



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

## AGENDA

Agendas may be amended\*

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### JOIN ZOOM MEETING:

<https://us02web.zoom.us/j/88204952868?pwd=VPwnDBBXa74LTb20o1ytH9C6qHOY7H.1>

**MEETING ID:** 882 0495 2868

**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 December 5, 2024. Suggested Motion: Move that the notice for the December 9, 2024, 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 5 MINUTES**)

#### 5. CONSENT AGENDA: ACTION ITEMS

- a. Approval of Claims: November 25 through December 9, 2024
- b. Approval of Minutes: November 25, 2024, Regular Meeting Minutes
- c. Approval of Findings of Fact, Conclusions of Law and Decision for a Preliminary Plat approval for the Malone Subdivision application submitted by KMAM Real Estate IDBEL, LLC.

#### 6. EXECUTIVE SESSION: PURSUANT TO IDAHO CODE **§74-206**: ACTION ITEM

Real Property Acquisition under IC 74-206 (1)(c) or Pending and Imminently Likely Litigation under (IC 74-206(1)(f)) or Personnel Matters under (IC 74-206(1)(b))

#### 7. NEW BUSINESS

- a. Common Council Acceptance of the Resignation of Chris Johnson, Mayor: **ACTION ITEM**
- b. Council Discussion and Decision on the Appointment of a Replacement for Mayor with Term Expiring January 2026: **ACTION ITEM**
- c. Swearing in Ceremony – Appointed Mayor: Amy Phelps, City Clerk: **ACTION ITEM**

#### 8. ADJOURNMENT: ACTION ITEM



CONSEJO COMÚN  
CIUDAD DE BELLEVUE, IDAHO  
LUNES 9 DE DICIEMBRE DE 2024 17:30  
115 E. PINE STREET, BELLEVUE, IDAHO 83313

**ORDEN DEL DÍA**  
Las agendas pueden ser modificadas\*

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**ÚNASE A LA REUNIÓN ZOOM:**

<https://us02web.zoom.us/j/88204952868?pwd=VPwnDBBXa74LTb20o1ytH9C6qHOY7H.1>

**ID DE REUNIÓN:** 882 0495 2868

**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 5 de diciembre de 2024. *Moción sugerida: Proponer que el aviso para la reunión ordinaria del 9 de diciembre 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 5 MINUTOS)**

**5. AGENDA DE CONSENTIMIENTO: ARTÍCULOS DE ACCIÓN**

a. Aprobación de Reclamaciones: 25 de noviembre al 9 de diciembre de 2024

b. Aprobación de Acta: 25 de noviembre de 2024, Acta de Asamblea Ordinaria

c. Aprobación de las conclusiones de hecho, conclusiones de derecho y decisión para la aprobación preliminar de la plataforma para la solicitud de subdivisión de Malone presentada por KMAM Real Estate IDBEL, LLC.

**6. SESIÓN EJECUTIVA: DE CONFORMIDAD CON EL CÓDIGO DE IDAHO §74-206: ARTÍCULO DE ACCIÓN**

Adquisición de bienes inmuebles según IC 74-206 (1)(c) o Litigio pendiente e inminentemente probable según (IC 74-206(1)(f)) o Asuntos de personal según (IC 74-206(1)(b)

**7. NUEVOS NEGOCIOS**

a. Aceptación del Consejo Común de la renuncia de Chris Johnson, alcalde: **ARTÍCULO DE ACCIÓN**

b. Discusión y decisión del Consejo sobre el nombramiento de un reemplazo para el alcalde cuyo mandato expira en enero de 2026: **ARTÍCULO DE ACCIÓN**

c. Ceremonia de juramento – Alcaldesa designada: Amy Phelps, Secretaria Municipal: **ARTÍCULO DE ACCIÓN**

**8. APLAZAMIENTO: ARTÍCULO DE ACCIÓN**



## City of Bellevue

City of Bellevue  
Regular Common Council Meeting  
December 9, 2024

**Agenda Item 5a:** Approval of Claims

November 25, 2024 – December 9, 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**

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

December 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
<b>Admin</b>						
12/09/2024	29349482	State Insurance Fund	Admin	50015 · Workers Compensation Ins.	01 - Admin	36.61
12/09/2024	29349482	State Insurance Fund	FY25 Adjustment	50015 - Workers Compensation Ins.	01- Admin	-1,661.00
12/09/2024	83494	Micro Tech System, LLC.	Reso #2366 - Monthly Service - November	51060 · Computer IT Support	01 - Admin	1,205.00
12/09/2024	83494	Micro Tech System, LLC.	Backup for desktops	51060 - Computer IT Support	01 - Admin	26.50
12/09/2024	83494	Micro Tech System, LLC.	Licensing Fees	51060 · Computer IT Support	01 - Admin	70.00
12/09/2024	82994	Micro Tech System, LLC.	Pre-set-up Amy's computer	51060 - Computer IT Support	01 - Admin	332.50
12/09/2024	83775	Micro Tech System, LLC.	Set-up Shelly's new computer	51060 - Computer IT Support	01 - Admin	560.00
12/09/2024	112224	DL Evans - Mayor	MSFT	51062 · Computers - Software & Sub.	01 - Admin	118.52
12/09/2024	112224	DL Evans - Mayor	MSFT	51062 · Computers - Software & Sub.	01 - Admin	110.80
12/09/2024	112224	DL Evans - Mayor	Zoom	51062 · Computers - Software & Sub.	01 - Admin	40.00
12/09/2024	112224	DL Evans - Mayor	Intuit - T-Sheets	51062 · Computers - Software & Sub.	01 - Admin	204.00
12/09/2024	64367	ToreUp	Shredding Bin - 12/3/24	51080 · Dues & Memberships	01 - Admin	45.00
12/09/2024	37927511	Great America Financial Services	Standard Payment	51180 · Office Equip. Rental/Repair	01 - Admin	430.19
12/09/2024	37927511	Great America Financial Services	Black Images - 8/15/24 - 11/14/24	51180 · Office Equip. Rental/Repair	01 - Admin	37.74
12/09/2024	37927511	Great America Financial Services	Color Images - 8/15/24 - 11/14/24	51180 · Office Equip. Rental/Repair	01 - Admin	5.20
12/09/2024	2633	Copy & Print LLC	Business Cards - Amy	52010 · Office Supplies	01 - Admin	35.00
12/09/2024	22127	Katchees Business Forms, Etc.	#10 regular envelopes	52010 · Office Supplies	01 - Admin	66.00
12/09/2024	22127	Katchees Business Forms, Etc.	Shipping	52010 · Office Supplies	01 - Admin	24.40
12/09/2024	41305246	Quill Corporation	Office Supplies	52010 · Office Supplies	01 - Admin	16.18
12/09/2024	41304644	Quill Corporation	Office Supplies	52010 · Office Supplies	01 - Admin	326.93
12/09/2024	41304644	Quill Corporation	Copy Paper	52010 · Office Supplies	01 - Admin	116.97
12/09/2024	120424	Pitney Bowes Purchase Power	Postage Refill 11/26/24	52040 · Postage, Copies, Mailing	01 - Admin	201.00
12/09/2024	112224	DL Evans - Mayor	Amazon - Statement paper, perforated paper	52090 · Supplies	01 - Admin	134.53
12/09/2024	120424	Shoemaker, Shelly	Reimbursement supplies for Christmas Party	52090 · Supplies	01 - Admin	104.02
12/09/2024	112024	First Net	Clerk - 208-309-6430	52100 · Telephone	01 - Admin	46.22
12/09/2024	112024	First Net	Treasurer - 208-309-5081	52100 · Telephone	01 - Admin	46.22
12/09/2024	61868	Silver Creek Hotel	Christmas Party Reservation	52120 · Training & Meetings	01 - Admin	150.00
<b>Total Admin</b>						<b>\$2,828.53</b>

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

December 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
<b>P &amp; Z</b>						
12/09/2024	29349482	State Insurance Fund	CD	50015 · Workers Compensation Ins.	03 - P & Z	25.87
12/09/2024	29349482	State Insurance Fund	P&Z	50015 · Workers Compensation Ins.	03 - P & Z	2.35
12/09/2024	120324	Grootveld, Eric	P & Z Comm. Comp. - 10/7/24 - 12/2/24	50020 · P & Z Commission	03 - P & Z	210.00
12/09/2024	120324	Heugly, Aaron	P & Z Comm. Comp. - 10/7/24 - 12/2/24	50020 · P & Z Commission	03 - P & Z	210.00
12/09/2024	120324	Kurtz, John	P & Z Comm. Comp. - 10/7/24 - 12/2/24	50020 · P & Z Commission	03 - P & Z	168.00
12/09/2024	120324	Lindberg, Alexis D.	P & Z Comm. Comp. - 10/7/24 - 12/2/24	50020 · P & Z Commission	03 - P & Z	168.00
12/09/2024	120324	Wiesen, Robert	P & Z Comm Comp. - 10/7/24 & 11/4/24	50020 · P & Z Commission	03 - P & Z	84.00
12/09/2024	112224	DL Evans - Mayor	American Planning Assoc. - Job Posting	51020 · Advertising / Publishing	03 - P & Z	150.00
12/09/2024	112224	DL Evans - Mayor	The Western Planner - Job Posting	51020 · Advertising / Publishing	03 - P & Z	155.00
12/09/2024	82994	Micro Tech System, LLC.	Pre-set-up Brian's computer	51060 · Computer IT Support	03 - P & Z	332.50
12/09/2024	2633	Copy & Print LLC	Business Cards - Brian	52010 · Office Supplies	03 - P & Z	35.00
12/09/2024	112224	DL Evans - Mayor	Amazon - Phone case for Brian	52090 · Supplies	03 - P & Z	12.99
12/09/2024	112024	First Net	Comm Dept. Director - 208-309-8949	52100 · Telephone	03 - P & Z	45.23
<b>Total P &amp; Z</b>						<b>\$1,598.94</b>

**Parks**

12/09/2024	29349482	State Insurance Fund	Parks	50015 · Workers Compensation Ins.	04 - Parks	31.82
12/09/2024	0001769998	Clear Creek Disposal	O'Donnell Park - Restroom Services - Final	52146 · Utilities - Trash/Toilet/Recycl	04 - Parks	17.16
12/09/2024	0001769999	Clear Creek Disposal	Memorial Park - Restroom Services - Final	52146 · Utilities - Trash/Toilet/Recycl	04 - Parks	17.16
12/09/2024	0001770000	Clear Creek Disposal	Howard Preserve - Restroom Services - Final	52146 · Utilities - Trash/Toilet/Recycl	04 - Parks	8.58
<b>Total Parks</b>						<b>\$74.72</b>

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

December 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
<b>Fire</b>						
12/09/2024	29349482	State Insurance Fund	Fire	50015 · Workers Compensation Ins.	05 - Fire	339.12
12/09/2024	112224	DL Evans - Fire Dept.	Dues & Memberships - Idaho Fire Chiefs Assoc.	51080 · Dues & Memberships	05 - Fire	110.00
12/09/2024	G30195	Valley Wide Cooperative	Fuel - Fire Dept. - Card #3816393	51110 · Fuel	05 - Fire	65.07
12/09/2024	J07313	Valley Wide Cooperative	Fuel - Fire Dept. - Card #3816395	51110 · Fuel	05 - Fire	32.63
12/09/2024	112224	DL Evans - Fire Dept.	Misc. Expense	51177 · Misc Expense	05 - Fire	308.92
12/09/2024	112224	DL Evans - Fire Dept.	Idaho Secretary of State - Corporate Filing	51177 · Misc Expense	05 - Fire	31.75
12/09/2024	112224	DL Evans - Fire Dept.	Misc. Expense	51177 · Misc Expense	05 - Fire	115.45
12/09/2024	IN2154145	Municipal Emergency Services	Firefighter of the Year Badge	52080 · Small Tools & Equipment	05 - Fire	101.08
12/09/2024	112224	DL Evans - Fire Dept.	Amazon - Ceiling Fan	52080 · Small Tools & Equipment	05 - Fire	195.62
12/09/2024	112024	First Net	Fire Dept.	52100 · Telephone	05 - Fire	50.27
12/09/2024	2095835	Franklin Building Supply	Lumber for training	52120 · Training & Meetings	05 - Fire	115.64
<b>Total Fire</b>						<b>\$1,465.55</b>

<b>Library</b>						
Date	Num	Name	Memo	Account	Class	Amount
12/09/2024	29349482	State Insurance Fund	Library	50015 · Workers Compensation Ins.	07 - Library	11.20
12/09/2024	2633	Copy & Print LLC	Business Cards - Kristin	52010 · Office Supplies	07 - Library	35.00
12/09/2024	112024	First Net	Library	52100 · Telephone	07 - Library	45.23
12/09/2024	112224	DL Evans - Library	Fuel - Conference in Twin Falls	52120 · Training & Meetings	07 - Library	38.62
12/09/2024	112224	DL Evans - Library	Dollar Tree - Supplies for Christmas	55000 · Library New Books	07 - Library	38.43
<b>Total Library</b>						<b>\$168.48</b>

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

December 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
<b>Marshal</b>						
12/09/2024	29349482	State Insurance Fund	Marshal	50015 · Workers Compensation Ins.	08 - Marshal	1,689.28
12/09/2024	090124	Law Enforcement Policy Center	Idaho Policing Policy Manual	51080 · Dues & Memberships	08 - Marshal	750.00
12/09/2024	CL73502	Christensen Inc. dba United Oil	Fuel - Card #263953/Gaston	51110 · Fuel	08 - Marshal	163.64
12/09/2024	CL73502	Christensen Inc. dba United Oil	Fuel - Card #263954/Shelamer	51110 · Fuel	08 - Marshal	77.02
12/09/2024	CL73502	Christensen Inc. dba United Oil	Fuel - Card #263955/Thayer	51110 · Fuel	08 - Marshal	159.20
12/09/2024	CL73502	Christensen Inc. dba United Oil	Fuel - Card #263956/Rawson	51110 · Fuel	08 - Marshal	137.61
12/09/2024	207146	Napa Auto Parts	Windshield Wipers	51167 · R & M - Autos	08 - Marshal	31.98
12/09/2024	112024	First Net	Deputy Marshal	52100 · Telephone	08 - Marshal	45.23
12/09/2024	112024	First Net	1 Laptop - 208-309-3737	52100 · Telephone	08 - Marshal	40.09
12/09/2024	112024	First Net	5 Laptop - 208-309-8876	52100 · Telephone	08 - Marshal	40.09
12/09/2024	112024	First Net	City of Bellevue FN - 208-309-8877	52100 · Telephone	08 - Marshal	40.09
12/09/2024	112024	First Net	3 Laptop - 208-309-8878	52100 · Telephone	08 - Marshal	40.09
12/09/2024	112024	First Net	2 Laptop - 208-309-8879	52100 · Telephone	08 - Marshal	40.09
12/09/2024	450	Blaine County	E911 Consolidated Emergency Comm. 1st half	56010 · 911 Dispatch	08 - Marshal	14,573.23
12/09/2024	667406	The Bancorp Bank, N.A.	2022 Dodge Durango Lease -3 of 3 pmts.	58150 · Auto/Equip. Lease	08 - Marshal	18,345.98
						<b>Total Marshal</b> <u>\$36,173.62</u>

**B & G**

12/09/2024	203	Palomera, Maria	Office Cleaning - Dec- City Hall/Library & Marshal's	51160 · Repairs & Maintenance	09 - B & G	375.00
12/09/2024	5S66750	Platt	Photocel for outside light	51161 · R & M - Buildings	09 - B & G	22.98
12/09/2024	120324	McGehee, Casey	Reimbursement - Lights @ Museum & Garbage Can	52090 · Supplies	09 - B & G	97.50
12/09/2024	112024	Intermountain Gas	Fire Station - 517 N. 2nd	52140 · Utilities - Gas	09 - B & G	65.19
12/09/2024	112024	Intermountain Gas	206 N .Main St. - Museum	52140 · Utilities - Gas	09 - B & G	15.45
12/09/2024	112024	Intermountain Gas	City Hall	52140 · Utilities - Gas	09 - B & G	151.77
12/09/2024	112024	Intermountain Gas	Shop - Martin Lane	52140 · Utilities - Gas	09 - B & G	108.62
12/09/2024	112324	Idaho Power	115 Pine St. - City Hall	52143 · Utilities - Power	09 - B & G	149.35
12/09/2024	112324	Idaho Power	117 Pine St. - Library	52143 · Utilities - Power	09 - B & G	80.52
12/09/2024	112324	Idaho Power	206 N. Main St - Museum	52143 · Utilities - Power	09 - B & G	38.62
12/09/2024	112324	Idaho Power	517 N. 2nd St.	52143 · Utilities - Power	09 - B & G	81.21
12/09/2024	112324	Idaho Power	89 Martin Ln. - Shop	52143 · Utilities - Power	09 - B & G	110.86

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

December 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
<b>B &amp; G</b>						
12/09/2024	0001770001	Clear Creek Disposal	City Hall - 115 E. Pine St. - November	52146 · Utilities - Trash/Toilet/Recycl	09 - B & G	71.54
12/09/2024	0001770003	Clear Creek Disposal	Shop - 91 Martin Lane - November	52146 · Utilities - Trash/Toilet/Recycl	09 - B & G	142.71
12/09/2024	0001770004	Clear Creek Disposal	Fire Station - 517 2nd St. N. - November	52146 · Utilities - Trash/Toilet/Recycl	09 - B & G	28.11
<b>Total B &amp; G</b>						<b>\$1,539.43</b>

**Streets**

12/09/2024	29349482	State Insurance Fund	Streets	50015 · Workers Compensation Ins.	10 - Streets	474.35
12/09/2024	29349482	State Insurance Fund	Streets - snow	50015 · Workers Compensation Ins.	10 - Streets	15.86
12/09/2024	CL73503	Christensen Inc. dba United Oil	Fuel - Streets/McGehee - Card #26139	51110 · Fuel	10 - Streets	217.40
12/09/2024	CL73504	Christensen Inc. dba United Oil	Streets/Equipment - Card #8191665	51110 · Fuel	10 - Streets	92.55
12/09/2024	WO4402	Metroquip Environmental Equip.	Hopper repair - Pelican Sweeper	51163 · R & M - Equip.	10 - Streets	2,503.82
12/09/2024	1416894	Walker Sand & Gravel	Snow Dump Repairs	51166 · R & M - Snow Removal	10 - Streets	130.83
12/09/2024	11700911270	Les Schwab	#04 250 Truck - winter tires - changeover	51167 · R & M - Autos	10 - Streets	99.96
12/09/2024	207804	Napa Auto Parts	Oil and filters for S-10 Pickup	51167 · R & M - Autos	10 - Streets	55.92
12/09/2024	112224	DL Evans - Mayor	Idaho Transporation Dept. - vehicle registrations	51167 · R & M - Autos	10 - Streets	70.72
12/09/2024	0018659652	Silver Creek Supply	Air supply parts for Mack Dump Truck	51167 · R & M - Autos	10 - Streets	12.40
12/09/2024	83656/9	Valley Wide Cooperative	Hose clamps for lights	52090 · Supplies	10 - Streets	9.98
12/09/2024	84455/9	Valley Wide Cooperative	Bolts, nuts and washers for signs	52090 · Supplies	10 - Streets	37.13
12/09/2024	112024	First Net	Streets - 208-309-6895	52100 · Telephone	10 - Streets	62.23
12/09/2024	112324	Idaho Power	100 N. 8th St. - Park	52145 · Utilities - Street Lights	10 - Streets	37.24
12/09/2024	112324	Idaho Power	114 Elm St. - PED	52145 · Utilities - Street Lights	10 - Streets	32.31
12/09/2024	112324	Idaho Power	116 Pine St. - PED	52145 · Utilities - Street Lights	10 - Streets	31.70
12/09/2024	112324	Idaho Power	1461 S. Main St. - Light	52145 · Utilities - Street Lights	10 - Streets	32.92
12/09/2024	112324	Idaho Power	161 Cowcatcher Loop Lite	52145 · Utilities - Street Lights	10 - Streets	3.06
12/09/2024	112324	Idaho Power	218 N. Main St. - Light	52145 · Utilities - Street Lights	10 - Streets	5.89
12/09/2024	112324	Idaho Power	300 E. Cedar Sts. - Park	52145 · Utilities - Street Lights	10 - Streets	26.34
12/09/2024	112324	Idaho Power	318 Cedar St. - Park	52145 · Utilities - Street Lights	10 - Streets	26.34
12/09/2024	112324	Idaho Power	508 Broadford Rd. - Light	52145 · Utilities - Street Lights	10 - Streets	27.12
12/09/2024	112324	Idaho Power	714 Main St. - Light	52145 · Utilities - Street Lights	10 - Streets	29.03

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

December 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
<b>Streets</b>						
12/09/2024	112324	Idaho Power	921 Riverside Drive - Light	52145 · Utilities - Street Lights	10 - Streets	2.46
12/09/2024	112324	Idaho Power	Street Lights	52145 · Utilities - Street Lights	10 - Streets	1,291.15
12/09/2024	112324	Idaho Power	Street Lights	52145 · Utilities - Street Lights	10 - Streets	26.34
12/09/2024	107846	White Cloud Communications, Inc.	Radio Service - Public Works Dept.	56045 · Radio Fees	10 - Streets	20.00
12/09/2024	5032187816	Rumbles Documents Solutions LL	Bobcat Toolcat - UW53 - 11/15/24 - 12/14/24	58150 · Auto/Equip. Lease	10 - Streets	527.01
12/09/2024	667405	The Bancorp Bank, N.A.	1/3 Chevy 5500 lease/Dec.	58150 · Auto/Equip. Lease	10 - Streets	608.66
						<b>Total Streets</b> <u>\$6,510.72</u>
<b>City Council</b>						
12/09/2024	29349482	State Insurance Fund	Mayor and Council	50015 · Workers Compensation Ins.	11 - City Council	3.34
12/09/2024	112024	First Net	Alderman & Mayor	52100 · Telephone	11 - City Council	316.61
						<b>Total CC</b> <u>\$319.95</u>
<b>Water</b>						
12/09/2024	29349482	State Insurance Fund	Water	50015 · Workers Compensation Ins.	20 - Water	79.84
12/09/2024	WRV303-17	Spronk Water Engineers, Inc.	Big WR GW Mgmt. Area Technical/split Bellevue & H	51070 · Conjunctive Management	20 - Water	705.00
12/09/2024	BDD-24-11-2	BDE Water Professionals	Monthly Fee - November	51073 · Contract Labor	20 - Water	3,000.00
12/09/2024	BDD-24-11-2	BDE Water Professionals	Hourly Response chg. 8 hrs @ \$85.00 per hr.	51073 · Contract Labor	20 - Water	680.00
12/09/2024	BDD-24-11-2	BDE Water Professionals	Monthly Backup RC Operator	51073 · Contract Labor	20 - Water	600.00
12/09/2024	BDD-24-11-2	BDE Water Professionals	Fully Licensed Operator - 84 hrs @ \$60.00 per hr.	51073 · Contract Labor	20 - Water	5,040.00
12/09/2024	BDD-24-11-2	BDE Water Professionals	Hourly rounds help - 50 hrs @ \$50.00 per hr.	51073 · Contract Labor	20 - Water	2,500.00
12/09/2024	39740	Advanced Control Systems, LLC.	Carefree SCADA Program - Water	51169 · R & M - Water	20 - Water	160.00
12/09/2024	112024	First Net	PW - On-call phone - Water - 208-309-6733	52100 · Telephone	20 - Water	45.23
12/09/2024	112024	First Net	IBR600 4	52100 · Telephone	20 - Water	43.09
12/09/2024	33415	Water Dynamics, dba M.V. Labs	Drinking Water Samples	52110 · Test Samples/ Water & Sewer	20 - Water	120.00
12/09/2024	6073	Summit Earth Works.	Repair leaking waterline @ vault - 308 S. 3rd - Keefe	52120 · Training & Meetings	20 - Water	1,925.00
12/09/2024	112024	Intermountain Gas - Strahorn P.S.	Strahorn Pump Station	52140 · Utilities - Gas	20 - Water	16.59
12/09/2024	112124	Idaho Power	100 Slaughterhouse - Pump House	52143 · Utilities - Power	20 - Water	148.93

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

December 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
<b>Water</b>						
12/12/09/24	112124	Idaho Power	32 Muldoon Rd. - WTNK	52143 - Utilities - Power	20 - Water	40.18
12/09/2024	112124	Idaho Power	400 Muldoon Rd.	52143 - Utilities - Power	20 - Water	26.42
12/09/2024	112124	Idaho Power	805 Chestnut St. - Pump	52143 - Utilities - Power	20 - Water	107.08
12/09/2024	112124	Idaho Power	90 1/2 Tendoy St. - Well	52143 - Utilities - Power	20 - Water	39.23
12/09/2024	112124	Idaho Power	90 Tendoy St Well	52143 - Utilities - Power	20 - Water	2,137.52
12/09/2024	107846	White Cloud Communications, Inc.	Radio Service - Public Works Dept.	56045 - Radio Fees	20 - Water	20.00
12/09/2024	5032187816	Rumbles Documents Solutions	Bobcat Toolcat - UW53 - 11/15/24 - 12/14/24	58150 - Auto/Equip. Lease	20 - Water	527.02
12/09/2024	667405	The Bancorp Bank, N.A.	1/3 Chevy 5500 lease/Dec.	58150 - Auto/Equip. Lease	20 - Water	608.66
12/09/2024	V594230	Core & Main	Water meter filter, valve box lids & risers	58260 - Water Meter	20 - Water	2,408.98
12/09/2024	V594230	Core & Main	Water Meter - Karl Malone	58260 - Water Meter	20 - Water	1,097.46
					<b>Total Water</b>	<b>\$22,076.23</b>
<b>Wastewater</b>						
12/09/2024	29349482	State Insurance Fund	Sewer	50015 - Workers Compensation Ins.	30 - Wastewater	25.36
12/09/2024	BDE-24-11-1	BDE Water Professionals	Monthly Fee - November	51073 - Contract Labor	30 - Wastewater	4,000.00
12/09/2024	BDE-24-11-1	BDE Water Professionals	Hourly Apprentice - 45.5 hrs @ \$65.00 per hr.	51073 - Contract Labor	30 - Wastewater	2,957.50
12/09/2024	BDE-24-11-1	BDE Water Professionals	Hourly response chg. - 10 hrs @ \$90.00 per hr.	51073 - Contract Labor	30 - Wastewater	900.00
12/09/2024	BDE-24-11-1	BDE Water Professionals	Hourly emergency response chg. 2 hrs. @ \$180.00	51073 - Contract Labor	30 - Wastewater	360.00
12/09/2024	BDE-24-11-1	BDE Water Professionals	Hourly Apprentice Helper - 13 hrs. @ \$60.00 per hr.	51073 - Contract Labor	30 - Wastewater	780.00
12/09/2024	BDE-24-11-1	BDE Water Professionals	Hrly Apprentice emerg. resp. 4 hrs. @ \$130.00/ hr.	51073 - Contract Labor	30 - Wastewater	520.00
12/09/2024	CL73501	Christensen Inc. dba United Oil	Fuel - Wastewater - Card #263140	51110 - Fuel	30 - Wastewater	39.53
12/09/2024	39739	Advanced Control Systems, LLC.	Carefree SCADA Program - Wastewater	51171 - R & M - Wastewater	30 - Wastewater	318.00
12/09/2024	112224	Century Link	Internet Service - Wastewater Treatment Plant	52020 - Internet Expense	30 - Wastewater	163.40
12/09/2024	2808	Oxy-Pro Solutions, Inc.	Oxy-pro patented chemistry for H2S control	52090 - Supplies	30 - Wastewater	10,068.30
12/09/2024	2808	Oxy-Pro Solutions, Inc.	Freight	52090 - Supplies	30 - Wastewater	1,997.00
12/09/2024	112024	First Net	Public Works - 208-309-1609	52100 - Telephone	30 - Wastewater	50.27
12/09/2024	33416	Water Dynamics, dba M.V. Labs	Coliform, Nitrate, Nitrite, Phosph., Chloride Samples	52110 - Test Samples /Water & Sewer	30 - Wastewater	1,188.00
12/09/2024	112024	Intermountain Gas	130 Riverview	52140 - Utilities - Gas	30 - Wastewater	79.47
12/09/2024	112224	Idaho Power	1269 Glen Aspen Drive - Lift	52143 - Utilities - Power	30 - Wastewater	40.62
12/09/2024	112224	Idaho Power	130 Riverview Drive - Lift	52143 - Utilities - Power	30 - Wastewater	218.75

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

December 9, 2024

Date	Num	Name	Memo	Account	Class	Amount
<b>Wastewater</b>						
12/09/2024	112224	Idaho Power	31 Alyson Rd. - Lagoon	52143 · Utilities - Power	30 - Wastewater	874.44
12/09/2024	112224	Idaho Power	31 Alyson Rd. - Main	52143 · Utilities - Power	30 - Wastewater	834.30
12/09/2024	112224	Idaho Power	80 Honeysuckle Lift	52143 · Utilities - Power	30 - Wastewater	31.00
12/09/2024	112224	Idaho Power	88 Martin Ln. - Lift	52143 · Utilities - Power	30 - Wastewater	61.21
12/09/2024	112224	Idaho Power	90 Tendoy St. - Lift	52143 · Utilities - Power	30 - Wastewater	42.17
12/09/2024	0001770002	Clear Creek Disposal	31 Alyson Lane - November	52146 · Utilities - Trash/Toilet/Recycl	30 - Wastewater	4.00
12/09/2024	107846	White Cloud Communications, Inc.	Radio Service - Public Works Dept.	56045 · Radio Fees	30 - Wastewater	20.00
12/09/2024	5032187816	Rumbles Documents Solutions LL	Bobcat Toolcat - UW53 - 11/15/24 - 12/14/24	58150 · Auto/Equip. Lease	30 - Wastewater	527.02
12/09/2024	667405	The Bancorp Bank, N.A.	1/3 Chevy 5500 lease - Dec.	58150 · Auto/Equip Lease	30 - Wastewater	608.66
					<b>Total WW</b>	<b>\$26,709.00</b>
				<b>Grand Total Claims Payable</b>		<b>\$99,465.17</b>



## City of Bellevue

City of Bellevue  
Regular Common Council Meeting  
December 9, 2024

**Agenda Item 5a:** Approval of Meeting Minutes

November 25, 2024

**Action Item:** Amy Phelps, Clerk

**Note:**

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

Attachment(s): Regular Meeting Minutes November 25, 2024



CITY OF BELLEVUE  
COMMON COUNCIL  
November 25, 2024  
Minutes

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The Common Council of the City of Bellevue, Idaho, met in a Regular Meeting, on, Monday, November 25, 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:** Council President Giordani called the Regular Meeting to order at 5:30 p.m.

**Roll Call:**

**Members Present**

Christina Giordani, Council President  
John Carreiro, Council Member  
Robin Leahy, Council Member  
Diane Shay, Council Member  
Jessica Obenauf, Council Member

Roll Call was conducted; Mayor Johnson and Council Member Mahoney were absent.

**Staff Present:**

Greg Beaver, Fire Chief -*Via Zoom*  
Kirtus Gaston, Marshal  
Shelly Shoemaker, City Treasurer  
Amy Phelps, City Clerk  
Brian Parker, Community Development Director  
Bryson Ellsworth, Water and Wastewater

**Others in Attendance:** Suzanne Wrede (24 Muldoon Canyon Road), Tony Evans (Idaho Mountain Express- *Via Zoom*), Kim Mazik (*via zoom*).

**1. Notice of Agenda Compliance:**

The posting of this regular meeting agenda complied with Idaho Code §74-204. The regular meeting agenda was posted within forty-eight (48) hours prior to the meeting at the Bellevue City Hall, Post Office, and on the City website on *November 21, 2024*.

**Motion:** **Council Member Shay** moved that the agenda notice was in compliance with Idaho Code §74-204.

**Council Member Carriero** seconded, and the motion passed unanimously.

**2. Call for Conflict as Outlined in Idaho Code §74-404:**

Council President Giordani called for conflict from any Council Member or staff member with any agenda item. No conflict was noted.

**3. MAYOR AND COUNCIL REPORT**

Council Member Obenauf spoke about the Tree Lighting event scheduled for December 4<sup>th</sup> and the need for more volunteers to help with the event.

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

President Giordani opened the meeting for public comment at 5:35 p.m.

**Suzanne Wrede, 24 Muldoon Canyon Road – Public Comment:**

Please see attached comment – ***Exhibit A***

With no further comments, Council President Giordani closed Public Comment at 5:39 p.m.

**5. CONSENT AGENDA: ACTION ITEMS**

- a. Approval of Claims: November 12 through November 25, 2024
- b. Approval of Minutes: November 12, 2024, Regular Meeting Minutes
- c. Department Head Reports

Council Member Shay asked about the twelve-month contract for the Resort City Coalition. President Giordani explained the slight increase in dues was because the Coalition extended the availability of their legal team. Member Shay wondered why the Chamber membership dues were split up between three departments. Treasurer Shoemaker confirmed that it is normal and the total dues for the year are three-hundred dollars.

Treasurer Shoemaker explained that the new FY25 budget is on track so far. A brief discussion was had comparing FY24 and FY25 cash position, specifically the LGIP fund. Shoemaker gave an update on progress being made with Caselle.

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

**6. NEW BUSINESS:**

- a. Consideration and Approval of Resolution No. 2400, Authorizing the Treasurer to Assign \$29,940 to the Sewer LGIP Capital Account with the Idaho State Treasurer's Office: Shelly Shoemaker, Treasurer: **ACTION ITEM**

**Motion:** Council Member Shay moved to approve Resolution No. 2400, Authorizing the Treasurer to Assign \$29,940 to the Sewer LGIP Capital Account with the Idaho State Treasurer's Office. Council Member Carreiro Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Shay. Council Members Voting Nay: None. The Motion Passed. Council Member Mahoney was absent for the Motion.

- b. Acceptance of the Bellevue City November 5, 2024, Election Results from Blaine County: **ACTION ITEM**

**Motion:** Council Member Carreiro moved to accept the Bellevue City November 5, 2024, Election Results from Blaine County. Council Member Shay Seconded the Motion. Council Members Voting Aye: President Giordani, Council Member Leahy, Council Member Obenauf, Council Member Carreiro, Council Member Shay. Council Members Voting Nay: None. The Motion Passed. Council Member Mahoney was absent for the Motion.

**7. Adjournment:**

With no further business coming before the Common Council at this time, Council Member Carreiro moved to adjourn the meeting. Member Leahy seconded the motion. The meeting adjourned at 5:53 p.m. The motion passed unanimously.

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Mayor

Attest:

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Amy Phelps, City Clerk

**Exhibit A – Suzanne Wrede, 24 Muldoon Canyon Road – 11/25/2024**

*Two weeks ago during the November 12th City Council meeting, the elected representatives of Bellevue sought to mislead, discredit and exclude the residents of Bellevue. As a resident of Bellevue, I am here to state clearly on behalf of myself and my neighbors that this is absolutely not okay.*

*It is not okay to repeatedly state that the Public Hearing, clearly documented to be about the Subdivision of Lot 1/Blk 1 on Main Street, is not about that very topic. It is not okay to intentionally exclude discussion about the reason for the subdivision. And it is unacceptable, and illegal, for the elected representatives of Bellevue residents to contrive a reason to exclude public comment on the Public Hearing.*

*I don't know if you all don't realize that these meetings are recorded, but last week's video is forever a cautionary tale as it showcases the worst of what is possible when some elected representatives believe themselves above the law and others don't discharge their duties. Under the watch of the City Council, the Mayor created an illegal policy to exclude resident opinion and public comments.*

*Every member of the Council should know that the Mayor cannot unilaterally create a policy to exclude public comment in an effort to achieve the outcome he wants or needs. He cannot proclaim, and then act upon, the false narrative that people haven't properly researched their opinion and he doesn't like the way they have submitted it and therefore he will disregard it. Not only is it illegal, it is not the conduct or choice of someone who is committed to serving his constituents. And yet the Council did nothing. The first topic after the mayor announced his new policy to disregard public comment is about Christmas lights.*

*This recent effort by the City Council to silence the residents is a frightening precedent and our response will be as big as we need to make it.*

*The conduct of all of the City Council was indefensible during the last meeting and it is recorded for posterity. I would encourage you to review the 11/12 meeting, recognize for yourselves the dangerous precedents, failures and illegal conduct of the meeting and take the appropriate steps to right the wrongs that took place, including invalidating the Public Hearing and requiring that it be conducted again.*

*As with all things, we learn from our mistakes and our collective goal is to get better. There are pressures that cause each of us to do things we may regret which is why governance includes checks and balances. Ideally, all of you as our neighbors and the people we elected to help guide Bellevue towards the vision we have for our town, will take some time to reflect on what transpired and recommit to serving the residents by pursuing the priorities we have set and by always vigorously protecting our rights and our voices.*



## City of Bellevue

City of Bellevue  
Regular Common Council Meeting  
December J, 2024

**Agenda Item 5a:** Approval of Findings of Fact, Conclusions of Law and Decision regarding a Preliminary Plat application submitted by KMAM REAL ESTATE IDBEL, LLC

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

**Note:**

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

Attachment(s): Finds of Fact, Conclusions of Law and Decision for the Malone Subdivision Preliminary Plat

**CITY OF BELLEVUE  
COMMON COUNCIL  
PUBLIC HEARING Held On November 12, 2024**

<b>REGARDING AN APPLICATION OF:</b>	<b>FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION</b>
Preliminary Plat application submitted by KMAM REAL ESTATE IDBEL, LLC. The subject property is situated North of Kirtley Street on LOT 1A, BLOCK 1, KMAM PLAT.	December 9, 2024

**REQUESTED ACTION:** KMAM REAL ESTATE IDBEL, LLC has petitioned for Preliminary Plat approval to subdivide the property consisting of Lot 1A, Block 1, KMAM Plat North of Kirtley Street and adjacent to Highway 75 into two (2) lots. The property is Zoned Business (B).

**Summary and Background**

The subject property consists of the amended KMAM Plat Lot 1A, Block 1 north of Kirtley Street and adjacent to Highway 75. The preliminary plat will subdivide Lot 1 into two (2) lots to be approximately 2.55 & 2.88 acres. Lot 2, Block 1 of the proposed subdivision is the subject property of a Design Review application for a convenience store and gas station which was approved by the Bellevue Planning & Zoning Commission on August 5, 2024.

**I. NOTICE & DISCLOSURES**

1. **Notice** of this public hearing was:

- i. Published in the *Idaho Mountain Express* on October 23, 2024;
- ii. Sent by first class mail October 17, 2024 to all property owners within 300 feet of the external boundaries of these lots;
- iii. Posted at the Bellevue City Hall, the Bellevue Post Office, and on the city webpage on October 17, 2024

**II. APPLICATION MATERIALS & CITY DEPARTMENT REVIEW**

**Exhibit A—Application Materials**

All application materials were received on May 22, 2024, the application was deemed Complete on June 10, 2024, unless indicated otherwise.

1. Completed application form
2. Preliminary Plat Map
3. Maps: parcel, land use, zoning, topography

**Exhibit B—Department Head Comments**

**Fire Department:**

The Fire Department has no comments

**Engineering issues:**

No issues were noted.

**Water and Sewer issues:**

No issues were noted.

**Street Department issues:**

No issues were noted.

**Public Comment:**

The following public comments were have been received to date:

- Letter from Marilyn McDonald on November 12, 2024
- Letter from Carrie Wesson on November 12, 2024
- Letter from Kim Mazik on November 12, 2024
- Letter from Frank Wetmore on November 12, 2024
- Letter from Chris Alexander on November 12, 2024
- Letter from Lorraine Malone on November 12, 2024
- Letter from Susan Canham on November 12, 2024
- Letter from Cooper Hayes on November 12, 2024
- Letter from Jacoby Alan on November 12, 2024
- Letter from Michael Costello on November 12, 2024
- Letter from Raul Vandenberg on November 12, 2024
- Letter from Jarod Langdon on November 12, 2024
- Letter from Thomas Poole on November 12, 2024
- Letter from John Johnson on November 12, 2024
- Letter from Rachel Anderson on November 12, 2024
- Letter from Mary Floyd on November 12, 2024
- Letter from Jesse and Aby Rinella on November 12, 2024
- Letter from Michael Pfau on November 12, 2024
- Letter from Blaire Sant on November 12, 2024
- Letter from Tyler Sant on November 12, 2024
- Letter from William Graff on November 12, 2024
- Letter from Annie Johnson on November 12, 2024
- Letter from Kelle Schmidt on November 12, 2024
- Letter from Dorothy Schinella on November 12, 2024
- Letter from Jane Alexander on November 12, 2024
- Letter from Megan Carey on November 12, 2024

All written public comments received have been transmitted to the Bellevue Common Council.

At the November 12, 2024 public hearing, the following public comments were received:

- Holly Gawlinski requested more information on the purpose of the proposed subdivision.
- Suzanne Wrede requested more information on the relationship between the proposed subdivision and the previously approved gas station proposed to be located on the subject property.

**III. TITLE 11 – SUBDIVISION – CHAPTER 4, DESIGN AND IMPROVEMENT REQUIREMENTS**

**\*NOTE: For purposes of clarification, Staff response is in bold.**

**11-4-6 LOTS:**

A. *Lot size, width, depth, shape, orientation, and minimum building set-back lines shall be*

*in compliance with the zoning district in which the property is located; and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings; The minimum lot size for the Business District is 6,000 square feet. The proposed lot 1A-1 will be 2.55 acres and lot 2A-2 will be 2.88 acres.*

- B. Whenever a proposed subdivision contains lot(s), in whole or in part within the flood plain, or which contain land with a slope in excess of twenty-five percent (25%) based upon natural contours, or create corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, provide open space and solar access for each lot and structure, and preserve hillside view corridors. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, water courses, and topographical features; **The subject property is not located in the flood plain and does not contain land with a slope more than twenty-five percent (25%).**
- C. Corner lots shall contain a building envelope outside of a seventy-five-foot radius from the center point of intersection of the streets unless otherwise approved as defined in Chapter 5, Section 5.6.3.; **No corner lots are proposed.**
- D. Side lot lines shall be within twenty (20) degrees to a right angle or radial line to the street line; **The lot lines are within twenty (20) degrees to a right angle to the street line.**
- E. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. Should a double frontage lot be created out of necessity, then such lot shall be reversed frontage lots; **No double frontage lots are proposed**
- F. Minimum lot sizes in all cases shall be reversed frontage lot(s); **No double frontage lots are proposed.**
- G. Every lot in a subdivision shall have a minimum of twenty (20) feet of frontage on a dedicated public or approved private street; **Both proposed lots will have over twenty (20) feet of frontage to the public street. No new streets are proposed.**

#### **11-4-10 REQUIRED EASEMENTS:**

Easements, as set forth hereinafter, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands:

- A. A public utility easement at least ten (10) feet in width shall be required within the street right of way boundaries of all streets; **There is a 50' utility easement identified on Lot 2, Block 1 of the preliminary plat.**

B. Non-vehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate non-vehicular transportation system throughout the City. Such improvements may be calculated towards required park land dedication requirements as set forth in the adopted Bellevue Parks Master Plan; **No non-vehicular easements are identified on the preliminary plat. The site plan for the proposed gas station and convenience store identifies a sidewalk along the Main Street frontage of Lot 1, Block 1 between the Idaho Transportation Department right-of-way and the common access easement identified on the plat. Prior to the issuance of a building permit, the applicant should provide a revised preliminary plat with a non-vehicular access easement located along the entire frontage of the proposed subdivision.**

**11-4-13 PLANTING STRIP IMPROVEMENTS:**

Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts, or off-street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for said planting strip with the preliminary plat application and the landscaping shall be a required; **The approved landscape plan for the Design Review application for a gas station and convenience store on Lot 2, Block 1 identifies trees, shrubs, and grass along Main Street and around the perimeter of the lot.**

**11-4-14 CUTS, FILLS, AND GRADING IMPROVEMENTS:** **These standards do not apply because the land is relatively flat and no cuts, fills or grading improvements are proposed at this time.** Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:

- A. A preliminary soil report prepared by a qualified engineer may be required by the Commission and/or Council as part of the preliminary plat application;
- B. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Said plan shall contain the following information:
  - 1) Proposed contours at a maximum of five (5) foot contour intervals;
  - 2) Cut and fill banks in pad elevations;
  - 3) Drainage patterns;
  - 4) Areas where trees and/or natural vegetation will be preserved;
  - 5) Location of all street and utility improvements including driveways to building envelopes, and any other information which may be reasonably required by the administrator, Commission, or Council to adequately review the affect of the proposed improvements.
- C. Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways;
- D. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.

- E. Where the existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for re-vegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as said re-vegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion;
- F. Where cuts, fills, or other excavation are necessary, the following development standards shall apply:
  - 1) Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil compatibility,
  - 2) Fills shall be compacted to at least ninety-five percent (95%) of maximum density as determined by ASSHO T99 (Am. Assoc. State Highway Officials) and ASTM D698 (Am. Stnd. Testing Methods),
  - 3) Cut slopes shall be no steeper than two (2) horizontals to one (1) vertical. Subsurface drainage shall be provided as necessary for stability,
  - 4) Fill slopes shall be no steeper than three (3) horizontal to one (1) vertical.
  - 5) Toes of cut and fill slopes shall be set back from property boundaries a distance of three (3) feet plus one-fifth (1/5) of the height of the cut or the fill but may not exceed a horizontal distance of ten (10) feet; tops and toes of cuts and fill slopes shall be set back from structures at a distance of at least six (6) feet plus one-fifth (1/5) of the height of the cut or fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.

#### **11-4-15 DRAINAGE IMPROVEMENTS:**

The subdivider shall submit with the preliminary plat application, such map, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the City on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways, or improved public easements and shall extend across and under the entire improved width thereof including shoulders. **A stormwater/percolation basin is proposed.**

#### **11-4-16 UTILITIES:**

In addition to the terms mentioned hereinabove, all utilities including but not limited to, electricity, natural gas, telephone, and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements. **Utilities are proposed to be installed by subdivider.**

**IV. DECISION, ORDER, AND CONDITIONS OF APPROVAL:**

► Upon a motion by Alderman Shay, a second by Alderman Carriero, and a unanimous vote, this Preliminary Plat application submitted by KMAM REAL ESTATE IDBEL, LLC, finding the application complies with the applicable criteria set forth under applicable criteria of Title 11 Subdivision Regulations, subject to the following conditions:

	<b>Prior to</b>	<b>Condition</b>	<b>Recommended Contact</b>
<b>1.</b>	The submittal of a final plat application	The applicant shall provide a revised preliminary plat identifying a non-vehicular access easement along the street frontage of the proposed subdivision.	Community Development Director
<b>2.</b>		The applicant shall provide a revised preliminary plat correctly identifying the locations of all off-site easements with instrument numbers of the recorded easement documents.	Community Development Director

**IT IS SO ORDERED this 9<sup>th</sup> day of DECEMBER, 2024.**

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**Mayor**

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**Amy Phelps, City Clerk**



## 7 JhmcZ6 Y`Yj i Y

City of Bellevue  
Regular Common Council Meeting  
December 9, 2024

**Agenda Item 7: Executive Session: Pursuant to Idaho Code §74-206**

Real Property Acquisition under IC 74-206 (1)(c) or Pending and Imminently Likely Litigation under (IC 74-206(1)(f) or Personnel Matters under (IC 74-206(1)(b)

**Action Item:** Chris Johnson, Mayor

**Note:**

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

Attachment(s): None.

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12/5/2024

To the City of Bellevue and the Common Council:

I would first off like to thank the City Staff and Council for their support over the last year. There have been many challenges, and we continue to address them and move forward as a city. I would also like to thank our residents and the community of Bellevue for their support and trust over the last few years.

I have done my best to fill the staffing vacancies over the last year and I cannot express the work and effort all our staff does to keep this city running. I have appreciated the opportunity to serve on the planning and zoning commission, the common council and for the last year as Mayor. It has been difficult to manage the city and a full-time job which requires extensive travel. With that being said I will be resigning as the Mayor of Bellevue come December 9<sup>th</sup>, 2024.

I will be applying for the Public Works Director position for the City of Bellevue. This is one of the final vacancies we have to fill for the city. With my background and experience I will work to rebuild the water and wastewater departments and manage projects we have coming up to ensure the best services for our community.

Thank you for letting me serve the City of Bellevue these past years and I look forward to the new role and opportunity to support our community and our staff.

Chris Johnson



Mayor

