are supportive of taking more time to work out those details. BCHA is available to provide support and additional information as needed and requested by the City.

Thank you for your consideration of these comments. BCHA staff is available to answer questions or provide support as you continue to consider this item and other land use decisions.

Keith Perry  
Blaine County Housing Authority Board of Commissioners, Chair

## Michelle Vest Snarr

---

**From:** Suzanne Wrede <beheard@bellevue.works>  
**Sent:** Saturday, September 7, 2024 12:03 PM  
**To:** Michelle Vest Snarr  
**Subject:** I Oppose Zoning Changes on Bellevue Main Street

Dear City Leadership,

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Thank you,

Suzanne Wrede  
swrede@innercore.net  
Bellevue

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---

**From:** Michael Costello <beheard@bellevue.works>  
**Sent:** Saturday, September 7, 2024 2:35 PM  
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Thank you,

Michael Costello  
michacos3@gmail.com  
83313

## Michelle Vest Snarr

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**From:** Jane Alexander <beheard@bellevue.works>  
**Sent:** Sunday, September 8, 2024 10:07 PM  
**To:** Michelle Vest Snarr  
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**I am deeply concerned that the current re-zoning plans do not prioritize creating a Main Street area that fosters a vibrant community and encourages people to shop and live here. Instead, the focus seems to be on attracting businesses such as gas stations and parking lots, which contribute to an unattractive, industrial landscape. This approach risks reinforcing the negative perception of Bellevue as a less desirable place to live, diminishing its potential to be a welcoming and attractive part of the Valley.**

Thank you,

Jane Alexander  
jane@morganstar.com  
Bellevue

## Michelle Vest Snarr

---

**From:** Emily Olson <beheard@bellevue.works>  
**Sent:** Monday, September 9, 2024 6:00 PM  
**To:** Michelle Vest Snarr  
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chrisjalex@gmail.com  
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gary@acclaimcompanies.com  
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**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.**

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Bellevue

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[nocheaphorses@gmail.com](mailto:nocheaphorses@gmail.com)

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109 Derby Lane

Bellevue

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**[john.haffey2@icloud.com](mailto:john.haffey2@icloud.com)**

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**Thank you,**

**John Haffey**

**[john.haffey2@icloud.com](mailto:john.haffey2@icloud.com)**

**City of Bellevue**

**Public Comment Sent via email on 07/07/2024**

Sydney Darling

[sdarlyn208@gmail.com](mailto: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](mailto:sdarlyn208@gmail.com)

Bellevue

## Michelle Vest Snarr

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**From:** Ellen Tidwell <beheard@bellevue.works>  
**Sent:** Monday, September 9, 2024 1:09 PM  
**To:** Michelle Vest Snarr  
**Subject:** I Oppose Zoning Changes on Bellevue Main Street

Dear City Leadership,

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.

There continues to be no information made available to the community that factually establishes the value of this Ordinance to Bellevue's residents nor that can be used to affirm claims that benefits will outweigh costs to current Bellevue residents and their families.

**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.

**Our beautiful little town needs to grow and develop with an intentional design that creates a community where people want to live and shop and that fits in with our spectacular mountain setting. Look no further than the Snake River Canyon rim in Twin Falls lined with strip malls to see how failing to plan and zone carefully can diminish the beauty and character of our towns for generations to come.**

Thank you,

Ellen Tidwell  
emtidwell@gmail.com  
Bellevue

## Michelle Vest Snarr

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**From:** Claire Morgan <beheard@bellevue.works>  
**Sent:** Monday, September 9, 2024 4:16 PM  
**To:** Michelle Vest Snarr  
**Subject:** I Oppose Zoning Changes on Bellevue Main Street

Dear City Leadership,

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.

There continues to be no information made available to the community that factually establishes the value of this Ordinance to Bellevue's residents nor that can be used to affirm claims that benefits will outweigh costs to current Bellevue residents and their families.

**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.

**We are at a pivotal tipping point in the growth of our city and we need to ensure that we will attract the residents and businesses that will create a thriving community. We will not do this by hosting lower-income housing and other unattractive development on our historic Main Street. We are already considered a drive-through town; let's not enhance that misconception by making Main Street even less-inspired than it already is. Let's have a little vision and foresight and self-restraint and self-respect and build a Main Street that will make high-end businesses and higher tax-contributors and community-minded families actually choose Bellevue over Hailey and parts north. My family did that because we saw the great potential of this city. We have the best climate and IMO the most beautiful and livable environs in the Valley. Development is inevitable; let's make sure we do it strategically!**

Thank you,

Claire Morgan  
cmorgan@wested.org  
83313



**Board of Directors**

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Roland Wolfram

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Karen de Saint Phalle

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Rebecca Patton

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**Executive Director**

Amy Trujillo



119 E. Bullion Street  
Hailey, Idaho 83333  
Phone: 208.788.3947

WoodRiverLandTrust.org  
Federal ID: 82-0474191

September 9, 2024

**PUBLIC COMMENT**

Bellevue City Council

Regular Meeting on Monday September 9, 2024

To the Mayor and Council of the City of Bellevue,

Thank you for your careful deliberation as you consider a variety of perspectives on the proposed Text Amendment to Title 10: Zoning regulations, Chapter 7: Business District, Section 10-7-2: Permitted Uses. The proposed zoning ordinance pertains to land adjacent to the Howard Preserve, as well as to the patterns of development and growth in the south valley. While the Land Trust encourages the City to increase density, include mixed-uses and incentivize developers to build community housing alongside market-rate development in downtown Bellevue—we urge you to amend the draft ordinance to increase protections for the natural floodplain adjacent to Howard Preserve.

A significant portion of the Business District west of Main Street is located below the bench and in the Special Flood Hazard Area— as demarcated by FEMA, addressed by Idaho State Statute (Sections 46-1020, 46-1023, and 46-1024) and addressed by the City of Bellevue in Title 12: Flood Damage Prevention Ordinance of the Municipal Code.

Per the Howard Preserve Conservation Easement Agreement, the City of Bellevue and Wood River Land Trust have agreed to protect the natural floodplain ecosystem, provide recreational public access and limit development along the stretch of the Big Wood River between Broadford Road and Walnut Street— including the City-owned parcels, below the bench on Blocks 91-95. While the conservation easement largely prohibits development on Blocks 91-95, the current boundaries of the Business District extend beyond the preserve and encompass parcels in the Special Flood Hazard Area to the north and south of the preserve.

As currently drafted, the proposed ordinance would allow developments *without* a maximum density of units per acre in the Big Wood River's natural floodplain and abutting the riparian habitats of Howard Preserve. **The Land Trust encourages the City to exempt the Special Flood Hazard Area from any increases in density.**

For ecological reasons—that align with the Conservation Values of Howard Preserve, protect the health of the Big Wood and the Bellevue Comprehensive Plan statements supporting local natural and recreation amenities—the parcels adjacent to Bellevue's Howard Preserve should not be as developed nor as dense as the parcels on Main Street, in the commercial core.

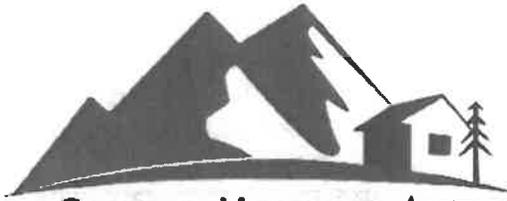
Thank you for considering our comments in your discussion of the Business District ordinance. The Land Trust appreciates its ongoing relationship with the City of Bellevue, as well as the Friends of Howard Preserve and Wood River Valley Irrigation District #45 with whom we collaboratively steward Howard Preserve. Working together, we are better prepared to balance growth and steward a livable future.

See you on September 21<sup>st</sup> for the Big Wood River Clean Up and Anniversary Picnic at Howard Preserve!

Sincerely,

A handwritten signature in black ink, appearing to read "Cece".

Cece Osborn  
Community Planning Director



## BLAINE COUNTY HOUSING AUTHORITY

208.788.6102 | [INFO@BCOHA.ORG](mailto:INFO@BCOHA.ORG) | [WWW.BCOHA.ORG](http://WWW.BCOHA.ORG)

111 N 1ST AVE STE 2J, HAILEY, ID 83333 | PO BOX 4045, KETCHUM, ID, 83340

September 9, 2024

Memo

To: Mayor Johnson and Members of the Bellevue City Council

From: Keith Perry, Chair  
Blaine County Housing Authority

---

### **Subject: Business District Text Amendment + Community Housing**

On behalf of the Blaine County Housing Authority (BCHA), we write to comment on the amendments to Bellevue's Business District and provide additional information on community housing and Blaine County Housing Authority. First, we again would like to thank the Mayor and Council, as well as the Planning and Zoning Commission for allowing our staff to introduce the BCHA and to speak with you in the spring. We also appreciated the opportunity to speak with the consultants at Great West Engineering about our concerns and recommendations and recognize the inclusion of some of our suggestions regarding standards for Work/Live units.

Regarding the proposed text amendment, BCHA is supportive of allowing multi-family residential and mixed-use development within the Business District, however, we ask the Council to ensure that there are clear standards and incentives for community housing in place so that regulations are predictable for both the public and developers. We are concerned that, as written, the Conditional Use Permit requirement for multifamily residential does not provide enough certainty over the provision of community housing and could be challenged if community housing is conditionally required.

#### ***Market-Rate Development Is Not Affordable to Locals & Increases Need for Community Housing***

According to the Blaine County Assessor's Data Report, in 2023 the Median Sales Price for a residential property in Bellevue was \$689,000, which is not affordable the average Blaine County household (HUD's Median Family Income for Blaine County in 2023 was \$89,000). In 2023, the median advertised rent rate for an unrestricted 2 bedroom in Bellevue was \$2,500 per month. Tenant households would need to make at least \$103,000 annually for this rent to be affordable. Regardless of lot size and unit size, unrestricted, market-rate dwelling units will not be affordable to the vast majority of Blaine County locals. In other words, new, higher-density multi-family units will not be locally affordable even though they are smaller than single-family homes. The only way to guarantee new dwelling units are occupied by, and affordable to, locals and not used as second homes or short-term rentals is through enforceable legal mechanisms – like deed restrictions – that formally restrict the use and occupancy of the property.

Additionally, any new market-rate residential development in Bellevue (and throughout Blaine County) contributes to the valley's overall need for housing that is affordable to locals. The Blaine County Housing Authority, in partnership with Wood River Land Trust, contracted to produce a Land Use and Employee Generation Nexus Study to analyze the impacts of both commercial and residential development on employment generation and associated new housing need. The study, released , and finds that, in Bellevue, for every 100 new market rate residential units constructed,

need is generated for ~10 new housing units affordable to local households. Put another way, 10% of all new housing units constructed in Bellevue would need to be restricted community housing to simply keep pace with the housing need generated by new residential construction. Note that this 10% figure does not account for existing housing need, which is comprised of households that live here and are housing cost burdened and/or in unstable housing situations such as overcrowded, poor conditions, and homelessness. According to the 2022 Blaine County Housing Needs Assessment, in Bellevue the existing housing need is for 313 community units by 2032, which can be achieved through restricting existing units for local use and affordability as well as new construction.

### **Community Housing Recommendations**

We recognize that the Bellevue Planning and Zoning Commission has interest in pursuing additional study to include community housing incentives in the Business District, as well as elsewhere in Bellevue, as a “Phase 2” of this text amendment. We appreciate the commitment to and recognition of the need for community housing and ask that community housing incentives be included with any text amendment in the Business District enabling new residential density. Once uses and density are allowed by zoning, it can be legally challenging to subsequently reduce them, which can limit the City’s ability to craft effective community housing incentives. Considering both market-rate residential and community housing incentives comprehensively and in coordination will put the City and the community in the best position to develop the incentives and allowances that work best for Bellevue.

Incentives, like density bonuses, when designed well, are win-win tools for both developers and the community. An incentive is working when a developer chooses to opt-in to it and is willing to provide a community benefit in exchange for additional development allowances. Development incentives that include community housing requirements are the lowest-cost way for local governments to produce new community housing. The developer bears the costs of development, and compliance and enforcement on the resulting units can be fully administered by Blaine County Housing Authority at no cost. Stewarding deed-restricted community homes has long been at the core of Blaine County Housing Authority’s work.

We recognize that further study may be preferred to finalize a community housing incentive tool and are supportive of taking more time to work out those details. BCHA is available to provide support and additional information as needed and requested by the City.

Thank you for your consideration of these comments. BCHA staff is available to answer questions or provide support as you continue to consider this item and other land use decisions.

Keith Perry  
Blaine County Housing Authority Board of Commissioners, Chair

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](http://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/xxxx

Idaho Mountain Express Date:

DRAFT

**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)
<b>ACCESSORY</b>				
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)				
<b>CONDITIONAL</b>				
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 ~~(28,000)~~ (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-eight thousand ~~(28,000)~~ (20,000) 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

<b>ROLL CALL</b>	<b>AYE</b>	<b>NAY</b>
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, 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)
<b>ACCESSORY</b>				
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)				
<b>CONDITIONAL</b>				
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

<b>ROLL CALL</b>	<b>AYE</b>	<b>NAY</b>
Council Member Carreiro	_____	_____
Council Member Giordani	_____	_____
Council Member Leahy	_____	_____
Council Member Mahoney	_____	_____
Council Member Obenauf	_____	_____
Council Member Shay	_____	_____

## Michelle Vest Snarr

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**From:** Claire Morgan <beheard@bellevue.works>  
**Sent:** Monday, September 9, 2024 4:16 PM  
**To:** Michelle Vest Snarr  
**Subject:** I Oppose Zoning Changes on Bellevue Main Street

Dear City Leadership,

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.

There continues to be no information made available to the community that factually establishes the value of this Ordinance to Bellevue's residents nor that can be used to affirm claims that benefits will outweigh costs to current Bellevue residents and their families.

**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.

**We are at a pivotal tipping point in the growth of our city and we need to ensure that we will attract the residents and businesses that will create a thriving community. We will not do this by hosting lower-income housing and other unattractive development on our historic Main Street. We are already considered a drive-through town; let's not enhance that misconception by making Main Street even less-inspired than it already is. Let's have a little vision and foresight and self-restraint and self-respect and build a Main Street that will make high-end businesses and higher tax-contributors and community-minded families actually choose Bellevue over Hailey and parts north. My family did that because we saw the great potential of this city. We have the best climate and IMO the most beautiful and livable environs in the Valley. Development is inevitable; let's make sure we do it strategically!**

Thank you,

Claire Morgan  
cmorgan@wested.org  
83313

CITY OF BELLEVUE, IDAHO  
**ORDINANCE NO. 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.

A summary of the principal provisions of Ordinance No. 2024-03 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](http://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. 2024-03, believes the summary of Ordinance No. No. 2024-03 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:  
Idaho Mountain Express:



The Common Council of the City of Bellevue, Idaho, met in a Regular Meeting on Monday, September 9, 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 – *via Zoom*
- J. Obenaus, Council Member

Roll Call was conducted; all Members were present; Mayor Johnson and Member Mahoney were present *via Zoom*.

**Staff Present:**

- Rick Allington, Legal Representative
- Greg Beaver, Fire Chief
- Kirt Gaston, Marshal
- Amy Phelps, Community Development
- Michelle Snarr, Clerk
- Shelly Shoemaker, Treasurer

Others in Attendance: Greg Dye, Stuart Hurley & Catherine Feistner, Merrick Company, Jolyon Sawrey, Tony Evans, Herbert Romero, Werner Morawitz, Jim Leski, Bart Lassman, Evan Lister, Tammy Davis, Tom Blanchard, Florance Blanchard and others *via Zoom* – Suzanne Wrede, CeCe Osborn, Greg Dye (Merrick), Courtney Long (Great West), Rian Rooney, Doro Schinella and Kristin Fletcher

**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’s website on *September 6, 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:**

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

**3. Public Comment Period**

Technically Approved Draft (approved by DEQ 12.22.2023) Drinking Water Facility Plan

Mayor Johnson explained the city is required by the Department of Environmental Quality (DEQ) to adopt a Drinking Water Facility Plan. The city wants to work with the plan and make sure everyone is happy with the it. The city also needs to work with Mr. Morawitz, Ed-Da-Ho Ranch, to ensure the city has a right-of-way and easement for the waterlines. In addition, the city needs to perform an evaluation on leak detection and make sure

the city can take advantage of the replacing the water main along Highway 75 when the Idaho Transportation Department (ITD) is performing highway repairs in Bellevue.

Mr. Stuart Hurley, Merrick Company, explained in 2021, the Idaho DEQ conducted a sanitary survey of the existing water system and found deficiencies. He explained in 2022, the city entered into a Compliance Agreement Schedule (CAS) with DEQ to correct the deficiencies, and Merrick was hired to prepare a Drinking Water Facility Plan.

A summary of the Sanitary Survey Deficiencies, Water Facility Plan, and recommended projects: Seamans Creek Spring Collection System, Evaluate the existing conditions and water demands; forecast future demands, Assess capability of existing system to meeting regulatory conditions and future demands, Develop and evaluate alternative, Eliminate costs of the improvements, and Develop and recommend an improvement plan.

Mr. Greg Dye, Merrick, presented a [PowerPoint presentation](#) and explained the purpose of the Drinking Water Facility Plan is to determine the problems, find solutions and determine what needs to be resolved. He presented three improvement alternatives:

- ***Alternative 1.*** IDEQ Compliance, which is the minimum the city needs to do to comply with DEQ. It will address deficiencies identified at the Spring's Collection. It includes SS-1 Seamans Creek *New* Spring Collection System, TD-1, Seamans Creek Springs Collection Transmission Reconstruction, TD-2, Highway 75 Watermain Improvements, TD-3, Leak Detection Project, and LE-1, Seamans Creek Springs Land Purchase and Easements.
- ***Alternative 2.*** Critical Infrastructure includes all the alternatives included in Alternative 1 and adds: SS-2, Groundwater Well and Well Facility, SS-3, Generator at Chantrelle Well Facility, SS-4, Generator at Chestnut Street Well Facility, TD-4, High Priority Leak Repair, TD-5, Undersized Main Replacement Project, BP-1, transmission main to Strahorn Booster Pumping Station, and AM-1, Lead Service Line Inventory.
- ***Alternative 3.*** Includes each of the project components in Alternative 1 and 2 and includes: TD-6: Forbis Lane Melrose Street, TD-7, Valve and Hydrants, TD-8, Service Meters and Connections, CC-1: Communication and Control Equipment Improvements, and AM-2, Asset Management Plan.

Merrick's recommendation is ***Alternative 1.*** It meets the requirements of DEQ and fixes all the city's deficiencies. The city has been able to address some of the smaller items. He said the city will achieve the compliance agreement milestone and each deficiencies will be addressed under Alternative 1. It is a 9.6-million-dollar cost as of today. The city was awarded a funding package for a 3.3-million-dollar grant and a 3.6-million-dollar loan approved by the electors of Bellevue. They have been in conversation with Congressman Mike Simpson and there is a possibility of obtaining an additional 4-million dollars in funding.

#### a. Public Comment Period

Mayor Johnson opened the public comment period for the City of Bellevue's Technically Approved Draft Drinking Water Facility Plan at 5:51 p.m.

#### Mr. Werner Morawitz, 198 Muldoon Road, Ee-Da-Ho Ranch

Mr. Werner Morawitz, Ee-Da-Ho Ranch, presented his [public comment](#) regarding concerns he has with the project, which are the unilateral decision-making process and the potential impact of the city's water infrastructure changes on the Ee-Da-Ho Ranch, the importance of preserving the above-ground natural aesthetics and environmental health of the ranch, minimizing sensory impact, and having accurate data and unrestricted access to flow meter data from the city collection system. He expressed dissatisfaction with the slow progress on his concerns and access to accurate data and moving the water collection points.

Mayor Johnson explained the city is not at a point that everything that is going on involves the ranch. He said he wants to keep as much as possible off the ranch, and Mr. Morawitz to be satisfied with the outcome. He said there are items with DEQ and their policies they are working through, and he has to pass certain steps before he can sit

down and have a discussion with him. He wants to work with him and the engineers, and he does not want to hinder Mr. Morawitz. They need to move forward with the required steps and make a recommendation on an improvement alternative, which will inform DEQ of what the city wants to do. Then he can sit down with him and have the discussion(s).

Suzzane Wrede 24 Muldoon Road

Ms. Wrede said what she is hearing is the improvement alternative hasn't been selected. Mayor Johnson indicated the city chose the project for 9.6-million dollars and that is what the people of Bellevue funded. Ms. Wrede inquired why the other alternatives/funding options were being presented. Mayor Johnson said Merrick provided the other options for the city. He worked with Merrick; in turn, Merrick worked with DEQ. The council chose to do the minimum to come into compliance with DEQ. He has to make sure the city can do the best project it can with the funding the city has.

Mayor Johnson pointed out from the beginning, the council said they would utilize the 9.6-million dollars to get the spring system redone so the city has a long lasting, sustainable water source. In addition, a collection system and improvements on water loss, pressure zones, and getting the city back into compliance with DEQ. When ITD is working on Highway 75, the city will be able to save money by doing upgrades to mainlines and coming into compliance with DEQ.

Tammy Davis - 300 S 5<sup>th</sup> Street

Ms. Davis asked if the Drinking Water Facility Plan had to be approved tonight as far as timing goes and is the leak detection just from Seamans Creek to the water tank or is it citywide? Have any of the repairs been completed so the city can merge off those repairs?

Mayor Johnson said he wasn't aware of a deadline, but the city needs to move forward. The city has been negligent with the water system in the past. The plan is for the entire the city. This is something the council is working with from past mayors and past operators. If the city can identify problems and work with different entities, the city can try to fix what hasn't been fixed for the past 20 to 25 years. He wants to improve Bellevue's water deliverables and move into a metered system, so people are paying for what they use. Mr. Dye added they will be incorporating the previous repairs and/or plans.

Bart Lassman – 111 Tendoy Street

Mr. Lassman inquired why fire protection was being diverted for dust control for a development and how much the city was charging for the water. He said hose bridges are on Kirtley Street and go up to a cistern and are constantly being filled, which is causing cars to bottom out. Mayor Johnson said if dust control was or wasn't required, they city would receive complaints either way. The project was approved, and he wasn't involved with that decision. He apologized for the incline of the speed bump; it is more than anticipated. The goal was to reduce the amount of truck traffic and mud slicks, and he will fix the road and make it more manageable.

President Giordani suggested moving the discussion to Item 5, Public Comment, not on the agenda, because it wasn't related to the Draft Drinking Water Facility Plan.

Jolyon Sawrey. Vital Link Architecture 621 South Main Street, Unit C, Bellevue

Mr. Jolyon Sawrey said he has a landowner, and he wants to work with the city. He pointed out the landowner thinks the process is backwards. However, comparing it to a new home in the city, the first for the property owner is they need money and after the money is obtained, they will go back to the contractor/architect. The landowner is the keeper of the land, but how does the landowner keep the contractor informed and have everyone work together? He indicated the answer was teamwork and to move forward with the meeting and verbally communicate.

With no other public comment forthcoming, Mayor Johnson closed the public hearing at 6:30 pm.

b. Discussion and Recommendation on the Proposed Improvement Alternative Drinking Water Facility Plan  
President Giordani said the proposed improvement alternative process felt backwards to her for the council to approve an alternative plan of “the plan,” which was already communicated to the community that it would be utilized. She was a bit confused regarding the order of operation for the procedure and trying to understand DEQ’s compliance schedule and timeline. She was under the assumption this was the plan they already selected, but it sounds like there was no technical selection until tonight and communicated to the constituents from the beginning. Was the council only reviewing the other alternatives to keep the community informed? She asked Merrick to explain more about the procedure of how the city ended up in this order, and why it felt backwards to everyone.

Mr. Dye stated procedurally, the Drinking Water Facility Plan was completed in “draft technical form,” and this needs to be aligned to the funding. There are funding deadlines and milestones that are set, and if they didn’t apply for funding by January 11<sup>th</sup>, the city would have to apply for it a year later. They are trying to finish the facility plan, getting aligned with planning for funding and make sure milestones don’t get missed; in addition to, the bond.

He expressed that is a big deadline and twice a year that has to be met in coordination with the county, and this is not a unique situation. There's a recommendation from the engineering team, and it has been carried forward. In addition to the public meeting, there is the recommendation. The funding and all other milestones have fallen in line, and now the city needs to make a decision. It’s a council decision on the actual selected alternative, and it is a DEQ requirement to be on public record.

President Giordani asked if there were any follow up questions regarding what the city was committing to. She inquired if additional funding became available, would the city able to adjust its alternative from alternative 1 to alternative 2 or 3 once the council committed to this draft alternative? Mr. Dye said the city could; however, the city would need to make an amendment.

Mayor Johnson questioned if Mr. Morawitz felt he had been heard and the council is attempting to address his concerns. Mr. Jim Laski, legal representative, thought they were heard; however, he believes Mr. Morawitz has been hurt with respect to his concerns. He didn’t think anybody knew what the process was going forward. They don't know if there will be an environmental assessment or a year of environmental assessments. Furthermore, while they are waiting, they are waiting to see if there's some sort of historically significant buildout.

President Giordani echoed Mayor Johnson’s statements that for the duration of this time, the city has been communicating to the community the 9.6-million-dollar project as a council with an understanding that it was a procedural meeting to simply accept a document that has been communicated. In addition, knowing if for any reason, if funding changes or they want to make an amendment, it is possible.

She inquired if there were any large concerns from the council. If not, she would like to move the discussion forward with approving the plan to ensure they move forward on a timeline for the funding while making a commitment to continue to work with the landowner, Mr. Morawitz.

President Giordani asked that the city be more transparent with their timelines and communications to the landowner and the community. She thought the city could do a better job of making documents and packages more readily available and thinks there could be more communication about where they are in the process. She thought it was a valid statement, and it would be appreciated by the community and council.

**Motion:** President Giordani moved to accept the recommended alternative plan present tonight (Alternative Number 1). Council Member Mahoney 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 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

Mayor Johnson indicated he would like to have public comment and hear the council's position on the text amendment. His preference was to postpone the agenda item to a date certain of October 28, 2024, until the new Community Development Director is onboard to review the text amendment and see what he would like to do and thinks is best for the city.

Mayor Johnson opened the public hearing at 6:43 p.m.

**Submitted Public Comments submitted via email**

Evan Lister – 111 Tendoy Street,

Ms. Lister thought the text amendment was good idea but not now. She said she attended the comp plan committee meeting, and they designated Main Street as the business district. It is not for housing; it takes away from the businesses. She pointed out there is a lot of land to the north of the city, and it would be great for cluster or high-density development. She expressed concern with only one parking space per unit, short-term parking and short-term rentals. She acknowledged the city needs housing, but she didn't want Bellevue to end up with Ketchum problems.

Jolyon Sawrey, 30 Wyatt Drive, Rural County

Mr. Sawrey informed the council he has lived in the valley for 27 years. He lived in Philadelphia and Hailey and considers those to be similar to the towns in the valley where people live. He noted he was going to put a comparison to that and what he was speaking about.

He said he read the ordinance and was proud of the city getting it on the table the first night. He is for the ordinance and does not have any issues with it. His hope is it is adopted sooner than later. He pointed out the font size of the ordinance is small. He thought Great West brought some additional insight. He added he agrees with the short-term rental; if a person/company waits for that person, it will only make it better. If it does get deferred to another meeting he would recommend more public hearings.

Tom Blanchard – 33 Lower Broadford Road

Mr. Blanchard said he supported the effort to change the zoning in the Business District, and he agreed with Member Shay's comment in regard to the geography and it is unique in the floodplain area. He stated that most of the properties below the bench are in the Howard Preserve or the city shop; and there are three remaining parcels. Mayor Johnson explained that moving forward with the text amendment, everything in the floodplain or the preserve wouldn't be included; the only property included would only come off the highway. Mr. Blanchard said he understood; however, on the *draft* floodplain plan, these properties are in the floodplain. Mayor Johnson explained the city is not going to do anything in the riparian area either. The properties will remain at their current zoning.

Mr. Blanchard discussed Broadford Road, and it is the worst traffic intersection in Bellevue. It is difficult to get out, and it is not going to getting better. He thought the developers should help pay for street adjustments because they are the beneficiaries. Mayor Johnson said the traffic congestion is from the north, mid-valley; from everyone coming from south of Bellevue to go north.

Tammy Davis, 300 S 5<sup>th</sup> Street

Ms. Davis informed the council she owns one piece of property on Main Street. She believes it brings a service to the community. She believes in mixed use; however, she has a great concern with the with the parking. Her

neighbor, who owns half the lot, owns four vehicles, and other various vehicles parked on the side of the building. She has reservations of a large development on Main Street without any parking.

Tony Evans, Idaho Mountain Express

Mr. Evans said he would like to make certain the draft of the proposed text amendment is the same draft that was approved by the Planning & Zoning Commission (Commission) and wanted to know what had changed since the Commission's recommendations to tonight's text amendment. Mayor Johnson stated this is the Commission's recommendation. The council is reviewing some of their recommendations, and it may go back to the Commission.

Mayor Johnson said at this time, he would like the council to continue the discussion until the city's new Community Development Director was onboard. With no further public comment forthcoming, Mayor Johnson closed the public hearing at 6:54 pm.

Member Obenauf agreed with the Mayor Johnson's decision to defer the text amendment until a later date. She said she was advocating for the community's interest. Based on her experience in development, construction management, and property management, when there's no type of deed restrictions on housing, the city won't have the ability to control it. The market rate units will not be controlled. If the cost of construction goes up, the units will continue to go up in price. As for work/live units, those were originally created to be in the Industrial District in the city because they become prime targets. In her experience, the work/live units are not going to be a commercial unit because the bonus received is the tenant improvements. She didn't think work/live units would solve the issue. She understands the concern about the downtown core; however, the further the city has development go out and then tries to come back into the core, the city would lose money on the infrastructure.

Mayor Johnson said the council had this discussion, and they said they would do a downtown overlay and then housing. He added that everyone thinks of something, and when the council tried to cover everything at once, there were too many disagreements. He said the next step would be affordable housing. The city already spent \$30,000 on this overlay district, and he was tired of spending money on items that are not beneficial to the city.

President Giordani acknowledged the city spent \$30,000 on a study; however, the city also spent additional money on contract planning work. Now, they are heading in a direction they weren't even starting at after the study. This study was for two Additional Dwelling Units per business unit in the business district overlay. Now, they are discussing work/live units with five storage areas and one parking space, which is going down a different path.

She understood the argument the city spent money, but they need to do something with it. They spent more money, and now they are down another path. She understood the discussion of not considering affordable housing at this time; however, they are talking about with work/live units, restrictions around work/live and entering work force housing at the same time. The council separated the items; however, they are comingling them again.

President Giordani expressed she thought it was important to take time with the new Community Development Director to make sure what is being proposed is the direction the city wants to go from the standpoint of someone who is going to live in the community. She appreciated the contract work that was completed, but a lot of the language doesn't feel appropriate for the city of Bellevue. She looked forward to diving deeper on a council level, but she didn't know about the argument regarding the money expenditure. She didn't know if it set well with her anymore because they weren't remotely where they started.

Member Shay pointed out that what is being proposed, makes gas stations a conditional use. If they looked at the standards for a conditional use, it would be difficult for a gas station to meet those standards. If the council were to make a gas station a conditional use, the proposed Maverik Station would already become a non-conforming use. The text amendment would require the Commission to be the sole approving authority on a gas station. The amendment references several different places under Design Review Guidelines, Design Review Standards of

Evaluation, and the city's Current Design Review Standards don't address any of the things that are being proposed in this ordinance. The Design Review Guidelines would need to be revamped as well. She didn't see speeding through the ordinance anytime soon, but she understood the need. She said she was responsible for bringing the item forward years ago; however, it was never her intent to make it what it is right now.

**Motion:** President Giordani moved to move the discussion for the 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 to a date certain of October 28, 2024. Council Member Carrerio seconded the motion. Members voting aye: Members Shay, Obenauf, Mahoney, Leahy, Carreiro and Giordani. Members voting nay: None. The motion passed unanimously.

**Public Comment** (FOR ITEMS OF CONCERN NOT ON THE AGENDA)

Mayor Johnson opened the meeting for the public comment for concerns on the agenda at 7:03 p.m.

Member Mahoney thanks everyone that helped with the Labor Day Celebration; it was wonderful. Mayor Johnson thanked Stefany Mahoney and her crew for making everything happen for the celebration.

*Bart Lassman – 111 Tendoy Street*

Mr. Lassman addressed the water rationing program for the city, and he believed the majority of the residents complied with it. Marshal Gaston does a good job of reminding people, and he receives a reminder notice each year. This is why he brought up the fire protection water, and it being used for other projects. If this was a revenue stream, he would like to hear about it.

Mr. Lassman said the city has been in situations when the water tank has almost been drained for fire protection and water supply. Bellevue has a great system and does a great job testing hydrants. His concern is if they set this precedent of using city water every time a development comes into the city for dust control. There are polymers and many binding agents, such as, calcium chloride and other chemicals that are not harmful to the environment or ground water. Mayor Johnson indicated the bulk water rate is being paid. His intent was to mitigate the traffic in the area and not have mud slicks on the roads; however, but it would be one thing or another, either way, if the water is utilized or there is too much dust.

President Giordani stated that no one on the council knew about the concern until they started hearing about it from their constituents. She didn't think the community's concern was the inconvenience; the concern is the use of the city's precious water source, especially just coming off a bond election. It feels a little tone deaf to communicate it as an inconvenience; it feels like a threat on a resource that takes a lot of care to preserve. She thought it was an important conversation to understand regarding the charge and meter charges, how much is being used, the duration of the permit and is it a monetization opportunity for the city? As a community member, she had the same public comment.

President Giordani respected that Mayor Johnson has to make decisions that are good for everyone to feel like you are wrong if you do or wrong if you don't. She thought the council/community needed more information regarding how much water was being utilized, what they are being charged, and how it is affecting the city's water supply, especially in the Chantrelle area. She doubted the fee had been increased to an appropriate level for what it is charging and what is being utilized.

Mayor Johnson they he made solid plans, the city is charging the appropriate amount, which is a monthly bulk rate; in addition, the city charges more than the city of Hailey. As they move forward, he is trying to get everyone online, so everyone is charged a metered rate for what they utilize. The developer put in a backflow device so the city's water wouldn't get contaminated. It was determined the method would work the way it is, and the water

would be moved through a couple of hoses. To him, it made sense to have a backflow device and not have the complaints about the dust. He indicated the bump was fixed so people could drive over the hoses.

Marshal Gaston added he was aware of the city's bulk water permit, and the city has had a few different contractors pay for the permit. The bulk rate water rate is a base rate of \$150 per month, and to his knowledge unless he was mistaken, the city doesn't have another authorized fee. They have to charge what the city has approved and this is one of the things that staff brought up at one point; the city's fee structure.

Kristin Fletcher, 200 North 4<sup>th</sup> Street

Ms. Fletcher said she didn't know what work had been done to help reduce the dust from the new auto sales development, but there has been some improvements. Ms. Fletcher commented on Mayor Johnson's comments regarding ATVs/E-bikes during the August 26, 2024 meeting regarding kids riding on sidewalks and going 30 mph without helmets, and how he stepped up and brought it to the public's conversation. She thought he was right on target. She sees it all the time and believes there is a difference in people's behavior since the article came out in the Idaho Mountain Express.

Greg Beaver, Fire Chief

Chief Beaver addressed the comment made by Mr. Lassman about the water levels of the tank. He said he gets notified when the tank level is low and hasn't been notified for some time. The city does not have that problem. He goes various places in the city when there are large users. Chief Beaver noted the city does have a problem with people stealing the city's water, he finds people all the time. They have locked some of the hydrants, and all it does is hinder the fire department.

With no further public comment forthcoming, Mayor Johnson closed the public comment period for items not on the agenda at 7:17 p.m.

**5. Park Fees:**

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

Member Obenauf provided an update in regard to the fees and Senator Ron Taylor. She explained that Senator Taylor offered to pay the fee for the Hispanic Heritage Celebration. She questioned who he should make the payment to if it should be made. It was recommended that he donate it to Tammy Davis. It would be a donation to the non-profit organization, and the city is not involved.

Mr. Herbert Romero thanks the city for the opportunity, and they are happy to pay the fees. He expressed appreciation for the donation from Senator Taylor. He explained they were transitioning from the City Library to the Memorial Park and thinks the park will be a great fit. He asked if they could have vendors at the celebration to sell foods and open it up to the community? He said he was looking forward to the direction they could move with the celebration in Bellevue.

It was inquired if Mr. Romero thought the celebration would be within 75-100 people. He indicated it would. Ms. Davis said she and Mr. Romero have been working together since 2020. He is a part of her team; it's neighbors helping neighbors and building the community's cultural bridges.

**Determination:** No motion was made to reduce/waive the park fees for Mr. Romero and Tammy Davis. Senator Ron Taylor would be donating the park fee to Mr. Herbert Romero and Tammy Davis.

**b. Request to Waive the Park Fees at Howard Preserve, for the Haunted Forest, requested by Tammy Davis [501(c)(3)] Audio (beginning at 1:57:00)**

Ms. Tammy Davis informed the council they would like to do the resurrection of the Haunted Forest. It would also be a fundraiser. The people with the Liberty Theater would like to help as well. She explained she received the park application from city hall and she left two messages for the canal company. She stated she was grateful to

the city for the fee waiver if they choose to approve it, but she was happy to pay it. Mayor Johnson indicated Ms. Davis paid for the park application and the extra porta potties on August 29, 2024. He appreciates what she is doing. The council will need to discuss the Howard Preserve Reservation Event Permit as well. It was noted that city staff was not aware of the Howard Preserve permit until a few days prior even though the permit has been on record since 2019.

Friends of Howard Preserve expressed concerns regarding traffic control, a parking plan, and other requirements for an Event Permit. Mayor Johnson indicated the current discussion was the fee waiver request of \$1,156.46. There would be another discussion for the Howard Preserve Reservation Event Permit.

Member Obenauf commented it is an amazing event. It is what everyone talks about in their community. She inquired how the council could budget funds to promote people to do events in Bellevue. She suggested moving forward, they should consider how they would plan for future events and have the ability to connect with the community.

Member Carrerio appreciates the event and is excited to support it in the future. However, he didn't think the city was in the position to let the fee be waived at this time. The city didn't have the budget to waive the fee and taking on additional cost is not feasible.

**Motion:** Council Member Obenauf moved to deny the park fee request for the Howard Preserve, Haunted Forest, requested by Tammy Davis. Council Member Leahy seconded the motion. Council Members voting aye: Members Giordani, Carreiro, Shay, Leahy and Obenauf. Members voting nay: Member Mahoney. The motion passed five votes in favor of the motion and one opposed.

Ms. Blanchard expressed that Mayor Johnson previously said she could speak to the council regarding the matter. Ms. Blanchard's comments were given prior to new business.

**6. Consent Agenda:**

- a. Approval of Minutes: July 8, 2024, July 22, 2024, August 12, 2024, and August 26, 2024, Common Council Regular Meeting minutes
- b. Approval of Claims: August 27, 2024, thru September 9, 2024

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

**Comments prior to New Business – Friends of Howard Preserve, Florance Blanchard:**

Public comment was open at 7:40 pm specific to the request for the Haunted Forest located at the Howard Preserve.

*Florance Blanchard, Friends of Howard Preserve*

Ms. Blanchard said she has been on the Howard Preserve Board for almost 20 years. When the city clerk forward her the application, it was not complete. She clarified her comments made to Ms. Davis and said she was trying to be diplomatic. She would rather not have the money than have people tramping through the Howard Preserve. She indicated she wanted to stay focused on the Howard Preserve mission and inquired if this event would stay focused on the mission. She felt that the funds should go to the maintenance of the Howard Preserve, which historically has been the case. She stated she has a list of comments and would turn the comments in to the clerk.

Mayor Johnson requested that Ms. Blanchard share her concerns and provide a list of what she and the Wood River Land Trust (WRLT) want Ms. Davis to do so she could put a plan together for the council to be re-visit in two weeks, September 23, 2024. Ms. Blanchard said it sounded good to her. Ms. Blanchard informed the council she expressed concern to Chief Beaver about the event, and he told her the Howard Preserve was a high fire,

danger area. Discussion followed regarding open fires, candles, smoking and lit pumpkins. Ms. Davis said none of those items were allowed in the past.

Mayor Johnson said he wanted Ms. Davis to have enough opportunity to present the proposed event to the WRLT and the Friends of Howards Preserve, have the ability to mitigate concerns, and Ms. Davis be able to provide a plan or have the event relocate. Mayor Johnson added his intent is to keep the Haunted Forest a Bellevue event. He asked Ms. Blanchard to provide her with a list, and he would work with Ms. Davis.

Ms. Davis stated she expected to turn in a plan; however, she was not requested to turn it in with the application. Mayor Johnson said none of the current council has been through this process, and he wants to make sure they are working with Ms. Davis and the Friends of Howard Preserve.

Ms. Claire Casey, Irrigation District 45 Board,

Ms. Casey expressed concerned regarding safety issues, such as, downed trees, protection of the canals, and concerns around the ditches. Mayor Johnson said the event happened for several years prior to COVID, irrigation season was ending and the canals would be closed next week. Ms. Casey indicated she was concerned about big wood, she doesn't want a fire to happen in the preserve, and the headgate and depth of the canals at the locations.

Kristin Fletcher, Friends of the Howard Preserve

Ms. Fletched stated that the part that needed to be address first, is the application process. The application that was given to Ms. Davis was with good intent; however, the park event permit is a separate application process. Her understating is the Howard Preserve Park Reservation Permit is the more appropriate application to have been submitted. She went on to say that recognizing what a special place Howard Preserve is and raised the question that they, as partners, question if this is in the best of the preserve. She stated the Howard Preserve Board is short of funds, and city funds should be dedicated to the Howard Preserve. Furthermore, a portion of fees should be paid to the Howard Preserve as well. Ms. Fletcher commented there needs to be a checklist and a list of "these are the questions we need answered." She noted those things should have happened before the application came to the council, and the application and process was completed backwards. She was not even sure the council should have anything to do with the approval of the application.

Mayor Johnson reminded Ms. Fletcher the Howard Preserve is a city park. Per the Howard Preserve Management Plan, the council approves or disapproves any application. They are a new council, staff is new, and what was adopted in 2019 was unknown to staff. The city clerk went through her due diligence. The council is trying to be a good partner and steward. He added that he designated additional funds to Parks for the Howard Preserve to accommodate each request.

With no further public comment forthcoming, Mayor Johnson closed public comment regarding the Haunted Forest and Howard Preserve at 7:59.

**7. 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

Mayor Johnson indicated he understands the need for Mountain Rides in the city of Bellevue and it supports the need of a lot of the city's population.

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

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

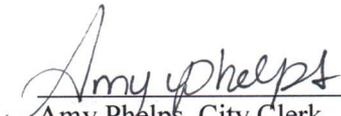
Mayor Johnson explained the previous mayor and administrator put the item out to bid for a snowplow agreement for contract operators who would use the city's equipment. Mayor Johnson said the city has a good working relationship with Mr. Pappas and his crew; however, Lunceford Excavation will utilize their equipment. Exhibit 1B is Compensation, and the "hourly" rate includes Lunceford's *equipment* and *labor*. Mayor Johnson said Lunceford has been excellent to work with for the city's water and wastewater. He added the council may have to revisit the agreement in February 2025, to possibly extend the agreement. It was confirmed the agreement with Lunceford would not include the use of any city equipment. Mayor Johnson indicated that was correct. *Section 4: Use of City Equipment* was removed.

Discussion followed regarding *Exhibit 1B, Compensation*. It was clarified that the "hourly rate" for the different pieces of equipment included the contractor's labor cost. The only actual "hourly rate" is LABOR | Snow Removal – Shovel at \$70.00/hour.

**Motion:** President Giordani moved to adopt 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 amended, removing Section 4: Use of City Equipment*. Council Member Carrerio seconded the motion. Council Members voting aye: Members Shay, Obenauf, Mahoney, Leahy, Carreiro and Giordani. Members voting nay: None. The motion passed unanimously.

**8. Adjournment:**

With no further business coming before the Common Council at this time, Member Carrerio moved to adjourn the meeting. Member Mahoney seconded the motion. The meeting adjourned at 8:09 p.m. seconded the motion. The motion passed unanimously.

  
\_\_\_\_\_  
Amy Phelps, City Clerk

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



## City of Bellevue

City of Bellevue  
Regular Common Council Meeting  
October 28, 2024

**Agenda Item 7:** Building Services Agreement

**Action Item:** Brian Parker, Community Development Director

**Note:**

*Suggested Motion:* Move that we adopt Resolution 24<sup>94</sup> authorizing the Mayor to enter into on behalf of the City of Bellevue, 'Plan Review and Inspection Services Agreement' with the Idaho Division of Occupational and Professional Licenses, and authorize the Mayor to sign all necessary documents.

Attachment(s):

Memo  
Resolution 24<sup>94</sup> with Attachment  
Building Services Agreement FAQ from DOPL



## Memorandum

**To:** Bellevue Common Council

**From:** Brian Parker, Community Development Director

**Re:** Building Official Services Contract

**Date:** October 28, 2024

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### Background

The City of Bellevue issues building permits, conducts inspections, and other duties identified in Title 9 of Bellevue City Code. These tasks have traditionally been contracted to the Idaho Division of Occupational and Professional Licenses (DOPL). The current DOPL contract is set to expire on November 1<sup>st</sup> if not renewed. At the October 15, 2024 Council meeting, SAFEbuilt presented an alternative proposal.

### Recommendation and Next Steps

As discussed during the October 15, 2024 meeting, further research needs to be completed regarding the cost and services provided by the potential Building Official Services providers. However, the current contract with DOPL will expire on November 1, 2024 if not renewed, at which point the City of Bellevue will not be able to conduct building permitting or inspections. As such, the recommendation at this time is to enter into the attached contract with DOPL and study the matter further.

### Suggested Motion:

“I move that we adopt Resolution 24\_\_ authorizing the Mayor to enter into on behalf of the City of Bellevue, ‘Plan Review and Inspection Services Agreement’ with the Idaho Division of Occupational and Professional Licenses, and authorize the Mayor to sign all necessary documents.”

### Enclosures

1. Resolution 24\_\_
2. Plan Review and Inspection Services Agreement
3. Building Professional Services Agreement FAQ

**CITY OF BELLEVUE, IDAHO**  
**RESOLUTION NO. 24.94**

**A RESOLUTION OF THE CITY OF BELLEVUE, IDAHO, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR PLAN REVIEW AND INSPECTION 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 is authorized to enter into contracts for the performance of general municipal governance and services; and

**WHEREAS**, the City’s Community Development Department is tasked with conducting building plan review, permitting, inspections, and ensuring general compliance with the International Building Codes as adopted by the City of Bellevue and State of Idaho; and

**WHEREAS**, the City’s Community Development Department does not currently have a qualified Building Official on staff; and

**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 building plan review, permitting, and inspection services, the City desires to enter into the Agreement with the Idaho Division of Occupational and Professional Licensure for Building Plan Review and Inspection services.

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

- Section 1.** The Building Plan Review and Inspection Services Agreement, in substantially the form presented at the October 28, 2024, regular Council meeting attached hereto as **Exhibit “A.”**
- Section 2.** The Agreement is adopted as a binding obligation of the City subject to the fee structure and terms included therein.
- Section 3.** The Mayor is authorized to execute the Building Plan Review and Inspection Services Agreement.

**PASSED** by the Bellevue Common Council and signed by the Mayor this 28<sup>th</sup> day of OCTOBER, 2024.

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

**ATTEST:**

\_\_\_\_\_  
Amy Phelps, City Clerk

<b>ROLL CALL</b>	<b>AYE</b>	<b>NAY</b>
Council Member Carreiro	_____	_____
Council Member Giordani	_____	_____
Council Member Leahy	_____	_____
Council Member Mahoney	_____	_____
Council Member Obenauf	_____	_____
Council Member Shay	_____	_____



State of Idaho  
Division of Occupational and Professional Licenses

**EXHIBIT A**

**BRAD LITTLE**  
Governor  
**RUSSELL BARRON**  
Administrator

11341 W Chinden Blvd.  
P.O. Box 83720  
Boise, ID 83720-0063  
(208) 334-3233  
dopl.idaho.gov

**PLAN REVIEW AND INSPECTION SERVICES AGREEMENT**

This Agreement is entered by and between the Idaho Division of Occupational and Professional Licenses (Division) and the City/County of [REDACTED] (City/County) for the performance of plan review and inspection services as set forth herein.

1. **AUTHORITY.** The Division has statutory authority over the enforcement and administration of building codes in the State of Idaho and has statutory authority to enter contracts with a local jurisdiction for the purpose of performing permitting, plan review, and inspection services pursuant to Idaho Code §§ 67-2604(1)(h) and (3), 39-4107(4), 39-9701, 54-1001C, 54-2607(1)(d), and 54-5006(3).

The City/County is authorized by Idaho Code §§ 39-4116, 54-1001B, 54-2601(2)-(3), 54-2620, 54-5001, 54-5016(4), to adopt and enforce building codes within its City/County limits and is authorized by Idaho Code § 50-301 to enter into contracts for the purpose of implementing and enforcing its building code ordinances.

Idaho Code §§ 67-2326 – 67-2333 authorize the Parties to contract and “cooperate to their mutual advantage and thereby provide services and facilities and perform functions in a manner that will best accord with geographic, economic, population, and other factors influencing the needs and development of the respective entities.”

2. **TERM OF AGREEMENT.** The Agreement is effective on the date of last signature and has an initial term which expires on June 30, 2025, unless terminated. This Agreement will continue for additional one (1) year terms which coincide with the State’s fiscal year (July 1 – June 30) through an automatic renewal with the same terms and conditions set forth herein.

3. **DIVISION SCOPE OF WORK.**

a. The Division will conduct plan reviews and conduct building code, electrical, plumbing, and mechanical (HVAC) inspections at buildings, structures, residences, and installations as requested and identified by the City/County, and over which the City/County has exclusive jurisdiction. If the City/County has not adopted its own building codes, all inspections and plan reviews will be conducted in substantial accord with the codes adopted in Idaho Code §§ 39-4109, 39-4116, 39-9701, 54-1001, 54-2601, and 54-5001, with any amendments adopted by the Division boards in Idaho Administrative Rule Chapters [24.39.10](#), [24.39.20](#), [24.39.30](#), and [24.39.70](#). If the City/County has adopted its own building codes, then all inspections and plan reviews will be conducted in substantial accord with the codes adopted in Idaho Code §§ 39-4109, 39-4116, 39-9701, 54-1001, 54-2601, and 54-5001, with any amendments adopted in City/County

code or ordinance. The Division will not apply any City/County code or ordinance which conflicts with statute in its plan reviews or inspections.

b. When performing its services, the Division will verify that the appropriate permit was obtained; review whether an inspection was requested by the permit holder; perform any requested inspections; determine whether any building construction was performed in conformity with the relevant adopted codes; identify any violations or non-complying installations; provide notice(s) to the permit holder and City/County of any violations or non-complying installations, such notices will sufficiently identify corrections that are necessary to comply with relevant adopted codes; reinspect once notified the corrected work is ready for inspection; and verify that the City/County has approved the issuance of a certificate of occupancy prior to delivery of the same. Neither the Division nor its employees are authorized or required to undertake any enforcement activity not specifically set forth herein, including, but not limited to, disconnecting defective or non-complying installations, ensuring that non-complying installations are remedied, or prosecuting violators for non-compliance with the relevant adopted codes.

c. For plan review purposes the Division will provide the relevant City/County departments access to its plan review software system to electronically review documents relevant to this Agreement, including building and construction plans submitted to the Division pursuant to this Agreement, and any related documents generated by the Division in the course of reviewing building and construction plans within the scope of this Agreement.

d. The Division plans examiner(s) and inspector(s) who perform services under this Agreement will be in good standing with all relevant and statutorily required licensing and/or certifying authorities.

e. The Division will be available during regular business days and hours to respond to code-related questions. The Division will schedule plan reviews, site visits, and inspections as availability allows.

#### 4. CITY/COUNTY SCOPE OF WORK.

a. If the City/County has adopted its own building codes, within five (5) business days of signing this Agreement, the City/County designee will provide the Division's Building Program Manager with an itemization of its amendments to the codes adopted in Idaho Code §§ 39-4109, 39-4116, 39-9701, 54-1001, 54-2601, and 54-5001. The City/County will supply written notice to the Division's Building Program Manager of any amendments or modifications to the applicable City/County codes or ordinances at least ten (10) business days before the amendments or modifications become effective.

b. A City/County designee will be designated to work with the Division and help coordinate building code services with developers, residents, and other interested persons. The City/County designee will, to the extent necessary, provide messaging services for the Division plans examiner(s) and inspector(s) during periods of absence.

c. The City/County will, per its own processes, issue permits and perform all other administrative duties not assigned to the Division in this Agreement. Where applicable, the City/County shall deliver a copy of a permit to the power supplier or other interested parties.

d. The contractor(s) identified on the permit will be instructed by the City/County to request an inspection and/or plan review with the Division directly. The Division's inspector and/or plans examiner will complete the requested inspection and/or plan review as his/her schedule allows. The City/County will provide inspection stickers to the Division inspector.

e. The City/County understands and agrees this Agreement does not apply to buildings under the jurisdiction of the State; public schools, modulars, manufactured homes, and state-owned buildings, within its City/County limits.

5. FEES AND PAYMENTS. The permit requester shall pay the Division for professional building plan review and/or inspection services. Plan review and building inspection services are included in one fee and pursuant to the fee table outlined in IDAPA 24.39.30.500, including the 10 percent reduction as outlined in Table 1.1

6. PROCEDURES. The Division and the City/County may establish additional procedures for the conduct of inspections or plan reviews which are not inconsistent with the applicable law or with this Agreement. The party implementing procedures will provide written notice and a copy of such procedures to the other party.

7. LIABILITY AND NO THIRD-PARTY BENEFICIARIES. The Division, and not the City/County, is responsible for the acts of its own officers, employees or agents in carrying out its functions under this Agreement and, when applicable, only to the extent required by the Idaho Tort Claims Act. The City/County, and not the Division, is responsible for the acts of its own officers, employees or agents in carrying out its functions under this Agreement. There are no third-party beneficiaries of this Agreement and nothing in this Agreement, express or implied, is intended to confer on any person other than the parties hereto (and their respective successors, heirs and permitted assigns) any rights, remedies, obligations or liabilities. Nothing in this Agreement shall be construed as creating an employment relationship between the Division and City/County; the Parties remain separate contracting entities.

8. GOVERNING LAW. The parties agree that the laws of the State of Idaho shall apply to any dispute arising out of this Agreement and the venue of any action brought by any party to this Agreement shall be the Fourth District Court in and for the County of Ada.

9. TERMINATION. This Agreement may be terminated for material breach by any of the parties, upon 21 days written notice to the other party setting forth the nature of the breach, unless the breach is cured within such 21-day period. This Agreement may be terminated without cause by either party upon 60 days written notice. Upon the termination of this Agreement, neither party shall be released or discharged from any obligation, debt, or liability which previously accrued and remains to be performed on the date of termination.

10. NOTICES. Any notice given in connection with this Agreement shall be provided in writing and via email or certified mail. Either party may change its address by giving notice of the change in accordance with this section. The Division's contact for notices is Sam Zahorka, Building Program Manager, [sam.zahorka@dopl.idaho.gov](mailto:sam.zahorka@dopl.idaho.gov). The City/County's contact for notices is [REDACTED]

11. FORCE MAJEURE. Neither party shall be liable or deemed to be in default for any delay or failure in performance under this Agreement or interruption of service resulting from Acts of God, civil or military authority, pandemics, acts of war, riots, or insurrections.

12. NO PENALTY. The Parties are governmental entities and this Agreement shall in no way bind or obligate the Division, State of Idaho, or City/County beyond the terms of any particular appropriation of funds by the state legislature or City/County Council, as may exist from time to time. The Division and City/County each reserve the right to terminate the Agreement if, in its sole judgment, the Idaho Legislature or City/County Council, respectively, fails to appropriate sufficient funds as may be required for the Division or City/County, respectively, to continue its performance of the Agreement. Any such termination shall take effect upon ten (10) days' prior notice to the other party.

13. RESERVATION OF RIGHTS. Except as otherwise expressly provided in this Agreement, each Party reserves all rights, powers, and remedies now or hereafter existing in law or in equity, by statute, treaty, or otherwise.

14. ENTIRE AGREEMENT, AMENDMENTS, AND WAIVER. This Agreement is a complete and exclusive statement of the agreement between the parties. This Agreement supersedes all prior proposals and understandings, oral or written, and may be amended only by a written document executed by both parties. This Agreement may not be subcontracted or assigned without written consent by both parties. Failure by either party to enforce any provision of this Agreement is not a waiver of that provision or of any other provision of this Agreement. This Agreement may be executed in counterparts.

Each person signing this Agreement represents and warrants that he is duly authorized and has legal capacity to execute this Agreement.

City/County of \_\_\_\_\_

**Idaho Division of Occupational and Professional Licenses**

By: \_\_\_\_\_  
[REDACTED]  
City/County Official

By: \_\_\_\_\_  
Russell S. Barron  
Administrator

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**TABLE 1.1 – 2024 CONTRACT BUILDING PERMIT FEES**

<b>Total Valuation</b>	<b>Fee</b>
\$1 to \$500	\$21.15
\$501 to \$2000	\$21.15 for the first \$500 plus \$2.75 for each additional \$100, or fraction thereof, to and including \$2000
\$2001 to \$25,000	\$62.33 for the first \$2000 plus \$12.60 for each additional \$1000, or fraction thereof, to and including \$25,000
\$25001 to \$50,000	\$352.58 for the first \$25,000 plus \$9.09 for each additional \$1000, or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$579.38 for the first \$50,000 plus \$6.30 for each additional \$1000, or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$894.38 for the first \$100,000 plus \$5.04 for each additional \$1000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$2910.38 for the first \$500,000 plus \$4.28 for each additional \$1000, or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$5047.88 for the first \$1,000,000 plus \$3.29 for each additional \$1000, or fraction thereof, to and including \$5,000,000
\$5,000,001 to \$10,000,000	\$18,187.88 for the first \$5,000,000 plus \$2.48 for each additional \$1000, or fraction thereof, to and including \$10,000,000
\$10,000,001 and up	\$30,562.88 for the first \$10,000,000 plus \$1.80 for each additional \$1000, or fraction thereof



# State of Idaho

## Division Of Occupational and Professional Licenses

### Building Code Board

**BRAD LITTLE**  
Governor  
**RUSSELL BARRON**  
Administrator

11341 W Chinden Blvd.  
P.O. Box 83720  
Boise, ID 83720-0063  
(208) 334-3233  
dopl.idaho.gov

### **Building Professional Services Agreement FAQ**

As we transition to a Professional Services Agreement in alignment with our new agency framework, this guide is intended to help answer some of the most frequently asked questions about this transition.

**Q:** What is DOPL?

**A:** The Division of Occupational and Professional Licenses (DOPL) is a self-governing agency of the State of Idaho having statutory authority to enter into contracts with local jurisdictions for the purpose of performing plan review and inspection services pursuant to section 67-2601A and 39-4107, Idaho Code. DOPL was created in 2020 through Executive Order 2020-10, which included the consolidation of the Division of Building Safety.

**Q:** Why am I receiving this notice?

**A:** Idaho Cities or Counties are entities created under the laws of the State of Idaho and granted the authority to adopt and enforce building codes pursuant to Idaho Code as well as granted the authority to enter into contracts with a public entity for the purpose of performing plan review and inspection services related to the administration of its building codes enforcement program. Your jurisdiction is currently contracting with DOPL for plan review and inspection services.

**Q:** This doesn't sound familiar. Is this a new agreement?

**A:** The former Division of Building Safety (DBS) began entering into Building Professional Service Agreements with local jurisdictions in 2013, with additional contracts signed over the last 10 years. Since the inception of our new agency, previous contracts are now obsolete and in need of an update.

**Q:** Why can't we just replace DBS with the new DOPL name and leave everything else the same?

**A:** The previous contracting structure was problematic for several reasons, including contract language that often listed the following:

- Terms and conditions that fall outside DOPL responsibilities. (Code enforcement responsibilities and Building Official duties.)
- Utilizing DOPL administrative staff as city employees.
- Requiring DOPL staff to utilize city permitting software.
- Not requiring Mechanical, Electrical, and Plumbing plan reviews for commercial projects.
- Contract language stating that DOPL will enforce other applicable codes adopted by local jurisdictions with any amendments as adopted.
- Unclear or inconsistent payment terms that have resulted in DOPL not receiving payment for multiple contracts and over multiple years. DOPL Finance also has no mechanism to reconcile lump-sum payments, as many local jurisdictions did not maintain or report transaction-level detail.



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Over the last two years, DOPL has worked to create a new building professional services agreement contract to remedy these issues and create a more streamlined customer experience. DOPL is pleased to announce the new Professional Services Agreement contract is ready for implementation.

Q: How will this new contract benefit my jurisdiction?

A: The following are some of the new benefits of this contract:

- Streamlined billing processes and simplified fees
- Mechanical, Electrical, and Plumbing plan review services are included for commercial projects
- Electronic processing of applications and notifications
- Upgraded Project Dox electronic plan review tool (Latest Avolve version 9.3)
- New permitting and inspection software
- Reduced administrative processing times

Q: What are the next steps?

A: The first step in transitioning into this new contract is to terminate all existing professional service agreements or contracts.

Under the current provisions, either party may terminate their agreement without cause upon (90) days prior written notice to the other party. On August 1, we will be sending a letter to all contracted cities and counties notifying that DOPL will be terminating the existing agreement, offering a new building professional services agreement contract starting November 1, 2024.

We are confident this new streamlined and updated contract will reduce burdens for cities, counties, and DOPL.

DOPL will hold a virtual meeting on the morning of August 1 to answer all questions and concerns. A meeting invitation will be sent to all current cities and counties currently under contract with DOPL. Once you receive your invitation, please forward to others in your organization who may be interested.

We look forward to providing these professional building services to our current cities/counties and new jurisdictions in the future.

Sincerely,

Sam Zahorka  
Building Program Manager  
DOPL Building Official



## City of Bellevue

City of Bellevue  
Regular Common Council Meeting  
October 28, 2024

**Agenda Item 8: Executive Session: Pursuant to Idaho Code §74-206(1)(f)**

*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:** Chris Johnson, Mayor

**Note:**

*Suggested Motion: Move to enter into Executive Session pursuant to Idaho Code §74-206(1)(f)*

Attachment(s): None.