



AGENDA

Agendas may be amended*

JOIN ZOOM MEETING:

<https://us02web.zoom.us/j/6273122357?pwd=ekFEckpSQUF6RnVFUFpGYWNjd29Zdz09&omn=83116982619>

MEETING ID: 627 312 2357

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 February 5, 2025. **Suggested Motion: Move that the notice for the February 10, 2025, 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 **3-5 MINUTES**)

5. CONSENT AGENDA: ACTION ITEMS

- Approval of Minutes: January 27, 2025, Regular Meeting Minutes: Amy Phelps, City Clerk
- Approval of Claims: January 27, 2025, through February 10, 2025: Shelly Shoemaker, Treasurer
- Department Head Reports

6. PUBLIC HEARING: ACTION ITEM

- Continuation of a Public Hearing to Consider a City-initiated Text Amendment to Bellevue City Code Chapters 10-7: B Business District and 10-24: Planned Unit Developments (PUDs) to permit multiple family dwellings through planned unit development applications and to reduce the minimum lot size required to submit a planned unit development application.

7. NEW BUSINESS

- Request for authorization for the Mayor to sign a letter of intent to develop a Memorandum of Understanding in coordination with the City of Hailey, Blaine County, and the Blaine County Recreation District establishing the desired shared outcomes for future development between Hailey and Bellevue; Brian Parker, Community Development Director | **ACTION ITEM**
- Consideration of Resolution No. 2407 approving the appointment of Tom Bergin to the Parks Committee: Brian Parker, Community Development Director | **ACTION ITEM**
- Consideration of Resolution No. 2408 amending the City's agreement with Lunceford Excavation for on-call snow-removal services, increasing the original amount by \$40,000 to an amount not to exceed \$70,00.00. Christina Giordani, Mayor | **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.

**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.

8. **ADJOURNMENT: ACTION ITEM**

*****If you would like to submit written comment on a public hearing agenda item: Submit your comments to aphelps@bellevueidaho.us (by noon the day of the meeting)***

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CONSEJO COMÚN
CIUDAD DE BELLEVUE, IDAHO
LUNES 10 DE FEBRERO DE 2025 17:30
115 E. PINE STREET, BELLEVUE, IDAHO 83313

ORDEN DEL DÍA
Las agendas pueden ser modificadas*

ÚNASE A LA REUNIÓN ZOOM:

<https://us02web.zoom.us/j/6273122357?pwd=ekFEckpSQUF6RnVFUFpGYWNjd29Zdz09&omn=83116982619>

ID DE REUNIÓN: 627 312 2357

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 Febrero de 2025. ***Moción sugerida:*** *Proponer que el aviso para la reunión ordinaria del 10 de febrero 2025 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

- Aprobación del Acta: 27 de enero de 2025, Acta de la reunión ordinaria: Amy Phelps, Secretaria Municipal
- Aprobación de reclamaciones: 27 de enero de 2025 al 10 de febrero de 2025: Shelly Shoemaker, Tesorera
- Informes del jefe de departamento

6. AUDIENCIA PÚBLICA: ARTÍCULO DE ACCIÓN

- continuación de un Audiencia pública para considerar una enmienda de texto iniciada por la ciudad al Código de la ciudad de Bellevue Capítulos 10-7: Distrito comercial B y 10-24: Desarrollos de unidades planificadas (PUD) para permitir viviendas familiares múltiples a través de aplicaciones de desarrollo de unidades planificadas y reducir el tamaño mínimo del lote requerido presentar una solicitud de desarrollo de unidad planificada. Audiencia pública:
ARTÍCULO DE ACCIÓN

7. NUEVOS NEGOCIOS

- Solicitud de autorización para que el alcalde firme una carta de intención para desarrollar un Memorando de Entendimiento en coordinación con la Ciudad de Hailey, el Condado de Blaine y el Distrito de Recreación del Condado de Blaine estableciendo los resultados compartidos deseados para el desarrollo futuro entre Hailey y Bellevue; Brian Parker, Director de Desarrollo Comunitario | **ARTÍCULO DE ACCIÓN**
- Consideración de la Resolución NO. 2407 aprobando el nombramiento de Tom Bergin al Comité de Parques: Brian Parker, Director de Desarrollo Comunitario | **ARTÍCULO DE ACCIÓN**

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- c. Consideración de la Resolución No. 2408 que modifica el acuerdo de la Ciudad con Lunceford Excavation para servicios de remoción de nieve de guardia, aumentando el monto original en \$40,000 a un monto que no exceda los \$70,00.00. Cristina Giordani, alcaldesa | ARTÍCULO DE ACCIÓN

8. APLAZAMIENTO: ARTÍCULO DE ACCIÓN

- ❖ *Si desea enviar un comentario por escrito sobre un tema de la agenda de una audiencia pública: envíe sus comentarios a aphelps@bellevueidaho.us (antes del mediodía del día de la reunión)*

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City of Bellevue

City of Bellevue
Regular Common Council Meeting
February 10, 2025

Agenda Item 5a: Approval of Minutes

Regular Meeting Minutes – January 27, 2025

Action Item: Amy Phelps, City Clerk

Note:

Suggested Motion: Move to approve the Consent Agenda as: amended, corrected, or as presented.

Attachment(s): Regular Meeting Minutes – January 27, 2025



The Common Council of the City of Bellevue, Idaho, met in a Regular Meeting on, Monday, January 27, 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 Giordani called the Regular Meeting to order at 5:30 p.m.

Roll Call:

Members Present

Christina Giordani, Mayor
Diane Shay, Council President
Tammy E. Davis, Council Member
Suzanne Wrede, Council Member
Jessica Obenauf, Council Member
Shaun Mahoney, Council Member – *Via Zoom*

Staff Present:

Kirtus Gaston, Marshal
Shelly Shoemaker, City Treasurer
Amy Phelps, City Clerk
Rick Allington, Legal Council
Brian Parker, Community Development Director
Greg Beaver, Fire Chief
Anson Credle, Fire Department
KC Marcroft, Fire Department
Amberle Molyneux, Fire Department
Scott Beaver, Fire Department

Others in Attendance: Tony Evans (Idaho Mountain Express), Dennis Brown (Workman and Company- Via Zoom), Jolyon Sawry, Jeff Swanson, Matt Filbert, Mary Hoyt

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 *January 16, 2025*.

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

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

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

3. MAYOR AND COUNCIL REPORT

Mayor Giordani took this time to thank community members, the Fire Department, and cross-county collaboration for the efforts set forth with the fire on Main Street.

Council Member Shay stated she received a nice letter from the City about the Chantrelle Subdivision water pressure issue. Council Member Wrede expressed that Council Member Shay's response was a little different than some of her neighbors and she thought more information needed to be issued to Bellevue Residents. Further discussion was had about the specifics of the incident and how to handle these comments in the future.

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

The Mayor opened the meeting for public comment at 5:37 pm.

No comments were brought to the meeting at this time.

Public Comment was closed at 5:37 pm.

5. **CONSENT AGENDA: ALL ACTION ITEMS**

- a. Approval of Minutes: January 13, 2025, Regular Meeting Minutes: Amy Phelps, City Clerk
- b. Approval of Claims: January 13, 2025, through January 27, 2025: Shelly Shoemaker, Treasurer
- c. Treasurer's Report as of December 31, 2024: Shelly Shoemaker, Treasurer
- d. End of Fiscal Year 2024 Financial Report, Shelly Shoemaker, Treasurer

Council Member Bergin brought up that his name was missing on the applicable motions recorded on January 13, 2025 meeting minutes.

Council Member Obenauf inquired about why the ClearGov invoice payment was separated between Water and Wastewater funds on the Claims report. Treasurer Shoemaker explained that the first two projects that the City is adding to ClearGov pertain to water and wastewater.

Council Member Wrede asked about a notable number in the checking account for the General Fund at the end of FY 2024, and the Water and Wastewater funds. Shoemaker explained the accounts ebb and flow based on incoming payments, etc. Council Member Wrede inquired about other items that caught her eye on the Treasurer reports presented as to develop a better understanding about the City's financial situation. Council Member Bergin asked about a budget line item that was presented as over budget and Treasurer Shoemaker explained the Water truck repair that was an unforeseen cost not previously budgeted.

Motion: Council Member Davis moved to approve the Consent Agenda presented. Council Member Obenauf Seconded the Motion. Council Members Voting Aye: Council Member Davis, Council Member Obenauf, Council Member Bergin, Council Member Wrede, Council Member Shay, Council Member Mahoney. Council Members Voting Nay: None. The Motion Passed unanimously.

6. **PRESENTATION:** Fire Fighter of the Year and Length of Service Award Presentation: Greg Beaver, Fire Chief

Bellevue Fire Chief Greg Beaver Presented Ansen Credle with the Fire Fighter of the Year Award as well as Length of Service award for his ten years of service with the Bellevue Fire Department. The Chief then Presented KC Marcroft with an award for five years of service with the Bellevue Fire Department.

7. **PUBLIC HEARING: ACTION ITEM**

- a. Public Hearing to Consider a City-initiated Text Amendment to Bellevue City Code Chapters 10-7: B Business District and 10-24: Planned Unit Developments (PUDs) to permit multiple family dwellings through planned unit development applications and to reduce the minimum lot size required to submit a planned unit development application.

Brian Parker, Community Development Director, explained this City initiated text amendment would allow for applicants to bring forward planning and zoning applications for multi-family housing in the (B) Business Zone and it would reduce the minimum lot size requirement to submit a Planned Unit Development (PUD) application in all zones except for Transitional and General Residential Zones from one acre to one half acre. The

amendment is not entitling anything by right; the applicant would be required to bring forward complete Conditional Use Permit, Planned Unit Development, and Design Review applications for Planning and Zoning Commission and Council Review to determine whether the applications meet all appropriate requirements to proceed with construction.

Council Member Wrede expressed to the Council and Mayor that these amendments are premature and that The city cannot prioritize the time and resources when we have a litany of other items the residents have established as priorities that the city is struggling to provide. She talked about previous public comments from residents concerned with mismanagement of Main Street and clarified that there is a place for this topic in the future after residents have their priorities and needs met.

Council Member Obenauf asked about the application approval process and specifics of density bonus' concerning community housing. Parker explained that the Planning and Zoning Commission is the deciding body with regards to the Conditional use permit and Design Review portion of the application, and the Common Council is the deciding body on the Planned Unit Development Application. He further explained that the wording on the proposed ordinance did not include specific language about density requirements with respect to lot size, therefore, there is no way to access density bonus because there is currently no way of establishing the maximum density. Council Member Obenauf stated concern that the overall process appears undefined at this time and if we open the floodgates there won't be an option to turn back. Parker explained that the process for applicants is very deliberate and strenuous to get through as far as meeting criteria for development.

Council Member Wrede asked what the desired outcome is, and Parker said the end goal is defined in the Comp plan. Further discussion was had about the process in which applications are assessed on a case-by-case basis and scrutinized by the Planning and Zoning Commission and the Council to ensure that the development will meet the needs and goals outlined by the City. Language and clarification about the definition of mixed-use developments were discussed. Brian Parker explained that there are approximately five (5) developable lots situated in the Business Zone and does not foresee the metaphorical flood gates opening with development applications if the Ordinance is adopted. Discussion was had about probable time spent on potential incoming applications.

The Mayor Opened the Meeting for Public Comment at 6:17pm

Jolyon Sawrey, Vital Ink Architecture, Griffin Ranch

Mr. Sawrey has been in the Valley for 28 years. He hopes his presence brings comfort because of his earned respect as a longtime resident and Architect. The City Council has a duty to look at the past and present and be able to plan for and promote the future (of Bellevue). The current development Ordinance in Bellevue code is missing a few words that would make it friendlier for an applicant to propose a Mixed-use development. Commercial alone doesn't cut it monetarily and residential is a smart additional component. The idea of this PUD text amendment and components of the application requirements will place the burden on the developer to fill the requirements. He expressed his hopes for the council to approve the text amendment.

Trent Shoemaker, 504 S 2nd Street

Mr. Shoemaker explained his vested interest in Bellevue as a long-time resident of of almost 50 years. He's watched people come to Bellevue and make changes, then leave. The Comprehensive plan states that we need to grow our city in a responsible way. Brian Parker, Community Development Director, has a lot of experience and he knows what he's doing. This amendment is not "opening a flood gate". There are only five parcels developable currently on Main Street. The city needs to move forward and not stagnate. Bellevue needs responsible growth and needs people that want to be part of this community.

Public Comments received via email from Blaine County Housing Authority and Dana Brazelton Topel are attached as **Exhibit A**.

The Mayor Closed Public Comment at 6:34pm

Council Member Wrede asked the Council to remember past public comments received from concerned residents regarding developments on Main Street. Mayor Giordani acknowledged Council Member Wrede's concerns about foundational issues and priorities the City should focus on.

Council Member Wrede asked a to read her own Public Comment as a resident:
See attached as **Exhibit B**

Mayor Giordani explained that this text amendment was initiated by Bellevue for Bellevue. It was not initiated by developers and wanted to clarify the origin. Council Member Bergin said that additional language may be needed for clarification in the proposed Ordinance and specific definitions added as well as a few other changes that may be needed before finalizing. Council Member Shay explained that this is not a rash decision, and a lot of time has been spent on this topic in the past years. She looks forward to seeing a product that the City can be proud of. Discussion was had about adding community housing language to a bigger conversation about Zoning instead of this specific PUD Ordinance. The Council then discussed making some minor edits to the proposed ordinance and continuing the Public Hearing and decision making to the next meeting, a date certain of February 10, 2025.

Motion: Council Member Bergin moved to continue the Public Hearing and decision to a date certain of February 10, 2025. Council Member Shay Seconded the Motion. Council Members Voting Aye: Council Member Davis, Council Member Obenauf, Council Member Bergin, Council Member Wrede, Council Member Shay, Council Member Mahoney. Council Members Voting Nay: None. The Motion Passed unanimously.

8. **New business**

- a. Presentation: City of Bellevue Fiscal Year End 2024 Audited Statements: Dennis Brown, CPA, Workman and Company | **Action Item**

Dennis Brown, CPA, Workman and Company, gave comment on the financial Audited Statement of the report provided. The Council members were able to ask questions and make comments on the report provided.

Motion: Council Member Obenauf moved to accept the City of Bellevue Fiscal Year End 2024 Audited Statements as presented by Dennis Brown, CPA, Workman and Company. Council Member Davis Seconded the Motion. Council Members Voting Aye: Council Member Davis, Council Member Obenauf, Council Member Bergin, Council Member Wrede, Council Member Shay, Council Member Mahoney. Council Members Voting Nay: None. The Motion Passed unanimously.

- b. Discussion of 2025 Council Priorities and Recap from January 16, 2025, Special Common Council Meeting: Brian Parker, Community Development Director

Brian Parker, Community Development Director, gave an overview of Priorities the Council Identified at a January 16, 2025, Special Meeting.

- c. Consideration and Approval of Resolution 2405, Authorizing the Submittal of a RAISE Grant Application for Collector Roadway Design Service on behalf of the City of Bellevue, Idaho: Brian Parker, Community Development Director | **Action Item**

Motion: Council Member Davis moved Approval Resolution 2405, Authorizing the Submittal of a RAISE Grant Application for Collector Roadway Design Service on behalf of the City of Bellevue, Idaho. Council Member Davis Seconded the Motion. Council Members Voting Aye: Council Member Davis, Council Member Obenauf, Council Member Bergin, Council Member Wrede, Council Member Shay, Council Member Mahoney. Council Members Voting Nay: None. The Motion Passed unanimously.

- d. Consideration and Approval of Resolution 2406, Authorizing the Mayor to Execute a Letter of Support for ITD's FY 2025 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) program grant application for the State Highway-75 Bellevue to Broadway Run Improvement Project: Chris Johnson, Public Works Director | **Action Item**

Motion: Council Member Davis moved to Approve Resolution 2406, Authorizing the Mayor to Execute a Letter of Support for ITD's FY 2025 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) program grant application for the State Highway-75 Bellevue to Broadway Run Improvement Project. Council Member Obenauf Seconded the Motion. Council Members Voting Aye: Council Member Davis, Council Member Obenauf, Council Member Bergin, Council Member Wrede, Council Member Shay, Council Member Mahoney. Council Members Voting Nay: None. The Motion Passed unanimously.

9. Adjournment:

With no further business coming before the Common Council at this time, Council Member Shay moved to adjourn the meeting. Council Member Davis seconded the motion. The meeting adjourned at 7:50 p.m. The motion passed unanimously.

Christina Giordani, Mayor

Attest:

Amy Phelps, City Clerk



BLAINE COUNTY HOUSING AUTHORITY

208.788.6102 | INFO@BCOHA.ORG | WWW.BCOHA.ORG

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

January 23, 2025

PUD and Business District Text Amendment

To: Mayor Giordani and Members of the Bellevue City Council

From: Keith Perry, Board Chair
Ana Torres, Bellevue Board Member
Carissa Connelly, Director

On behalf of the Blaine County Housing Authority (BCHA), we write to offer brief comments on the City-initiated text amendment to permit multi-unit residential uses through planned unit development applications in Bellevue's Business District.

First, we commend the planning staff, Planning and Zoning Commission, and City Council for their patience and deliberation in considering how to allow multifamily residential in the Business District, which is a logical place for multifamily and mixed-use development in Bellevue. We also want to thank the City for engaging with our team during the multiple iterations of this effort.

We are pleased to see the proposed amendments to allow multifamily residential, mixed-use development in the Business District through the Planned Unit Development application process. The narrower, discretionary allowance via a comprehensive PUD application – rather than a by-right allowance -- offers an avenue to consider and review multifamily residential development in the Business District in the near term, while larger, city-wide planning considerations around community housing incentives, density and design, character and infrastructure capacity can be thoughtfully addressed.

The PUD review process offers the Council significant discretion when considering an application to reject or condition an approval to ensure that it meets the goals and objectives of the Comprehensive Plan and promotes the general welfare of the City of Bellevue and its inhabitants. Toward that end, we recommend that the Council consider negotiating the inclusion of community housing units in any multiunit development proposed in the Business District under the new PUD language.

The PUD standards also include an existing 10% density bonus in exchange for provision of community housing "above what is then currently required," which does not provide a clear standard for evaluation and no community housing is currently required. In a future amendment, we suggest adding minimum standards clarifying how much community housing needs to be provided and at what levels of affordability to utilize this incentive. We also suggest exploring increasing that bonus percentage to make the incentive more attractive, while calibrating the community benefit accordingly.

Finally, we understand that the City is interested in pursuing a deeper review of the zoning code to evaluate opportunities for community housing incentives. We look forward to that initiative and offer the support of our staff to assist with any analysis and recommendations toward that effort.

Keith Perry

Keith Perry
Blaine County Housing Authority Board of Commissioners, Chair

Ana Torres

Ana Torres
Blaine County Housing Authority Board of Commissioners, Member

Carissa Connelly

Carissa Connelly
Housing Director





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

Public Comment Form	
Date of Meeting: January 27, 2025	
Agenda Item: Public Hearing to Consider a City-initiated Text Amendment to Bellevue City Code Chapters 10-7 and 10-24	
Topic: PUDs	
Please Select One of the Following: Support: <input type="checkbox"/> Do Not Support: <input checked="" type="checkbox"/> Need much more info	
*Name (required for the minutes): Dana Brazelton Topel	
*Address (required for the minutes): 122 Cowcatcher Loop, Bellevue	
Phone Number: (916) 947-9013	
E-mail Address: strhiker@gmail.com	
<p>Comments:</p> <p>According to the staff report "TA-24-02 – PUD Minimum Size", the approval of the proposed text amendment would not allow "the by-right development of multifamily housing. All proposals for multifamily housing would be subject to review for compliance with Bellevue's design review, conditional use permit, and planned unit development approval criteria." One of the conditional use permit criteria specifies: "Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community..." In addition, the Planned Use Development criteria specifies that "That public services, facilities and utilities are adequate to serve the proposed PUD and anticipated development within the appropriate service areas..."</p> <p>Bellevue's sewer and drinking water resources are already either broken or limited in capacity, with aging infrastructure. The city is struggling with how to pay for the necessary repairs and upgrades already needed to accommodate the people living here currently.</p> <p>According to the 2020 Impact Fees study paid for by the City, developer Impact Fees should not contain funding to support major "water and sewer projects" because these costs are "routinely funded by monthly service charges" (by rate payers) assessed as water and sewer connection fees. Therefore, doesn't any new development pass the cost of new people and businesses to all ratepayers in the city? Any new "connection fees" would not generate enough to pay for what's already needed to be done, let alone any expansion needed.</p> <p>Why would the City of Bellevue initiate this text change if it's own existing criteria can not be met by any new development contemplated? How does the City plan to pay for what will be needed to accommodate even</p>	
Please selection one of the follow: Resident: <input checked="" type="checkbox"/> Non-Resident: <input type="checkbox"/> Other: <input type="checkbox"/>	
Self, Name of Organization, or Other: Dana Brazelton Topel, resident (not affiliated with any organization)	

Note: This is a Public Document
 Rev. 08.06.2024

Public Comment: 1/27/2025

RE: TA-24-02 – PUD Min Size

According to the staff report "TA-24-02 – PUD Minimum Size", the approval of the proposed text amendment would not allow "the by-right development of multifamily housing. All proposals for multifamily housing would be subject to review for compliance with Bellevue's design review, conditional use permit, and planned unit development approval criteria." One of the conditional use permit criteria specifies: "Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community..." In addition, the Planned Use Development criteria specifies that "That public services, facilities and utilities are adequate to serve the proposed PUD and anticipated development within the appropriate service areas..."

Bellevue's sewer and drinking water resources are already either broken or limited in capacity, with aging infrastructure. The city is struggling with how to pay for the necessary repairs and upgrades already needed to accommodate the people living here currently.

According to the 2020 Impact Fees study paid for by the City, developer Impact Fees should not contain funding to support major "water and sewer projects" because these costs are "routinely funded by monthly service charges" (by rate payers) assessed as water and sewer connection fees. Therefore, doesn't any new development pass the cost of new people and businesses to all ratepayers in the city? Any new "connection fees" would not generate enough to pay for what's already needed to be done, let alone any expansion needed.

Why would the City of Bellevue initiate this text change if it's own existing criteria can not be met by any new development contemplated? How does the City plan to pay for what will be needed to accommodate even more people and businesses?

Planned development is inevitable and, in the future, will be positive for this community, but what is the plan? Is there a plan? There is reference on the website to a "Comprehensive Plan" but it is not on the website for residents to read. Most of the new Council and Mayor ran on platforms to help fix long standing problems in Bellevue (sewer, water and roads) and to develop a real community here. Shouldn't we focus on fixing these long standing problems before we spend resources contemplating the future?

Dana Brazelton Topel

122 Cowcatcher Loop, Bellevue

PUBLIC COMMENT RE: TEXT AMENDMENT – 1/27/2025

As documented multiple times over the course of the past year, residents have asked to be served not by new private development but rather by planning that enables small, actionable projects that help Main Street stay true to itself while adding some diversity of restaurants, a more vibrant small business core, and better fundamentals like regular maintenance and street lights and sidewalks with character for style and safety. There has been more public comment about Main Street development solicited in the last year than any other topic in Bellevue with tonight being at least the 4th Public Hearing since early 2024 on the topic of changing ordinances to permit currently prohibited development types or permitting unwanted development on Main Street.

It is time for the leadership of Bellevue to focus on the basics and to ensure that Bellevue residents are always the first to benefit, equally, from decisions made on their behalf. There simply is no evidence that shows that prioritizing multi-unit dwellings on Main Street serves all of our residents better than ordinances and projects that:

- standardize and enforce Bellevue codes
- start improving and cleaning up our neighborhoods by paving our alleys
- improve safety and establish a high standard of maintenance around the Elementary School
- prevent more gas stations on Main Street
- prevent harming existing residents by taking their water and giving it to new developments on Main Street as was done to Chantrelle two months ago and continues to be a problem there
- create new building requirements that prepare our community for grey water systems in the future
- establish planning methodologies to properly evaluate the cost of new development and density on the affordability of existing housing and the sustainability of our essential assets like water and open space

This ordinance is inappropriate in the face of the many outstanding needs in our community. Mr. Parker is a very capable, knowledgeable leader for the Community Development Department, and we should be applying 100% of his talents, time and effort to pursuing the innovation and achievements that our community has consistently communicated that it wants rather than forcing him to devise ways that Bellevue can be used to service Ketchum Community Housing initiatives.

One of the biggest concerns of residents in Bellevue is the protection, and sustainable use, of our water as well as concerns about emergency preparedness, existing housing insecurity, open space and the timely, reliable, affordable and safe delivery of basic services to our community. I would hope we would never place the wants of Ketchum special interests, real estate businesses and developers above the wants of Bellevue residents especially when the current state of Ketchum speaks volumes about the recklessness with which density profiteers have descended upon and changed that once romantic, special town.

I do not support this text amendment.

Suzanne Wrede – 1/27/2025



City of Bellevue

City of Bellevue
Regular Common Council Meeting
February 10, 2025

Agenda Item 5b: Approval of Claims

Claims Payable January 27 through February 10, 2025

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 Class
Claims Payable by Vendor

02/05/25

City of Bellevue
CLAIMS PAYABLE BY CLASS
February 10, 2025

Date	Num	Name	Memo	Class	Amount
01 - Admin					
02/10/2025	020325	Palomera, Maria	Per Diem - Caselle Training - 2/17/25 - 2/20/25	01 - Admin	255.00
02/10/2025	020325	Hunt, Marcy	Per Diem - Caselle Training - 2/17/25 - 2/20/25	01 - Admin	255.00
02/10/2025	020325	Shoemaker, Shelly	Per Diem - Caselle Training - 2/17/25 - 2/20/25	01 - Admin	255.00
02/10/2025	Bergin	Air St Lukes Membership	Bergin - Air St. Luke's Membership	01 - Admin	55.00
02/10/2025	Davis	Air St Lukes Membership	Davis - Air St. Luke's Membership	01 - Admin	55.00
02/10/2025	Wrede	Air St Lukes Membership	Wrede - Air St. Luke's Membership	01 - Admin	55.00
02/10/2025	012225	Idaho Power	Acct. #2203628603 - Main Acct.	01 - Admin	2,300.99
02/10/2025	10205	Allington, Frederick	Legal Services - December & January	01 - Admin	4,920.00
02/10/2025	85235	Micro Tech Systems	Monthly Service - February 2025- Reso #2366	01 - Admin	1,314.75
02/10/2025	108174	White Cloud Communi...	Radio Service - Public Works Dept. - Feb. 2025	01 - Admin	60.00
02/10/2025	012025	First Net	Account #287294656845 - Dec. - Jan.	01 - Admin	939.04
02/10/2025	013125	South Valley Storage C...	Feb. Rent - Unit #F-13	01 - Admin	63.00
02/10/2025	012225	DL Evans - Mayor	Chgs. 1/16/25 - 1/22/25	01 - Admin	506.99
02/10/2025	064158	Jane's Artifacts	1099 Envelopes, & supplies	01 - Admin	39.42
02/10/2025	064052	Jane's Artifacts	Credit - Returned item	01 - Admin	-7.06
02/10/2025	064053	Jane's Artifacts	1099 Envelopes & forms	01 - Admin	9.84
02/10/2025	84813	Micro Tech Systems	Service Adjustment Fee	01 - Admin	2.50
02/10/2025	5252309101	Cintas	Supplies - City Hall	01 - Admin	7.16
Total 01 - Admin					11,086.63
03 - P & Z					
02/10/2025	200012781	Association of Idaho Ci...	Luncheon - Brian Parker	03 - P & Z	50.00
02/10/2025	064194	Jane's Artifacts	White board & dry erase set	03 - P & Z	136.60
Total 03 - P & Z					186.60
05 - Fire					
02/10/2025	G69294	Valley Wide Cooperative	Fuel - Fire Dept. - Card #3816395	05 - Fire	18.80
02/10/2025	G69295	Valley Wide Cooperative	Fuel - Fire Dept. - Card #3816393	05 - Fire	58.82
02/10/2025	J21485	Valley Wide Cooperative	Fuel - Fire Dept. - Card #3816394	05 - Fire	62.81
02/10/2025	G78386	Valley Wide Cooperative	Fuel - Fire Dept. - Card #3816393	05 - Fire	52.61
02/10/2025	4635-486945	O'Reilly Automotive, Inc.	Lights for Engines 1 & 2	05 - Fire	41.40
02/10/2025	012225	DL Evans - Fire Dept.	Chgs. 1/16/25 - 1/22/25	05 - Fire	1,115.95
02/10/2025	17887	Idaho Lumber	Led work light	05 - Fire	69.99
02/10/2025	BFDPS25	Blaine County Emerge...	RMS/CAD	05 - Fire	3,838.13
02/10/2025	617689	Hughes Fire Equipmen...	Drain valve - Engine 1	05 - Fire	698.68
02/10/2025	J25807	Valley Wide Cooperative	Fuel - Fire Dept. - Card #3816395	05 - Fire	47.08
Total 05 - Fire					6,004.27
07 - Library					
02/10/2025	012225	DL Evans - Library	Chgs. 1/16/25 - 1/22/25	07 - Library	111.31
Total 07 - Library					111.31
08 - Marshal					
02/10/2025	BMOPSS25	Blaine County Emerge...	RMS/CAD	08 - Marshal	13,302.53
02/10/2025	450	Blaine County	2nd half - Dispatch 911 FY2025	08 - Marshal	14,573.23
02/10/2025	10273	Idaho Chiefs of Police ...	ICOPA Membership Dues	08 - Marshal	100.00
02/10/2025	CL78448	Christensen Inc. dba U...	Acct. #1001448 - Fuel - Marshal's Dept.	08 - Marshal	641.57
02/10/2025	7667	Mountain Humane	Q1 2025 Quarterly Impound Fees	08 - Marshal	250.00
Total 08 - Marshal					28,867.33
09 - B & G					
02/10/2025	012725	Intermountain Gas	Gas Services	09 - B & G	783.50
02/10/2025	0001790671	Clear Creek Disposal	City Hall - January	09 - B & G	74.62
02/10/2025	0001790673	Clear Creek Disposal	Shop - 91 Martin Lane - January	09 - B & G	146.81
02/10/2025	0001790674	Clear Creek Disposal	Fire Station - 517 2nd St. N.- January	09 - B & G	29.14
02/10/2025	22536/1	Ranchers Supply	Heaters/Shop	09 - B & G	122.97
02/10/2025	B461957	L.L. Green's Hardware	Bulk Tape	09 - B & G	9.99
02/10/2025	D82258	L.L. Green's Hardware	Tape & cleaning supplies	09 - B & G	43.54
02/10/2025	B462568	L.L. Green's Hardware	Epoxy & fasteners for signs	09 - B & G	37.68
02/10/2025	205	Palomera, Maria	Office Cleaning - February	09 - B & G	375.00
02/10/2025	14505818	Jon's Heating, Inc.	Perform diagnostic - HVAC system @ Shop	09 - B & G	231.40
Total 09 - B & G					1,854.65

02/05/25

City of Bellevue
CLAIMS PAYABLE BY CLASS
February 10, 2025

Date	Num	Name	Memo	Class	Amount
10 - Streets					
02/10/2025	G63691	Valley Wide Cooperative	Fuel - Streets Dept.- Card #1 - Diesel	10 - Streets	125.31
02/10/2025	G64312	Valley Wide Cooperative	Fuel - Streets Dept.- Card #1 - Diesel	10 - Streets	123.30
02/10/2025	G69300	Valley Wide Cooperative	Fuel - Streets Dept.- Card #1 - Diesel	10 - Streets	150.44
02/10/2025	674336	The Bancorp Bank, N.A.	2023 Chev Silverado 5500 Lease - 1/3 pmt - Feb.	10 - Streets	608.66
02/10/2025	085680/9	Valley Wide Cooperative	Propane - Shop	10 - Streets	24.99
02/10/2025	G79963	Valley Wide Cooperative	Fuel - Streets Dept.- Card #1 - Diesel	10 - Streets	81.00
02/10/2025	G70031	Valley Wide Cooperative	Fuel - Streets Dept.- Card #1 - Diesel	10 - Streets	90.17
02/10/2025	466527	Valley Wide Cooperative	Supplies	10 - Streets	3.38
02/10/2025	A760972	L.L. Green's Hardware	Shop supplies	10 - Streets	48.84
02/10/2025	CL78449	Christensen Inc. dba U...	Acct. #1001449 - Fuel - Streets	10 - Streets	253.85
02/10/2025	CL78450	Christensen Inc. dba U...	Acct. #1001451 - Fuel - Streets - Equipment	10 - Streets	328.33
02/10/2025	G83688	Valley Wide Cooperative	Fuel - Streets Dept.- Card #1 - Diesel	10 - Streets	117.84
02/10/2025	214020	Napa Auto Parts	Hydraulic & transmission fluid	10 - Streets	181.98
02/10/2025	5032939757	Rumbles Documents S...	Bobcat Toolcat - UW53 - 1/15/25 - 2/14/25	10 - Streets	527.01
02/10/2025	G82925	Valley Wide Cooperative	Fuel - Streets Dept.- Card #1	10 - Streets	74.64
02/10/2025	26314	MK Trailers	Rebuild skid plates on push plow - 936 Cat Loader	10 - Streets	513.59
Total 10 - Streets					3,253.33
20 - Water					
02/10/2025	674336	The Bancorp Bank, N.A.	2023 Chev Silverado 5500 Lease - 1/3 pmt - Feb.	20 - Water	608.66
02/10/2025	012125	Idaho Power	Acct # 2227225774 - Water Acct.	20 - Water	1,457.48
02/10/2025	2024/4	Idaho Department of L...	Quarterly Billing - Cost Reimbursement - Dusty Lindt ...	20 - Water	965.45
02/10/2025	BDD-25-1-2	BDE Water Professionals	Water Operations - Jan.	20 - Water	17,492.50
02/10/2025	012425	Intermountain Gas - Str...	Acct. #131 596 2484 3 - Strahorn Pump Station	20 - Water	16.59
02/10/2025	2070	Water District 37	Acct. #10185 - Upper W.R. Water Measure District	20 - Water	1,078.54
02/10/2025	335402	Floyd Lilly Co.	Fittings - Chemical Pump @ Chantrelle	20 - Water	15.42
02/10/2025	5032939757	Rumbles Documents S...	Bobcat Toolcat - UW53 - 1/15/25 - 2/14/25	20 - Water	527.02
02/10/2025	84814	Micro Tech Systems	Dell laptop, monitor, keyboard - Public Works	20 - Water	1,114.70
02/10/2025	84978	Micro Tech Systems	Set up computer - Public Works	20 - Water	203.50
Total 20 - Water					23,479.86
30 - Wastewater					
02/10/2025	674336	The Bancorp Bank, N.A.	2023 Chev Silverado 5500 Lease - 1/3 pmt - Feb.	30 - Waste...	608.66
02/10/2025	35126	Great West Engineering	Wastewater Treatment Plan Evaluation	30 - Waste...	1,395.50
02/10/2025	012125	Idaho Power	Acct. #2227225816 - Sewer Acct.	30 - Waste...	2,913.48
02/10/2025	BDE-25-1-1	BDE Water Professionals	Wastewater Operations - Jan.	30 - Waste...	9,937.50
02/10/2025	134123	Go-Fer It Express Inc.	Sample deliveries to Magic Valley Labs	30 - Waste...	163.80
02/10/2025	0001790672	Clear Creek Disposal	31 Alyson Lane - January	30 - Waste...	4.00
02/10/2025	CL78447	Christensen Inc. dba U...	Acct. #1001450 - Fuel - Wastewater	30 - Waste...	82.36
02/10/2025	5032939757	Rumbles Documents S...	Bobcat Toolcat - UW53 - 1/15/25 - 2/14/25	30 - Waste...	527.02
02/10/2025	84814	Micro Tech Systems	Dell laptop, monitor, keyboard - Public Works	30 - Waste...	1,114.70
02/10/2025	84978	Micro Tech Systems	Set up computer - Public Works	30 - Waste...	203.50
02/10/2025	INV00599738	USA Blue Book	New sensors - WW Plant	30 - Waste...	3,218.60
Total 30 - Wastewater					20,169.12
Combined					
02/10/2025	29543453	State Insurance Fund	WC Premium FY25- Policy #30180 to be paid online	Combined	2,735.00
Total Combined					2,735.00
TOTAL					97,748.10

City of Bellevue Claims Payable by Vendor February 10, 2025

Date	Num	Memo	Class	Open Balance
Air St Lukes Membership				
02/10/2025	Bergin	Bergin - Air St. Luke's Membership	01 - Admin	55.00
02/10/2025	Davis	Davis - Air St. Luke's Membership	01 - Admin	55.00
02/10/2025	Wrede	Wrede - Air St. Luke's Membership	01 - Admin	55.00
Total Air St Lukes Membership				165.00
Allington, Frederick				
02/10/2025	10205	Legal Services - December & January	01 - Admin	4,920.00
Total Allington, Frederick				4,920.00
Association of Idaho Cities				
02/10/2025	200012781	Luncheon - Brian Parker	03 - P & Z	50.00
Total Association of Idaho Cities				50.00
BDE Water Professionals				
02/10/2025	BDD-25-1-2	Water Operations - Jan.	20 - Water	17,492.50
02/10/2025	BDE-25-1-1	Wastewater Operations - Jan.	30 - Wastewater	9,937.50
Total BDE Water Professionals				27,430.00
Blaine County				
02/10/2025	450	2nd half - Dispatch 911 FY2025	08 - Marshal	14,573.23
Total Blaine County				14,573.23
Blaine County Emergency Communications				
02/10/2025	B FDPSS25	RMS/CAD	05 - Fire	3,838.13
02/10/2025	BMOPSS25	RMS/CAD	08 - Marshal	13,302.53
Total Blaine County Emergency Communications				17,140.66
Christensen Inc. dba United Oil				
02/10/2025	CL78448	Acct. #1001448 - Fuel - Marshal's Dept.	08 - Marshal	641.57
02/10/2025	CL78449	Acct. #1001449 - Fuel - Streets	10 - Streets	253.85
02/10/2025	CL78450	Acct. #1001451 - Fuel - Streets - Equipment	10 - Streets	328.33
02/10/2025	CL78447	Acct. #1001450 - Fuel - Wastewater	30 - Wastewater	82.36
Total Christensen Inc. dba United Oil				1,306.11
Cintas				
02/10/2025	5252309101	Supplies - City Hall	01 - Admin	7.16
Total Cintas				7.16
Clear Creek Disposal				
02/10/2025	0001790671	City Hall - January	09 - B & G	74.62
02/10/2025	0001790673	Shop - 91 Martin Lane - January	09 - B & G	146.81
02/10/2025	0001790674	Fire Station - 517 2nd St. N.- January	09 - B & G	29.14
02/10/2025	0001790672	31 Alyson Lane - January	30 - Wastewater	4.00
Total Clear Creek Disposal				254.57
DL Evans - Fire Dept.				
02/10/2025	012225	Chgs. 1/16/25 - 1/22/25	05 - Fire	1,115.95
Total DL Evans - Fire Dept.				1,115.95
DL Evans - Library				
02/10/2025	012225	Chgs. 1/16/25 - 1/22/25	07 - Library	111.31
Total DL Evans - Library				111.31
DL Evans - Mayor				
02/10/2025	012225	Chgs. 1/16/25 - 1/22/25	01 - Admin	506.99
Total DL Evans - Mayor				506.99
First Net				
02/10/2025	012025	Account #287294656845 - Dec. - Jan.	01 - Admin	939.04

City of Bellevue
Claims Payable by Vendor
February 10, 2025

Date	Num	Memo	Class	Open Balance
Total First Net				939.04
Floyd Lilly Co.				
02/10/2025	335402	Fittings - Chemical Pump @ Chantrelle	20 - Water	15.42
Total Floyd Lilly Co.				15.42
Go-Fer It Express Inc.				
02/10/2025	134123	Sample deliveries to Magic Valley Labs	30 - Wastewater	163.80
Total Go-Fer It Express Inc.				163.80
Great West Engineering				
02/10/2025	35126	Wastewater Treatment Plan Evaluation	30 - Wastewater	1,395.50
Total Great West Engineering				1,395.50
Hughes Fire Equipment Inc.				
02/10/2025	617689	Drain valve - Engine 1	05 - Fire	698.68
Total Hughes Fire Equipment Inc.				698.68
Hunt, Marcy				
02/10/2025	020325	Per Diem - Caselle Training - 2/17/25 - 2/20/25	01 - Admin	255.00
Total Hunt, Marcy				255.00
Idaho Chiefs of Police Association				
02/10/2025	10273	ICOPA Membership Dues	08 - Marshal	100.00
Total Idaho Chiefs of Police Association				100.00
Idaho Department of Labor				
02/10/2025	2024/4	Quarterly Billing - Cost Reimbursement - Dusty Lindt - 4th Quarter	20 - Water	965.45
Total Idaho Department of Labor				965.45
Idaho Lumber				
02/10/2025	17887	Led work light	05 - Fire	69.99
Total Idaho Lumber				69.99
Idaho Power				
02/10/2025	012225	Acct. #2203628603 - Main Acct.	01 - Admin	2,300.99
02/10/2025	012125	Acct # 2227225774 - Water Acct.	20 - Water	1,457.48
02/10/2025	012125	Acct. #2227225816 - Sewer Acct.	30 - Wastewater	2,913.48
Total Idaho Power				6,671.95
Intermountain Gas				
02/10/2025	012725	Gas Services	09 - B & G	783.50
Total Intermountain Gas				783.50
Intermountain Gas - Strahorn Pump Station				
02/10/2025	012425	Acct. #131 596 2484 3 - Strahorn Pump Station	20 - Water	16.59
Total Intermountain Gas - Strahorn Pump Station				16.59
Jane's Artifacts				
02/10/2025	064158	1099 Envelopes, & supplies	01 - Admin	39.42
02/10/2025	064052	Credit - Returned item	01 - Admin	-7.06
02/10/2025	064053	1099 Envelopes & forms	01 - Admin	9.84
02/10/2025	064194	White board & dry erase set	03 - P & Z	136.60
Total Jane's Artifacts				178.80
Jon's Heating, Inc.				
02/10/2025	14505818	Perform diagnostic - HVAC system @ Shop	09 - B & G	231.40
Total Jon's Heating, Inc.				231.40
L.L. Green's Hardware				

City of Bellevue
Claims Payable by Vendor
February 10, 2025

Date	Num	Memo	Class	Open Balance
02/10/2025	B461957	Bulk Tape	09 - B & G	9.99
02/10/2025	D82258	Tape & cleaning supplies	09 - B & G	43.54
02/10/2025	B462568	Epoxy & fasteners for signs	09 - B & G	37.68
02/10/2025	A760972	Shop supplies	10 - Streets	48.84
Total L.L. Green's Hardware				140.05
Micro Tech Systems				
02/10/2025	85235	Monthly Service - February 2025- Reso #2366	01 - Admin	1,314.75
02/10/2025	84813	Service Adjustment Fee	01 - Admin	2.50
02/10/2025	84814	Dell laptop, monitor, keyboard - Public Works	20 - Water	1,114.70
02/10/2025	84978	Set up computer - Public Works	20 - Water	203.50
02/10/2025	84814	Dell laptop, monitor, keyboard - Public Works	30 - Wastewater	1,114.70
02/10/2025	84978	Set up computer - Public Works	30 - Wastewater	203.50
Total Micro Tech Systems				3,953.65
MK Trailers				
02/10/2025	26314	Rebuild skid plates on push plow - 936 Cat Loader	10 - Streets	513.59
Total MK Trailers				513.59
Mountain Humane				
02/10/2025	7667	Q1 2025 Quarterly Impound Fees	08 - Marshal	250.00
Total Mountain Humane				250.00
Napa Auto Parts				
02/10/2025	214020	Hydraulic & transmission fluid	10 - Streets	181.98
Total Napa Auto Parts				181.98
O'Reilly Automotive, Inc.				
02/10/2025	4635-486945	Lights for Engines 1 & 2	05 - Fire	41.40
Total O'Reilly Automotive, Inc.				41.40
Palomera, Maria				
02/10/2025	020325	Per Diem - Caselle Training - 2/17/25 - 2/20/25	01 - Admin	255.00
02/10/2025	205	Office Cleaning - February	09 - B & G	375.00
Total Palomera, Maria				630.00
Ranchers Supply				
02/10/2025	22536/1	Heaters/Shop	09 - B & G	122.97
Total Ranchers Supply				122.97
Rumbles Documents Solutions LL				
02/10/2025	5032939757	Bobcat Toolcat - UW53 - 1/15/25 - 2/14/25	10 - Streets	527.01
02/10/2025	5032939757	Bobcat Toolcat - UW53 - 1/15/25 - 2/14/25	20 - Water	527.02
02/10/2025	5032939757	Bobcat Toolcat - UW53 - 1/15/25 - 2/14/25	30 - Wastewater	527.02
Total Rumbles Documents Solutions LL				1,581.05
Shoemaker, Shelly				
02/10/2025	020325	Per Diem - Caselle Training - 2/17/25 - 2/20/25	01 - Admin	255.00
Total Shoemaker, Shelly				255.00
South Valley Storage Company LLC				
02/10/2025	013125	Feb. Rent - Unit #F-13	01 - Admin	63.00
Total South Valley Storage Company LLC				63.00
State Insurance Fund				
02/10/2025	29543453	WC Premium FY25- Policy #30180 to be paid online	Combined	2,735.00
Total State Insurance Fund				2,735.00
The Bancorp Bank, N.A.				
02/10/2025	674336	2023 Chev Silverado 5500 Lease - 1/3 pmt - Feb.	10 - Streets	608.66
02/10/2025	674336	2023 Chev Silverado 5500 Lease - 1/3 pmt - Feb.	20 - Water	608.66

City of Bellevue
Claims Payable by Vendor
February 10, 2025

<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Class</u>	<u>Open Balance</u>
02/10/2025	674336	2023 Chev Silverado 5500 Lease - 1/3 pmt - Feb.	30 - Wastewater	608.66
Total The Bancorp Bank, N.A.				1,825.98
USA Blue Book				
02/10/2025	INV005997...	New sensors - WW Plant	30 - Wastewater	3,218.60
Total USA Blue Book				3,218.60
Valley Wide Cooperative				
02/10/2025	G69294	Fuel - Fire Dept. - Card #3816395	05 - Fire	18.80
02/10/2025	G69295	Fuel - Fire Dept. - Card #3816393	05 - Fire	58.82
02/10/2025	J21485	Fuel - Fire Dept. - Card #3816394	05 - Fire	62.81
02/10/2025	G78386	Fuel - Fire Dept. - Card #3816393	05 - Fire	52.61
02/10/2025	J25807	Fuel - Fire Dept. - Card #3816395	05 - Fire	47.08
02/10/2025	G63691	Fuel - Streets Dept.- Card #1 - Diesel	10 - Streets	125.31
02/10/2025	G64312	Fuel - Streets Dept.- Card #1 - Diesel	10 - Streets	123.30
02/10/2025	G69300	Fuel - Streets Dept.- Card #1 - Diesel	10 - Streets	150.44
02/10/2025	085680/9	Propane - Shop	10 - Streets	24.99
02/10/2025	G79963	Fuel - Streets Dept.- Card #1 - Diesel	10 - Streets	81.00
02/10/2025	G70031	Fuel - Streets Dept.- Card #1 - Diesel	10 - Streets	90.17
02/10/2025	466527	Supplies	10 - Streets	3.38
02/10/2025	G83688	Fuel - Streets Dept.- Card #1 - Diesel	10 - Streets	117.84
02/10/2025	G82925	Fuel - Streets Dept.- Card #1	10 - Streets	74.64
Total Valley Wide Cooperative				1,031.19
Water District 37				
02/10/2025	2070	Acct. #10185 - Upper W.R. Water Measure District	20 - Water	1,078.54
Total Water District 37				1,078.54
White Cloud Communications, Inc.				
02/10/2025	108174	Radio Service - Public Works Dept. - Feb. 2025	01 - Admin	60.00
Total White Cloud Communications, Inc.				60.00
TOTAL				97,748.10



City of Bellevue

City of Bellevue
Regular Common Council Meeting
February 10, 2025

Agenda Item 5c: Department Head Reports

Note:

Suggested Motion: Move to approve the Consent Agenda as: amended, corrected, or as presented.

Attachment(s): **Department Head Reports:**
Bellevue Marshals Office
Fire Department
Community Development Department
Clerk's Office
Treasurer's Office
Library

Bellevue Marshal's Office



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

City Council Report

Date:02/03/2025

January Report

The Bellevue Marshal's Office responded to 295 calls for service (CFS) resulting in 13 case reports, 59 citations, 6 arrests. January started very slow however increased toward the end of the month. We will be starting several trainings this coming month. Sgt. Shelamer will be going to a Executive Leadership Training held by ICRMP, and several of us will be attending ARCON.

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

Year to Date

Call for service	295
Case Reports	13
Citations	59
Arrests	13

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 February 3, 2025

	Start Date/Time	Primary Officer	Statutes/Offenses	Disposition
BMO20250013	01/31/25 17:38	Shelamer, Mike	Traffic Crash	Traffic Crash
BMO20250011	01/26/25 07:55	Gaston, Kirtus	OFF - OFFICER REPORT; 49-456 -	OFF - OFFICER
BMO20250012	01/26/25 13:37	Gaston, Kirtus	49-1401(3) - MOTOR VEHICLES -	49-1401(3) - MOTOR
BMO20250010	01/25/25 13:58	Gaston, Kirtus	18-8001 - DRIVING WITHOUT	18-8001 - DRIVING
BMO20250009	01/25/25 08:05	Gaston, Kirtus	49-1401(3) - MOTOR VEHICLES -	49-1401(3) - MOTOR
BMO20250008	01/18/25 23:29	Rawson, Justin	ASSIST - AGENCY ASSIST	ASSIST - AGENCY
BMO20250001	01/06/25 10:41	Gaston, Kirtus	18-2403 - THEFT - GRAND:	18-2403 - THEFT -
BMO20250006	01/17/25 09:17	Shelamer, Mike	49-1303 - MOTOR VEHICLES -	49-1303 - MOTOR
BMO20250005	01/15/25 19:16	Thayer, Joseph	19-512 - WARRANT ARREST MIS	19-512 - WARRANT
BMO20250004	01/10/25 13:31	Gaston, Kirtus	OFF-WELFARE - OFFICER	OFF-WELFARE -
BMO20250003	01/08/25 09:28	Shelamer, Mike	49-1232 - MOTOR VEHICLES -	49-1232 - MOTOR
BMO20250002	01/06/25 22:05	Thayer, Joseph	OFF-JUVENILE - OFFICER	OFF-JUVENILE -
BMO20250007	01/17/25 21:46	Rawson, Justin	18-2403 - THEFT - PETIT: FROM A	18-2403 - THEFT -

Total Records: 13



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

BMO Citation - By Officer, By Offense

Printed on February 3, 2025

[Citation->Issued Date/Time] is between '2025-01-01 00:00:00' and '2025-01-31 23:59:59' and
[Involvement->Case->Primary Officer->Agency->Name] is in this list 'E'Bellevue Marshal's Office"

Ticket #

Gaston, Kirtus

BEP350-0634

DRIVING WITHOUT PRIVILEGES - misdemeanor Total: 1

BEP350-0631

MOTOR VEHICLES - DISTRACTED DRIVING Total: 1

BEP350-0635

MOTOR VEHICLES - DRIVERS LICENSE - EXPIRED LICENSE Total: 1

BEP350-0637

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

BEP350-0635

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

3613

BEP350-0632

3612

MOTOR VEHICLES - INATTENTIVE DRIVING Total: 3

BEP350-0629

BEP350-0630

BEP350-0633

BEP350-0639

BEP350-0638

BEP350-0636

BEP350-0635

BEP350-0626

BEP350-0627

BEP350-0628

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

BEP350-0637

BEP350-0635

MOTOR VEHICLES - VIOLATIONS OF REGISTRATION PROVISIONS Total: 2

Gaston, Kirtus Total: 20

Rawson, Justin

BEP375-0382

FAIL TO YIELD TO STATIONARY POLICE VEHICLE/FLASHING Total: 1

Ticket #

BEP375-0384

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

BEP375-0384

MOTOR VEHICLES - IMPROPER LEFT TURN Total: 1

BEP375-0381

BEP375-0387

BEP375-0386

BEP375-0385

BEP375-0377

BEP375-0378

BEP375-0379

BEP375-0380

MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 8

BEP375-0383

MOTOR VEHICLES - STOP SIGN - FAIL TO STOP/YIELD FROM Total: 1

Rawson, Justin Total: 12

Shelamer, Mike

BEP365-0700

BEP365-0701

BEP365-0699

MOTOR VEHICLES - DISTRACTED DRIVING Total: 3

BEP365-0697

MOTOR VEHICLES - DRIVERS LICENSE - MISDEMEANOR Total: 1

BEP365-0698

BEP365-0692

BEP365-0693

MOTOR VEHICLES - FAIL TO PROVIDE PROOF OF INSURANCE - infraction Total: 3

BEP365-0693

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

BEP365-0702

3626

BEP365-0695

BEP365-0694

BEP3650690

BEP365-0691

MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 6

Shelamer, Mike Total: 14

Thayer, Joseph

BEP370-0473

BEP370-0472

MOTOR VEHICLES - DRIVERS LICENSE FAIL TO PURCHASE/INVALID Total: 2

Ticket #

BEP370-0468

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

BEP370-0476

MOTOR VEHICLES - SAFETY RESTRAINT OPERATOR/OCCUPANT UNDER 18 Total: 1

BEP370-0468

MOTOR VEHICLES - SPEED - BASIC RULE Total: 1

BEP370-0470

BEP370-0471

BEP370-0478

BEP370-0474

BEP370-0475

BEP370-0477

BEP370-0469

BEP370-0467

MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 8

Thayer, Joseph Total: 13

Total Records: 59



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
Incident Type Category (FD1.21): 1 - Fire						
111 - Building fire	2	18.18%	150,000.00	90,000.00	240,000.00	100.00%
150 - Outside rubbish fire, other	1	9.09%				
	Total: 3	Total: 27.27%	Total: 150,000.00	Total: 90,000.00	Total: 240,000.00	Total: 100.00%
Incident Type Category (FD1.21): 3 - Rescue & Emergency Medical Service Incident						
324 - Motor vehicle accident with no injuries.	2	18.18%				
	Total: 2	Total: 18.18%	Total: 0.00	Total: 0.00	Total: 0.00	Total: 0.00%
Incident Type Category (FD1.21): 4 - Hazardous Condition (No Fire)						
412 - Gas leak (natural gas or LPG)	3	27.27%				
424 - Carbon monoxide incident	1	9.09%				
444 - Power line down	1	9.09%				
	Total: 5	Total: 45.45%	Total: 0.00	Total: 0.00	Total: 0.00	Total: 0.00%
Incident Type Category (FD1.21): 6 - Good Intent Call						
650 - Steam, other gas mistaken for smoke, other	1	9.09%				
	Total: 1	Total: 9.09%	Total: 0.00	Total: 0.00	Total: 0.00	Total: 0.00%
	Total: 11	Total: 100.00%	Total: 150,000.00	Total: 90,000.00	Total: 240,000.00	Total: 100.00%



Bellevue Fire Department

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

02-03-25
Bellevue Fire Dept.
Council report for 02-10-25

Incident Type for 2025

Incidents from 01-01-25 to 02-02-25
Average Turnout per Incident is **11**
Overall Average Response Time is **06:48**.

Incident Type for 2025

3 Fires
0 Overpressure Rupture
2 Rescue & Emergency Medical Service
5 Hazardous Condition (no fire)
0 Service Call
1 Good Intent Calls
0 False Alarms & False Call
0 Severe Weather & Natural Disaster
We had **11** Total Incidents in **2025**

Looking Forward to a excellent 2025.

If you know anyone that lives in Bellevue and is interested in giving back to their community, send them my way.

Sincerely

Greg Beaver
Bellevue Fire Chief



Memorandum

To: Bellevue Common Council

From: Brian Parker, Community Development Director

Re: Department Report

Date: February 10, 2025

Staffing

The planner hired determined that the position was not the right fit. We are reviewing needs and will likely be re-posting the position in the spring.

Kristen Gearhart has had her role expanded to include both the Library and a new role as the City's Community Services Manager. Kristen will be a part-time asset to the Community Development Department to improve communications, accountability, and community events.

Building

In January, the City has received the following building permit activity:

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

Current Planning

In January, staff received one (1) Lot Line Adjustment application and one (1) Sign application.

Staff is reviewing the information received to date on the Business Zone Text Amendment. Staff will prepare recommendations and schedule another joint work session in the coming months.

Long Range Planning

Staff is continuing to work with Forsgren and Associates on updating the Transportation Master Plan, and possibly coordinating that effort with upcoming grant opportunities.

Grants

Staff is finalizing a grant application with the Blue Cross of Idaho Foundation for improvements to an outdoor space. The Council will be informed and involved as the project moves forward.



Memorandum

To: Bellevue Common Council

From: Amy Phelps, City Clerk

Re: Department Report

Date: February 10, 2024

The Bellevue Clerk's office exists to provide administrative services to the city as well as maintain city records and regulate city licensing. Additionally, the Clerk supports the legislative work of the Mayor and Common Council.

Licensing:

- New Business License Applications - January: 3
- Business License Renewals December - January: 183

Public Records Request:

- Public Records Requests for the Month of January: 8

Department work Plan: Submitted on February 4.

In addition to providing the Common Council with agendas, packet information, and minutes for each meeting, I am currently in the process of researching efficient methods for public records management, consolidated fee schedule updates, and application revisions. Hours of research are required for each of these tasks. Furthermore, new software and technology implementations require staff time to learn and coordinate.

On the Human Resources side, I am working to revise the Personnel Manual.

Staff continues to fulfill day to day customer service, payment collection for water and Wastewater, and general administrative tasks to keep the department running smoothly.



TO: Mayor Giordani and City Council Members

FROM: Shelly Shoemaker, Finance Manager / Treasurer

RE: Finance Department Report for February 10, 2025

Software Implementation

- Caselle is happening! There are almost daily conversations and follow-up with the Caselle implementation team. The current timeline is as follows:
 - February 17-20 - Pre-Live Training for Maria, Marcy and Shelly at Caselle in Provo, UT. The training is included with our purchase, excluding travel, and is the only in-person training staff will receive.
 - March 17-21 – Online live training from Caselle to assist staff with updating data to be current. At this point staff will be using Caselle instead of QuickBooks.
- Concurrently, I am working with Xpress Bill Pay to implement the online and electronic bill payments.
- We are transitioning out of QuickBooks, and the annual renewal was due February 1. Prior to February 1, we transitioned from an annual to a monthly subscription and required the update of six city computers.

Finance Department Work Plan

- The Finance Department Work Plan was submitted on February 5.

Bellevue Urban Renewal Agency (BURA)

- As Secretary/Treasurer, I am preparing the 2024 Annual Report for BURA and will present a draft to BURA at the February 25th BURA meeting. A public hearing is required and will be scheduled and published in the newspaper in March to take comments from the public. Finally, the report will be presented to the City Council on March 24 and filed with the City Clerk.

Financial Reports

- The Treasurer's Financial Report for January is not possible as of this date as bank statements are not available. It will be presented to the Council at the February 24th meeting.

Library Staff Report
February 2025



Mayor and Council:

Here is what has been happening at the library.

- January has been slow. Dance classes resumed for the littles and will continue through April.
- Supervised community service helpers came twice in January to help with cleaning up the library, some light cleaning and scan donated textbooks for sale (a long process).
- I am now serving on two national boards for the Collaborative Summer Library Program. Community Outreach and Child and Community Well Being are both right up my ally, and I am excited to be able to lend my voice to both boards, as well as our community.
- Valentine's Day and Super Bowl book displays are up.
- Our library web site is currently under construction. The Idaho Commission for Libraries is re-imagining and bringing us (along with other Idaho libraries) up to speed with new State and Federal library on-line standards. This is a free service for the BPL.
- Each winter the BPL, along with the Hailey, Stanley and Community libraries host our Winter Read program. This is a collaboration by all four libraries in an effort to promote bringing our communities together through one story. Each library hosts speakers/videos and discussion groups pertaining to the chosen title. This year, we have decided on Four Treasures of the Sky by Jenny Tinghui Zhang. Ms. Zhang will travel for an in-person, keynote speaking engagement regarding the book in February. For more information, please check out www.comlib.org.
- The library and Cheri Reinke (from CR Tech Support) will continue holding Tech Corner (a free tech service for seniors) once a month throughout the winter. Next session will be held on February 26, from 1-3pm.
- All this and more happening at the BELLEVUE LIBRARY!!! 🟡 As always, children's story time, Wednesdays at 10:30 am. For more up to date library information and PICTURES of our events, please like us on Facebook!

~Kristin

New Books:

Four Treasures of the Sky by Jenny Tinghui Zhang
The Seventh Veil of Salome by Silvia Moreno-Garcia
The Frozen River by Ariel Lawhon
All the Colors of the Dark by Chris Whitaker

This Cursed House by Del Sandeen
Nobody is Coming to Save You by Lt. Col. Scott Mann
Nour's Secret Library by Wafa' Tarnowska



What I'm Reading: Midnight at the Blackbird Café by Heather Webber



City of Bellevue
 115 E Pine Street
 PO Box 825
 Bellevue, ID 83313
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www.bellevueidaho.us

TA-24-02 – PUD Minimum Size

City Initiated Text Amendment

Background

There has been interest in recent months to provide more flexibility in the allowable uses and configuration of development in the B – Business Zone, specifically in relation to mixed use development with a residential component. Bellevue City Code already has a chapter with a stated purpose to encourage “flexibility and creativity in the development of land in order to improve the design, character, and quality of new development,” specifically Chapter 10-24: Planned Unit Developments (PUDs). The impediments to doing so under the current ordinance are as follows:

- Multifamily housing in excess of one (1) accessory dwelling unit (ADU) for each six thousand (6,000) square feet of lot area is prohibited in the B – Business Zone (Bellevue City Code Section 10-7-2)
- Bellevue City Code Section 10-7-5(B) requires a minimum of fifty feet (50’) of street frontage and six thousand (6,000) square feet in area for an individual lot in the B- Business Zone. This is prohibitive to the development of platted townhouses or condominiums.
- In order to apply for a PUD, a developer must have a minimum of one (1) acre of contiguous land, with the use of parcels separated by intervening streets discouraged. Much of the Zone is laid out in fifty foot (50’) wide by 120 foot deep parcels within 300 foot wide (6 parcels) by 265 foot deep (two (2) parcels separated by a twenty five foot (25’) wide alley) blocks. The resulting lot area contained within a block being 72,000 square feet, or 1.65 acres. Of the original townsite blocks within the B – Business Zone, none have an undeveloped area in excess of one (1) acre, and the only contiguous undeveloped areas in excess of one (1) acre are “below the bench” within the one percent (1%) floodplain, within the Bellevue Business Park Subdivision, or at the far north end of the zone (and City).



Undeveloped Parcels within the B - Business or LB/R - Limited Business/Residential Zones

Proposed Amendment

A complete draft ordinance is attached to this application, but to summarize the proposed amendment:

- Modify Bellevue City Code Section 10-7-4 to include “Multiple family dwellings, including townhomes and condominiums as part of a mixed used development and approved through a planned unit development application” as a conditionally permitted use within the B – Business Zone.
- Modify Bellevue City Code Section 10-7-5(B) to permit lesser lot widths and sizes through the planned unit development entitlement process.

- Modify Bellevue City Code Section 10-24-4(A)(1) to allow PUD applications on contiguous areas greater than ½ acre in all zones except for GR – General Residential and T -Transitional Zones.

Analysis

The 2017 Bellevue Comprehensive Plan includes the following Goals:

- Economic Development Goal 4.5-1: Maintain the downtown core while preserving the small town character of Bellevue
 - Action Item #7: Adopt strategies and ordinances to revitalize and develop the downtown core.
 - Action Item #9: Develop ordinances and policies that promote the development of vacant and undeveloped properties in the downtown core.
- Chapter 5 – Land Use – 5.2 Current Conditions – Business (B):

“As of September, 2015, there were approximately 65 Business zoned acres in Bellevue. This inventory includes: 138 lots ranging in size from 0.068 acres to 8.46 acres; 22 vacant lots totaling a little over 16 acres; and 22 legally non-conforming properties on approximately 8 acres that the city desires to be redeveloped for business purposes. A non-conforming use is any use existing prior to the effective date of the zoning ordinance that does not conform to the regulations of the ordinance or any amendments thereto. Combined, Bellevue has in excess of 24.565 acres (or 37.6%) of business zoned property that is either vacant or under-developed.”

- Land Use Goal 5.5-1: Work to retain and support expansion of existing independent small local businesses in its downtown and business areas.
 - Action Item #2: Promote infill (creation of new buildings on vacant sites in a built-up area), and redevelopment (more intensive use of existing underused buildings and sites) in the downtown business zone.
 - Action Item #7: Ensure that new development fits in with Bellevue’s historic small-town character and maintains its quality of life.
- Land Use Goal 5.5-3: Ensure land uses that encourage a balance of business, light industrial, residential, recreational uses throughout the community.
 - Action Item #1: Explore investment and creative zoning opportunities in the downtown core.

The Comprehensive Plan identifies a desire to promote infill development and provide flexibility when evaluating development proposals. Private property owners have the ability to utilize their land as they see fit within the confines of applicable laws and regulations. To incentivize the actions identified as desirable by the Comprehensive Plan, the City needs to allow for uses and intensities that justify the risk and investment of development.

Because of the need for investment to provide adequate returns, a given property in the Business zone is unlikely to be developed or redeveloped without inclusion of 2nd and 3rd stories. Commercial

retail/restaurant space typically succeeds from ease of access, meaning that they are primarily ground floor uses that a person can window shop and easily choose to enter. Traditional office space is a challenging investment due to the increase in remote work policies. Residential land use, particularly in the Wood River Valley, is in demand and is a use that works well on the higher stories of mixed use development. Additionally, additional dwelling units near existing and future businesses expands the number of potential customers, reduces demand on transportation and parking infrastructure, and can increase the overall supply of housing available.

The Comprehensive Plan also calls for limits to development to maintain Bellevue’s sense of place. As such, the Council should continue to work on broader amendments to the Business zone to further define and regulate development in a way that encourages development that is consistent with the desired vision for the Business zone. In the interim, the Council has tools within existing Bellevue City Code that enables the review of development proposals for conformance with Comprehensive Plan goals and neighborhood compatibility, if enabled by the proposed Text Amendment.

Procedure for Approval of Applications

The proposed amendment does not allow for the by-right development of multifamily housing. All proposals for multifamily housing would be subject to review for compliance with Bellevue’s design review, conditional use permit, and planned unit development approval criteria. The Bellevue Planning & Zoning Commission is the deciding body on approving the design review and conditional use permit applications and makes a recommendation to the Common Council regarding planned unit development applications. To receive approval of a proposal to construct multifamily housing in the B – Business zone, an applicant must demonstrate that all of the following findings can be affirmatively met:

Conditional Use Permit Approval Criteria - Bellevue City Code Section 10-15-3: Standards of Evaluation:

The commission shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

- A. Will, in fact, constitute a conditional use as established for the zoning district involved;
- B. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Plan and/or this title;
- C. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;
- D. Will not be hazardous or disturbing to existing or future neighboring uses;
- E. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

- F. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community;
- G. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water pollution or safety hazards;
- H. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;
- I. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and
- J. Will be adequately screened from public ways and neighboring properties by means of fencing or landscaping.

Design Review Approval Criteria - Bellevue City Code 10-17-5: Design Review Standards and Criteria

The following list of design review criteria shall be met by each applicant seeking design review approval. The Planning and Zoning Commission shall use said criteria to determine whether a project is to be approved or denied. A building which is allowed by right in this title may be reduced in bulk, height or other physical dimension by requirement of the commission only if found necessary to protect the public health, safety and/or welfare. If a development project is to be built in phases, each phase shall be subject to the design standards and criteria described in this section, and each phase independently shall meet said criteria and standards.

A. Site Planning:

1. Buildings shall be situated in a manner that preserves existing land forms, trees and other significant vegetation and shall not interrupt waterways or change other natural drainage patterns in a manner which adversely affects adjacent property. Removal of existing trees of greater than six inch (6") caliper is subject to review.
2. Buildings shall be sited so that their form does not break prominent natural ridge lines.
3. Buildings and parking areas shall be clustered to provide for more usable open space. All accesses from alleys shall require improvements installed by the applicant/owner when applicable including, but not limited to, an asphalt surface or compacted gravel surface as determined by the City Public Works Department. The applicant/owner shall be responsible for relocation of applicable City services/utilities, repair of any damaged City services, snow plowing and snow removal.
4. The alignment of roads and driveways shall follow the contours of the site, and cuts and fills shall be minimized.
5. Retaining walls shall be discouraged, and such walls over three feet (3') high shall be stepped to form a number of benches to be landscaped.
6. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.

7. A snow storage plan, as a component of the site plan, is required. The plan shall comply with the following requirements:
 - a. Use of sidewalks and required parking areas for snow storage is prohibited.
 - b. Snow storage within one hundred feet (100') of stream banks is prohibited.
 - c. Use of landscaped areas for snow storage may be allowed under the approved snow storage plan.
 - d. Snow storage areas shall be incorporated in site design as well as designs that anticipate snow shedding areas.
 - e. Snow storage areas shall not adversely affect neighboring properties.
 - f. Building design shall prevent water from dripping or snow from sliding on pedestrian areas, entrances of buildings, garages and adjacent properties.
 - g. Snow storage areas for parking lots containing twenty (20) spaces or more shall be located on site in an amount which is equal to at least one-third ($\frac{1}{3}$) of the hard surfaces proposed with the project. The one-third ($\frac{1}{3}$) amount may be reduced by the use of a snowmelt system, or for good cause demonstrated.
 - h. Where snow storage areas cannot be provided on site because of existing buildings or approved building design, an adequate snow hauling plan shall be submitted for and subject to approval by the Planning and Zoning Commission.
- A. The Planning and Zoning Commission may impose such restrictions on snow removal operations as are necessary to reduce the effects of noise or traffic on surrounding areas.
8. Visual impact of on site parking, service, trash and loading areas shall be minimized whenever possible by locating these areas to the rear of the building and providing screening with landscaping or fences from adjacent properties and public ways.
9. Adequate enclosed on site storage for trash shall be provided for each unit of accessory dwelling units, multi-family and townhouses.
10. All utilities shall be installed underground in accordance with the City standards and in a manner and location approved by the City Engineer.
11. Building and parking areas shall be designed to provide proper ingress and egress; safe, adequate and efficient pedestrian and vehicular traffic circulation; and the efficient and safe arrangement of on site parking, building location, and circulation.
12. Multi-family and townhouses shall provide a minimum of two (2) on site parking spaces for each unit. Accessory dwelling unit parking requirements shall be one off street parking space for a one bedroom ADU and two (2) parking spaces for ADUs with two (2) to three (3) bedrooms.
13. Adequate unobstructed access for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project shall be provided.
- B. Architecture:
 1. Generally:
 - a. Building and shopfront design and construction shall reflect historical architecture styles and shall incorporate building materials, architectural design and features representative of that historical period in Bellevue between 1880 and 1910. That architectural style includes frame and brick construction, frame and shiplap siding construction, horizontal log

construction, and similar westward expansion motifs. Also, building design and construction shall preserve and incorporate any such existing structures and features, signage, exterior fixtures and other items from that period.

- b. A building exceeding eight thousand five hundred (8,500) square feet of building coverage shall incorporate a change in facade design, materials, color and/or height, or a combination thereof, that such building appears to be more than one building. These changes shall occur at a minimum of every fifty feet (50') of wall facade visible by the general public and at the ceiling line of the first floor on two-story buildings. In addition, the facade shall change in depth a minimum of two feet (2') at each such change in facade.
 - c. All buildings in the B Business District shall have a minimum setback from wall/foundation to property line adjacent to Main Street/Highway 75 of three feet (3'), providing an area for covered seating, planters, special event advertising units and displays of merchandise, in addition to the specified requirements of subsection B1b of this section.
 - d. All exterior mechanical equipment shall be screened on all sides with materials and colors matching the approved structure.
 - e. Mechanical equipment and solar panels shall be hidden or de-emphasized.
 - f. Metal siding shall not be permitted on buildings on parcels of real property abutting Main Street (State Highway 75) unless deemed appropriate by the Planning and Zoning Commission. All such buildings shall be constructed of or faced with materials that are similar in texture, finish, and appearance to natural materials. The use of natural materials such as wood, brick and stone shall be encouraged, and exterior wall colors shall be of natural earth tones.
 - g. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.
 - h. Accessory dwelling unit sizes shall comply with section [10-2-1](#) of this title.
2. Multi-Family And Townhouses: Multi-family and townhouses shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and location of the site. Multi-family and townhouse design, style, scale, and aesthetics shall blend with its neighborhood. There shall be no repetitive side by side development of buildings. The City is looking for individual buildings by varying types and styles to make for a pleasant streetscape experience.
3. Accessory Dwelling Units (ADUs): ADUs shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and emulate the primary structure of the site. Design, style, scale, and esthetics shall blend with its neighborhood. Building materials and exterior architectural design shall be reflective of existing structures on the subject site and take into consideration the architectural style and materials of the general vicinity.
- C. Landscaping; Parking; Lighting:
- 1. Exterior light fixtures and signs shall be nonglaring in design and installation so as not to adversely affect adjacent properties and public ways.

2. The design of fences, walls and retaining walls shall harmonize with the site and buildings in scale as well as in materials.
 3. Preservation of significant natural features such as water, view, topography, and vegetation shall be incorporated in the landscape plan.
 4. Site conditions, drought tolerance and local hardiness shall be considered to select appropriate plant species, including grasses for lawn areas.
 5. Landscaping shall provide a substantial buffer between incompatible land uses and shall be used to screen from view and to mitigate visual impact of parking areas, loading areas, and garbage containers from adjacent properties and public ways.
 6. Installation of adequate drip or other low consumption irrigation systems shall be required. Landscaping shall be properly irrigated and maintained, and landscaping, or any portion thereof, shall be replaced when it dies or is otherwise destroyed.
 7. Adequate drainage shall be provided on site.
 8. A minimum of ten percent (10%) of the parking area of parking lots with twenty (20) spaces or more shall be landscaped with islands, dividers, or a combination of the two. Parking lots with twenty (20) spaces or more will have a minimum of fifty percent (50%) of the required landscaped area installed adjacent to Main Street/Highway 75 unless otherwise approved by the commission due to extensive curb cuts and vision safety concerns.
 9. All public rights-of-way adjacent to subject property including alleys shall be improved with, but not limited to, asphalt/concrete/compacted gravel, and applicable curbing, gutter, drainage, ADA standards, lighting, sidewalks and striping as recommended by the Public Works Director.
- D. Curbs, Gutters, Sidewalks And Street Tree Requirements: Within the B Business, LB/R Limited Business/Residential, LI/B Light Industrial/Mixed Business and LI Light Industrial Zoning Districts, curbs, gutters, sidewalks and street trees are required and shall be installed along the street frontage of each lot or parcel of real property upon which a new building or a "major addition" (defined as requiring a building permit and having a cost of construction exceeding \$50,000.00) is constructed. Such improvements shall be constructed in accordance with the applicable construction standards and ordinances of the City.

Planned Unit Development Approval Criteria – Bellevue City Code Section 10-24-4(A): Application of Standards and Criteria:

The standards and criteria set forth in this chapter shall apply to review of all PUD permit applications. The standards and criteria shall be used to review and evaluate the proposed PUD in comparison to the manner of development and effects of permitted uses and standard development allowed on the property in question. Modification or waiver from certain standard zoning and subdivision requirements may be permitted pursuant to subsection 10-24-3C1d of this chapter. In order for a PUD permit application to be approved, the Council shall make a positive finding that each of the following evaluation standards and criteria have been met. The evaluation standards and criteria are as follows:

1. The tract or parcel of land proposed for PUD development shall be at least one acre in size in the General Residential and Transitional zones and at least ½ acre in size in all other zones and be under one ownership or the subject of an application filed jointly by the owners of all the

property included therein. All land within the development shall be contiguous except for intervening waterways. Parcels that are not contiguous due to intervening streets are discouraged. However, under appropriate circumstances, commission and the Council may consider lands that include intervening streets on a case by case basis;

2. That the proposed PUD will not be detrimental to the present and permitted uses of surrounding areas;
3. That the proposed PUD will have a beneficial effect not normally achieved by standard subdivision development;
4. The PUD shall be in harmony with the surrounding area;
5. Densities and uses may be transferred between zoning districts within a PUD as permitted under this chapter, provided the residential development density of units and the total aggregate gross floor area of uses shall be no greater than that allowed in the zoning district or districts in which the development is located. Notwithstanding the above, the Council may grant additional density bonus above the aggregate overall allowable density pursuant to subsection B of this section or permit certain limited uses not otherwise permitted pursuant to subsection C of this section;
6. That the proposed vehicular and non-motorized transportation system:
 - a. Is adequate to carry anticipated traffic consistent with existing and future development of surrounding properties.
 - b. Will not generate vehicular traffic to cause undue congestion of the public street network within or outside the PUD.
 - c. Is designed to provide automotive and pedestrian safety and convenience, and connectivity with existing streets, bike paths and other public pathways.
 - d. Is designed to provide adequate snow removal and storage.
 - e. Is designed so that traffic ingress and egress will have minimum impact on adjacent residential uses except where connecting to existing streets is determined by the Council to be appropriate. This includes design of roadways and access to connect to arterial streets wherever possible, and design of ingress, egress and parking areas to have the least impact on surrounding uses.
 - f. Includes the use of landscape buffers or other physical separations to buffer vehicular movement and parking areas from adjacent uses or significant public view corridors.
 - g. Is designed so that roads are placed so that disturbance of natural features and existing vegetation is minimized.
 - h. Includes bikepaths, trails and sidewalks that create an internal circulation system and connect to surrounding bikepaths, trails and walkways.
 - i. In each case where a PUD is located adjacent to public lands, public easements to those lands shall be provided;
7. That the development plan promotes the purposes and goals of the Bellevue Comprehensive Plan, this title, and other applicable ordinances of the City;
8. That the development plan preserves the site's significant natural resources;
9. Substantial buffer planting strips or other barriers are provided where no natural buffers exist;

10. Adequate useable open space shall be provided for the PUD. The following minimum requirements shall apply to usable open space:
 - a. Not less than ten percent (10%) of the total net land area shall be usable open space in a configuration useable and convenient to the residents of the PUD and the public.
 - b. The applicant shall dedicate the useable open space and improvements to the homeowners or to the City or other appropriate public entity as determined appropriate by the Council.
 - c. Provision shall be made for adequate and continuing management and funding of all useable open spaces and all common facilities to ensure proper operation and maintenance;
11. Location of buildings, parking areas and common areas shall seek to provide adequate privacy within the PUD and in relationship to adjacent properties and reasonably protect solar access to adjacent properties;
12. In addition to the useable open space set forth in subsection A10 of this section, adequate public and private recreational facilities shall be provided. The public active recreational uses shall be in accordance with the City's Comprehensive Plan and its Park Master Plan. Only twenty five percent (25%) of required active recreational uses may be located within an avalanche area. Provision of adequate on-site recreational facilities may not be required if it is found that the project is of insufficient size or density to warrant same and the occupant's needs for recreational facilities will be adequately provided by payment of a recreation fee in lieu of such facilities to the City for development of additional active park facilities;
13. There is an adequate project center or building of sufficient size to provide for offices for homeowner administrative functions and meetings, and for weddings, reunions and other special events for the residents of the project. If the Common Council determines that the PUD is of insufficient size to create the demand for such a facility, the Common Council may waive this requirement;
14. There shall be special development objectives and special characteristics or physical conditions of the site that justify the granting of the PUD permit;
15. That public services, facilities and utilities are adequate to serve the proposed PUD and anticipated development within the appropriate service areas;
16. That the PUD will be adequately served by essential public services and facilities, such as police, fire, schools, water and sewer, transportation and recreation without substantial costs to the public;
17. All utilities, including telephone and electrical systems, shall be installed underground;
18. The proposed development can be completed within one year of the date of approval or in the case of a phased development that each phase contains all the necessary elements and improvements to exist independently from proposed future phases of the PUD and a Phasing Agreement has been entered between the applicant and the Council;
19. That the application complies with each of the standards of evaluation and approval for a conditional use permit under chapter 15 of this title;
20. That the project complies with all applicable ordinances, rules and regulations of the City of Bellevue, Idaho, including but not limited to this title and the Bellevue subdivision ordinance, except as modified or waived as permitted under this chapter;

21. Prior to and as a condition of issuance of a building permit for each single family home constructed within the project, the application shall be reviewed by the City Planning and Zoning Administrator, Building Official and Chairman of the Planning and Zoning Commission, which three (3) member group is herein referred to as the "PUD Design Review Conformance Committee" ("DRCC"). The DRCC shall review all building permit applications and approve or deny same based upon the standard of: do the plans conform to the General Constructions Standards and the PUD permit. All decisions of the DRCC shall be in writing. A decision of the DRCC is subject to appeals in the manner and within the time limits as set forth in subsection 10-24-5N of this chapter;
22. The project is designed to reflect traditional neighborhood interaction and values, and to be connected to and integrated with the community.

Recommendation

At their regularly scheduled December 2, 2024 meeting, the Bellevue Planning & Zoning Commission unanimously voted to recommend approval of the subject Text Amendment.

CITY OF BELLEVUE, IDAHO
SUMMARY OF ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY OF BELLEVUE, IDAHO, AMENDING BELLEVUE'S CITY CODE BY AMENDING TITLE 10, ZONING REGULATIONS, CHAPTER 10-7: B BUSINESS DISTRICT TO CONDITIONALLY PERMIT MULTIFAMILY DWELLINGS AS PART OF MIXED USE, PLANNED UNIT DEVELOPMENTS AND TO PROVIDE STANDARDS FOR MIXED USE DEVELOPMENTS; 10-24: PLANNED UNIT DEVELOPMENTS (PUDs), REDUCING THE MINIMUM DEVELOPMENT SIZE TO ONE HALF (1/2) ACRE IN THE B – BUSINESS, LB/R – LIMITED BUSINESS/RESIDENTIAL, LI/B – LIGHT INDUSTRIAL/BUSINESS, AND LI – LIGHT INDUSTRIAL ZONES; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

The City of Bellevue has adopted Ordinance 2025-_____, amending the zoning ordinance to allow multifamily dwellings within the B – Business zoning district if permitted as part of a mixed use development within a planned unit development (PUD). Additionally, the ordinance establishes standards for mixed use development within the B – Business zone and reduces the minimum development size to apply for a approval of PUD application from 1 acre to ½ acre, except in the GR – General Residential and T – Transitional zoning districts. The ordinance is effective upon passage on January 13, 2025.

The complete ordinance is available at Bellevue City Hall at 115 East Pine Street, Bellevue, Idaho 83313.

The undersigned City of Bellevue City Attorney, having reviewed the subject ordinance and ordinance summary, have determined that the summary is true and complete and that it provides adequate notice to the public of the identity and principal provisions of the ordinance.

Frederick Allington, City Attorney

**CITY OF BELLEVUE, IDAHO
ORDINANCE NO. 2025-_____**

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AN ORDINANCE OF THE CITY OF BELLEVUE, IDAHO, AMENDING BELLEVUE'S CITY CODE BY AMENDING TITLE 10, ZONING REGULATIONS, CHAPTER 10-7: B BUSINESS DISTRICT TO CONDITIONALLY PERMIT MULTIFAMILY DWELLINGS AS PART OF MIXED USE, PLANNED UNIT DEVELOPMENTS AND TO PROVIDE STANDARDS FOR MIXED USE DEVELOPMENTS; 10-24: PLANNED UNIT DEVELOPMENTS (PUDs), REDUCING THE MINIMUM DEVELOPMENT SIZE TO ONE HALF (1/2) ACRE IN THE B – BUSINESS, LB/R – LIMITED BUSINESS/RESIDENTIAL, LI/B – LIGHT INDUSTRIAL/BUSINESS, AND LI – LIGHT INDUSTRIAL ZONES; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

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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

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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

25

WHEREAS, the Bellevue Comprehensive Plan encourages development and redevelopment within the Business zone, and calls for increased flexibility in land use permitting.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELLEVUE, IDAHO, AS FOLLOWS:

SECTION 1

Title 10, Chapter 7: B Business District of the Bellevue City Code is hereby amended as follows:

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**CHAPTER 7
B BUSINESS DISTRICT**

10-7-1: PURPOSE:

It is the purpose of the Business District to designate space for business.

10-7-2: PERMITTED USES:

Permitted uses for this district are limited to the following:

Business, professional, public or social services offices.

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

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Nursery for children, nursing homes.

40 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.

45 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.

Wireless communication facilities (WCFs) (see additional requirements in section 10-23-7 of this title).

50 **10-7-3: ACCESSORY USES:**

The accessory uses for this district include, but are not limited to, the following:

Temporary buildings incidental to construction work on the premises; such buildings to be removed upon completion of construction work.

10-7-4: CONDITIONAL USES:

55 Conditional uses for this district are limited to the following:

Churches.

Governmental emergency service WCFs.

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

60 Multiple family dwellings, including townhomes and condominiums as part of a mixed used development and approved through a planned unit development application.

Parking lots and garages.

Public facilities.

Small engine repairs and maintenance incidental to the primary use.

65 Buildings in excess of twenty-eight thousand (28,000) square feet in gross floor area, up to a maximum floor area not to exceed thirty-six thousand (36,000) square feet in gross floor area.

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

70 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, unless a reduced lot width and size is approved by the City through a planned unit development.

75 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-eight thousand (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 (28,000) 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.

10-7-6: MIXED USE DEVELOPMENTS

- Mixed use developments consisting of permitted or conditionally permitted as identified in Sections 2 and 3 of this chapter in combination with residential land uses are conditionally permitted when approved through a planned unit development application, and are subject to the following requirements:
- A. For multi-story structures, the commercial space shall be provided at the primary street level of the development with residential uses above.
 - B. For single-story structures, the commercial space shall be provided in front of the residential uses.
 - C. In all cases, a minimum of fifty percent (50%) of the total conditioned ground floor area shall be utilized as commercial space.

SECTION 2

Title 10, Chapter 24: Planned Unit Developments (PUDs) of the Bellevue City Code is hereby amended as follows:

**CHAPTER 24
PLANNED UNIT DEVELOPMENTS (PUDs)**

10-24-1: TITLE, PURPOSE AND INTERPRETATION:

- A. Title: This chapter shall be known and may be cited as the BELLEVUE PLANNED UNIT DEVELOPMENT OR PUD ORDINANCE.
- B. Authority And Purpose: 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.

This chapter is adopted pursuant to authority granted by Idaho Code sections 67-6501, et seq., including without limitation sections 67-6512, 67-6515, and 67-6513, and article 12, section 2 of the Idaho Constitution. The PUD permit required under this chapter is a special use permit authorized under Idaho Code 67-6512 and this chapter shall be deemed part of the Bellevue zoning regulations.

115 The provisions for planned unit developments contained in this chapter are intended to encourage the
total planning of developments. In order to provide the flexibility necessary to achieve the purposes
of this chapter, waivers or modifications to standard zoning requirements may be permitted subject to
the granting of a PUD permit. The review process prescribed in this chapter is intended to assure
120 compatibility and harmonious development between a PUD and surrounding properties and the City
at large.

This chapter is enacted for the general purposes of promoting the public health, safety, comfort, and
general welfare of the City of Bellevue and its inhabitants; to conserve and protect property and
property values; to secure the most appropriate use of lands; to control the density of population; to
prevent undue traffic congestion; to preserve the scenic, historic, and aesthetic values of Bellevue; to
125 insure the economical provision of adequate public improvements and facilities; to protect and
enhance important historical and environmental features; to protect natural resources and wildlife
habitat; to avoid undue concentrations of population and the overcrowding of land; to ensure that
development of land is commensurate with the physical characteristics of the land; to protect life and
property in areas subject to natural hazards; to avoid undue water and air pollution; and, to implement
130 the goals and policies set forth in the Bellevue Comprehensive Plan, this title, and the Bellevue
subdivision ordinance.

C. Minimum Requirements: The provisions of this chapter are the minimum requirements for PUDs.
Except for waivers and modifications as specifically provided for in this chapter, whenever the
requirements of any other lawfully adopted ordinance, rule, regulation or resolution apply, the most
135 restrictive or highest standards shall govern. In addition, it may be determined appropriate by the
commission or the Common Council to apply reasonable requirements greater than the minimum
standards due to special physical characteristics of the land or characteristics of the development.
Subjects not covered in this chapter shall be governed by other applicable ordinances, rules and
regulations.

140 **10-24-2: DEFINITIONS:**

As used in this chapter, each of the following words shall have the meaning set forth below. For the
interpretation and administration of this chapter, when not inconsistent with the context, words used in the
present tense shall include the future; the singular shall include the plural; the masculine shall include the
feminine and neuter; the word "shall" is mandatory, and the word "may" indicates the use of discretion in
145 making a decision.

All of the definitions set forth in this title, as amended, and the Bellevue subdivision ordinance 91-01, as
amended, are each hereby adopted by reference as if fully set forth in this section. All definitions set forth
herein or adopted herein by reference shall apply whether or not the defined words or terms have the first
letter of each word capitalized or in lower case letters.

150 **ACTIVE RECREATIONAL USES:** Means improved parks, play fields, swimming pools, equestrian
centers, golf courses, recreational bike paths and trails, skate parks, tennis courts, recreation centers and
similar recreation facilities in accordance with the City Park Master Plan. Only twenty five percent (25%)
of the required active recreational uses may be located within an avalanche area.

ADJACENT: Means parcels of real property which are separated only by intervening public right-of-way,
155 easement or waterway.

ADMINISTRATOR: Means the Planning and Zoning Administrator of the City of Bellevue, Idaho.

BELLEVUE SUBDIVISION ORDINANCE: Means Bellevue ordinance 91-01 and amendments thereto.

CITY: Means the City of Bellevue, Idaho.

COMMISSION: Means the Bellevue Planning and Zoning Commission.

- 160 COMPREHENSIVE PLAN: Means the Bellevue Comprehensive Plan and amendments thereto.
- CONDITIONAL USE: Means a use or occupancy of land permitted only upon the issuance of conditional use permit, and subject to the limitations and restrictions specified in such permit. A conditional use is also referred to as a special use permit under Idaho Code section 67-6512.
- CONTIGUOUS AND ADJOINING: Mean parcels of real property which have a common property line.
- 165 COUNCIL: Means the Common Council of Bellevue, Idaho.
- DULY NOTICED PUBLIC HEARING: Means a public hearing with notice as required by the applicable laws of the State of Idaho.
- NATURAL RESOURCES: Means wetlands, riparian areas, wildlife habitat, wildlife migration corridors, significant existing trees and significant geological features.
- 170 NET LAND AREA: Means all lands within a proposed PUD except land: a) with a slope of more than fifteen percent (15%) or laying above such slope line or b) within a floodway or c) within streets or parking areas.
- OWNER: Means the individual, firm, association, syndicate, partnership, corporation, or other entity having an interest in the real property proposed for development as a PUD by ownership or option to purchase.
- 175 PARKING AREA: Means the entire parking and vehicular circulation area(s) associated with the planned unit development, including parking spaces, access drives and aisles, and loading areas.
- PERMITTED USE: Means an authorized use in a particular zone district which does not require a conditional use permit, but which is subject to the restrictions particular to that district.
- 180 PLANNED UNIT DEVELOPMENT OR PUD: Means development of land in which the standard land use regulations may be modified or waived in order to promote beneficial development of an entire tract of land in conformance with an approved PUD permit and development plan accentuating useable open space, recreational uses, public amenities, and harmonious development with surrounding properties and the City at large.
- 185 RESIDENTIAL DEVELOPMENT DENSITY: Means the total number of residential dwelling units permitted under this title within the net land area of the PUD, but excluding the areas proposed for commercial, light-industrial and other non-residential uses.
- USEABLE OPEN SPACE: Means green belts and landscaped common areas devoid of buildings, streets, parking areas, or structures. Useable open space shall not include the area within any floodway, or the riparian setback of the Big Wood River or the area with a slope of greater than fifteen percent (15%). The areas of active recreational uses shall also be included in the calculation of useable open space.
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10-24-3: PLANNED UNIT DEVELOPMENT PERMITS AND APPLICATIONS:

- 195 A. PUD Is A Conditional Permit Within All Zoning Districts: A planned unit development shall be a conditional use within all zoning districts within the City.
- 200 B. A PUD Permit And A Conditional Use Permit Are Required: Any owner wishing to develop a planned unit development shall comply with the requirements of this chapter and also shall apply for and obtain a PUD permit under this chapter and a conditional use permit under chapter 15 of this title. The PUD permit application shall be submitted and reviewed concurrently as the conditional use permit application as required by chapter 15 of this title and any other application as may be required by this chapter, such as a large block plat preliminary plat application. The applicant may also

concurrently file other appropriate land use applications affecting the same piece of property the applicant desires subject to the approval of the Administrator. Decisions on concurrent applications shall be voted separately by the commission and the Council.

- 205 C. PUD Application And Development Plan: An applicant for a PUD permit shall file with the Administrator each of the following:
1. PUD Permit Application: The PUD permit application shall be made upon forms furnished by the Administrator, and as part thereof shall include ten (10) copies of the PUD application, PUD development plan, large block subdivision plat, and supporting exhibits. Also, a conditional permit application under chapter 15 of this title shall be simultaneously filed with the Administrator. A PUD application shall not be deemed filed with the City until all required plans, plats information, documents and concurrent applications have been filed with and all required fees paid to the Administrator. The Administrator shall certify the date when a PUD permit application and the conditional use permit application are each deemed complete and filed with Bellevue. The original application shall be kept on file at Bellevue City Hall and a copy of the certified application form shall be given to the applicant. The PUD permit application shall consist of the following:
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- a. PUD Application: The application shall contain the following information and exhibits:
- (1) Name, address and telephone number of applicant.
 - 220 (2) Legal description of the property.
 - (3) A vicinity map at a scale approved by the Administrator, showing property lines, streets, existing zoning and such other items as the Administrator may reasonably require.
 - 225 (4) A current title report together with a copy of the owner's recorded deed to said property or copy of the document establishing the applicant's interest in the subject property. If the applicant is acting as the agent of the owners, a written and notarized appointment as agent of the owner(s) of record of said real property shall be filed. If the owner is a partnership or limited liability company or closely held corporation the name and address of each person having an interest therein.
 - (5) Proposed schedule for the development of the project and construction of infrastructure.
 - 230 (6) A map showing the lots and parcels of land within three hundred feet (300') of the exterior boundaries of the property in question, together with a list of the names and addresses of the property owner and residents of each parcel within the three hundred feet (300') together with stamped envelopes addressed to each of the names on said list.
 - (7) Payment of the applicable fees established by resolution of the Council.
 - 235 (8) Additional studies and information may be reasonably required prior to or during the review process by the Administrator, Commission or Council of the social, economic, fiscal or environmental effects of the proposed development.
- b. PUD Development Plan: As part of the application, a PUD Development Plan shall be submitted which shall contain the following:
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- (1) The scale, northpoint and date;
 - (2) The name of the proposed development;

- (3) The name, address, mailing address and telephone number of each engineer, surveyor, or other person preparing the development plan and/or accompanying information or documents;
- 245 (4) The scaled location of existing buildings, water bodies and courses, adjacent streets, alleys, and easements, public and private, and exterior boundary lines of the property together with dimensions; and, the location of existing structures on adjacent properties;
- (5) Location of zoning district lines within the proposed project and within the immediate vicinity;
- 250 (6) The location of existing and proposed street rights-of-way, including dimensions and proposed street names, lots and lot lines, and easements (public and private);
- (7) The location, size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed development;
- 255 (8) The preliminary design, location, size and type of sanitary and storm sewers, water mains and facilities, culverts, utilities, street improvements, street lighting, curbs, gutters, sidewalks, private irrigation systems, and all other existing and proposed utilities and other surface or subsurface structures within, immediately adjacent to, or proposed to serve the development. Except for the large block subdivision plat, these plans need not be construction level drawings, but shall be prepared by an Idaho licensed engineer;
- 260 (9) The boundaries of the floodplain, floodway, wetlands, and avalanche hazard areas within or affecting the development;
- (10) Proposed lot area of each lot;
- (11) A surveyed contour map of the existing topography of the property and a contour map of the proposed development with contour lines at a maximum interval of five feet (5') to show the existing and proposed configuration of the land together with the documentation upon which such contour maps were prepared;
- 265 (12) A survey plat of the property;
- (13) General building design standards for each phase or housing type within the project. This shall include elevations and floor plans showing the general design elements of building types proposed within the PUD, including, without limitation, approximate square footages, heights and materials. A PUD or portion thereof limited to construction of single family dwellings on lots meeting the minimum lot size, need not submit elevations and floor plans, but general building design standards to prevent construction of homes of substantially similar design. This does not constitute a design review application and any design review application and approval will be subject to the ordinances in effect at the time of such application;
- 270 (14) A general drainage plan showing the location, size and direction of all water courses and drainage flows, all drainage canals and structures, the proposed method of disposing of runoff water, and the approximate location and size of all drainage easements, whether they are located within or outside of the proposed development;
- 275 (15) A landscaping plan showing the location and size of existing mature trees, and established shrub masses, and conceptually showing the location, and a list of the size and type of proposed landscaping of the project;
- 280 (16) Tabulation of the anticipated average percentage of lot coverage by proposed buildings, and percentage of lot coverage by proposed parking areas shown by uses together with
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the total square footage of the parcel of property. A PUD or portion thereof limited to construction of single family dwellings on lots meeting the minimum lot size, need not submit such information;

- 290 (17) A map showing existing vegetation, significant wildlife habitat, migration corridors, breeding areas and critical winter range within the property;
- (18) Studies may be reasonably required prior to or during the review process by the Administrator, Commission or Council of the social, economic, fiscal environmental or other impacts or effects of the proposed development;
- 295 (19) Additional information as reasonably required at the discretion of the Administrator, Commission or Council prior to or during the review process.

300 c. PUD Large Block Subdivision Plat: As part of the application, a preliminary large block subdivision plat shall be prepared in accordance with the requirements of this chapter and the Bellevue subdivision ordinance of all large blocks proposed within the PUD. In addition, the large block plat shall include for each large block the maximum allowable residential densities and housing types, square footages of structures thereon, non- residential uses, location of required building envelopes, location of all streets, alleys, pathways, easements, open spaces, parks, and other recreational facilities, public spaces and lands. As a condition of final PUD permit approval, the applicant shall prepare a final large block subdivision plat in accordance with the requirements of the Bellevue subdivision ordinance and the PUD permit approval, and cause the same to be recorded in the Office of the Blaine County Recorder.

310 d. Waivers And Modifications: Waiver or modification of any of the requirements of the bulk, setback, lot size or other physical standards of this title or Bellevue subdivision ordinance may be granted as the Council deems appropriate on a case-by-case basis under the standards and criteria of this chapter and chapter 15 of this title subject to such conditions, limitations and/or additional development standards as the Council may prescribe: 1) to mitigate adverse impact thereof, 2) to further the land use policies of the City, 3) to ensure that the benefits derived from the development justify a departure from the traditional zoning and subdivision regulations, 4) to meet the intent of this chapter, 5) protect the public health, safety and welfare, and/or 6) not be detrimental to property owners and residents of the immediate area or the City. As part of the PUD permit application, an applicant shall file a written list of waivers or modifications requested for the proposed PUD. This list may be modified to reflect any changes in the application during the review process. The granting of any requested waiver or modification shall be expressly stated in the written PUD permit to be valid and shall be subject to such conditions as the Council determines are appropriate.

320 e. Phased Development Schedule And Agreement: The development of the PUD may be planned in phases provided that as part of the PUD permit application a development schedule is submitted by the applicant and such schedule approved by the Council as part of a Phased Development Agreement between the applicant and City. The development schedule shall contain a detailed statement of which large blocks are within each phase and the time schedule for the construction of infrastructure improvements, amenities, recreational facilities, open space, useable open space and improvements, and public facilities and dedications in each phase. Each phase shall be planned with regard to infrastructure, public services and facilities to be self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent phases of a PUD will not have any adverse impacts on the PUD, the surrounding area or the community in general.

- f. Fees: The applicant shall pay to the City the PUD permit application fee set by resolution of the Council to reimburse the City for the reasonable costs to administer and review the application.

335 **10-24-4: STANDARDS AND CRITERIA:**

A. Application Of Standards And Criteria: The standards and criteria set forth in this chapter shall apply to review of all PUD permit applications. The standards and criteria shall be used to review and evaluate the proposed PUD in comparison to the manner of development and effects of permitted uses and standard development allowed on the property in question. Modification or waiver from certain
340 standard zoning and subdivision requirements may be permitted pursuant to subsection 10-24-3C1d of this chapter. In order for a PUD permit application to be approved, the Council shall make a positive finding that each of the following evaluation standards and criteria have been met. The evaluation standards and criteria are as follows:

- 345 1. The tract or parcel of land proposed for PUD development shall be at least one acre in size in the General Residential and Transitional zones and at least ½ acre in size in all other zones and be under one ownership or the subject of an application filed jointly by the owners of all the property included therein. All land within the development shall be contiguous except for intervening waterways. Parcels that are not contiguous due to intervening streets are discouraged. However,
350 under appropriate circumstances, commission and the Council may consider lands that include intervening streets on a case by case basis;
2. That the proposed PUD will not be detrimental to the present and permitted uses of surrounding areas;
3. That the proposed PUD will have a beneficial effect not normally achieved by standard subdivision development;
- 355 4. The PUD shall be in harmony with the surrounding area;
5. Densities and uses may be transferred between zoning districts within a PUD as permitted under this chapter, provided the residential development density of units and the total aggregate gross floor area of uses shall be no greater than that allowed in the zoning district or districts in which the development is located. Notwithstanding the above, the Council may grant additional density
360 bonus above the aggregate overall allowable density pursuant to subsection B of this section or permit certain limited uses not otherwise permitted pursuant to subsection C of this section;
6. That the proposed vehicular and non-motorized transportation system:
 - a. Is adequate to carry anticipated traffic consistent with existing and future development of surrounding properties.
 - 365 b. Will not generate vehicular traffic to cause undue congestion of the public street network within or outside the PUD.
 - c. Is designed to provide automotive and pedestrian safety and convenience, and connectivity with existing streets, bike paths and other public pathways.
 - d. Is designed to provide adequate snow removal and storage.
 - 370 e. Is designed so that traffic ingress and egress will have minimum impact on adjacent residential uses except where connecting to existing streets is determined by the Council to be appropriate. This includes design of roadways and access to connect to arterial streets wherever possible, and design of ingress, egress and parking areas to have the least impact on surrounding uses.

- 375 f. Includes the use of landscape buffers or other physical separations to buffer vehicular movement and parking areas from adjacent uses or significant public view corridors.
- g. Is designed so that roads are placed so that disturbance of natural features and existing vegetation is minimized.
- 380 h. Includes bikepaths, trails and sidewalks that create an internal circulation system and connect to surrounding bikepaths, trails and walkways.
- i. In each case where a PUD is located adjacent to public lands, public easements to those lands shall be provided;
7. That the development plan promotes the purposes and goals of the Bellevue Comprehensive Plan, this title, and other applicable ordinances of the City;
- 385 8. That the development plan preserves the site's significant natural resources;
9. Substantial buffer planting strips or other barriers are provided where no natural buffers exist;
10. Adequate useable open space shall be provided for the PUD. The following minimum requirements shall apply to usable open space:
- 390 a. Not less than ten percent (10%) of the total net land area shall be usable open space in a configuration useable and convenient to the residents of the PUD and the public.
- b. The applicant shall dedicate the useable open space and improvements to the homeowners or to the City or other appropriate public entity as determined appropriate by the Council.
- c. Provision shall be made for adequate and continuing management and funding of all useable open spaces and all common facilities to ensure proper operation and maintenance;
- 395 11. Location of buildings, parking areas and common areas shall seek to provide adequate privacy within the PUD and in relationship to adjacent properties and reasonably protect solar access to adjacent properties;
12. In addition to the useable open space set forth in subsection A10 of this section, adequate public and private recreational facilities shall be provided. The public active recreational uses shall be in accordance with the City's Comprehensive Plan and its Park Master Plan. Only twenty five percent (25%) of required active recreational uses may be located within an avalanche area. Provision of adequate on-site recreational facilities may not be required if it is found that the project is of insufficient size or density to warrant same and the occupant's needs for recreational facilities will be adequately provided by payment of a recreation fee in lieu of such facilities to the City for development of additional active park facilities;
- 400
- 405
13. There is an adequate project center or building of sufficient size to provide for offices for homeowner administrative functions and meetings, and for weddings, reunions and other special events for the residents of the project. If the Common Council determines that the PUD is of insufficient size to create the demand for such a facility, the Common Council may waive this requirement;
- 410
14. There shall be special development objectives and special characteristics or physical conditions of the site that justify the granting of the PUD permit;
15. That public services, facilities and utilities are adequate to serve the proposed PUD and anticipated development within the appropriate service areas;

- 415 16. That the PUD will be adequately served by essential public services and facilities, such as police,
fire, schools, water and sewer, transportation and recreation without substantial costs to the
public;
17. All utilities, including telephone and electrical systems, shall be installed underground;
- 420 18. The proposed development can be completed within one year of the date of approval or in the
case of a phased development that each phase contains all the necessary elements and
improvements to exist independently from proposed future phases of the PUD and a Phasing
Agreement has been entered between the applicant and the Council;
19. That the application complies with each of the standards of evaluation and approval for a
conditional use permit under chapter 15 of this title;
- 425 20. That the project complies with all applicable ordinances, rules and regulations of the City of
Bellevue, Idaho, including but not limited to this title and the Bellevue subdivision ordinance,
except as modified or waived as permitted under this chapter;
- 430 21. Prior to and as a condition of issuance of a building permit for each single family home
constructed within the project, the application shall be reviewed by the City Planning and Zoning
Administrator, Building Official and Chairman of the Planning and Zoning Commission, which
three (3) member group is herein referred to as the "PUD Design Review Conformance
Committee" ("DRCC"). The DRCC shall review all building permit applications and approve or
deny same based upon the standard of: do the plans conform to the General Constructions
Standards and the PUD permit. All decisions of the DRCC shall be in writing. A decision of the
435 DRCC is subject to appeals in the manner and within the time limits as set forth in subsection 10-
24-5N of this chapter;
22. The project is designed to reflect traditional neighborhood interaction and values, and to be
connected to and integrated with the community.
- 440 B. Density Bonus: An application that meets all of the requirements of subsection A of this section, may
be granted the following maximum increases in residential development density as the Council deems
appropriate based upon the specifics of the project:
- 445 1. Ten percent (10%) if a recreational resource such as tennis courts, ball fields, swimming pool or
gymnasium (including land, improvements, regulation of prices, and provision for appropriate
long-term funding) are dedicated to the City or made available to the general public under an
agreement accepted by the Council;
2. Five percent (5%) for incorporation of alternative energy, energy saving design, construction and
materials;
3. Ten percent (10%) for public transportation facilities or other public buildings provided to the
City by the applicant;
- 450 4. Five percent (5%) for the restoration or improvement of natural resources, particularly streams
and wetlands; and/or
5. Ten percent (10%) for provision of community housing above that which is then required.
- 455 C. Additional Uses May Be Allowed: In addition to the permitted uses allowed by this title within the
PUD, up to ten percent (10%) of the net land area may be directed to other commercial, industrial,
and public uses that are not allowed within the zoning district upon the Council finding each of the
following:

1. That the uses are appropriate with the permitted and primary uses within the PUD and nearby properties;
2. That the uses are intended to serve principally the residents of the PUD;
- 460 3. That the uses are planned as an integral part of the PUD and appropriately phased during the build out of the PUD;
4. That the uses are located and designed as to provide direct access to a collector or arterial street without creating congestion or traffic hazards; and
- 465 5. That the uses are not detrimental to the nearby properties, the existing non-residential zoning districts with the City or existing economic base of the City.

10-24-5: PROCEDURES FOR REVIEW; CONDITIONS, AMENDMENT, REVOCATION OF PERMITS; APPEALS; FEES:

- A. Pre-Application Meeting: Prior to filing an application, the applicant shall confer with the Administrator to allow the applicant and the City staff to informally review the general proposal. The topics of discussion may include, but not be limited to:
 1. Characteristics of the site and surrounding area; significant natural and man-made features; natural hazards, resources or other special considerations of the site; services to and accessibility of the site; surrounding development and land uses; and existing zoning;
 - 475 2. The nature of the development proposed, including proposed land use, coverages and densities; the placement of proposed buildings and other improvements; the location, type and method of maintenance of common open space or treatment of public use areas; the preservation of natural features; proposed parking areas and internal circulation system, including easements; types of water and sewage treatment systems proposed;
 - 480 3. Community policy considerations including the review process and likely conformity of the proposed development with the policies and regulations of applicable ordinances;
 4. Applicable regulations, review procedures and submission requirements.
- B. Administrative Review: The Administrator upon receiving a PUD permit application and fees shall have thirty (30) days to certify same as complete or submit in writing to the applicant all deficiencies that exist with regard to such application not being so certified as complete. The applicant shall have thirty (30) days to cure such deficiencies. If such deficiencies are not cured within such time period, the application shall be deemed denied on the basis of an incomplete application subject to appeal of that administrative decision as provided in this chapter.

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- C. Commission Action: Upon certification of a PUD permit application, the Administrator shall refer the application and information to the appropriate City departments and other governmental agencies for their review and comment. Such departments and agencies shall have thirty (30) days to review and respond with written comments. Thereafter, the Administrator shall have thirty (30) days to review such application and prepare for the first public hearing, including publishing of notice of such public hearing. The Administrator shall place the PUD permit application and concurrent applications on the agenda of the commission for consideration and at least one duly noticed public hearing. The commission shall review the application, all supporting documents and plans, and public comments before making its recommendation to the Council. Within sixty (60) days from date of the first public hearing the commission shall make written findings and recommendations to the Council to approve, conditionally approve, or disapprove the application and appropriate conditions to place upon any approval, unless the commission makes a finding that due to the complexity of the project or changes in the proposed project or the need for additional information or due to weather conditions, adequate

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review of the project is not possible and additional review time is necessary. The length of such extension shall be determined by the commission based upon relevant factors and evidence before the commission. Thereafter, the PUD permit application together with the record and recommendations of the commission shall be forwarded to the Council for final action.

505 D. City Council Action: Upon receiving the recommendations of the commission, the PUD permit application and the concurrent permit applications shall be placed upon the agenda of a regular Council meeting. The Council shall hold at least one duly noticed public hearing and review the application, the supporting plans and documentation, the entire record before and recommendations of the commission, and comments from the public. The Council may require additional information, 510 including, but not limited to matters not addressed by the commission. Thereafter, the Council may approve, or approve with conditions, or deny the application within sixty (60) days from the date of the Council's first duly noticed public hearing meeting, unless the Council makes a finding that due to the complexity of the project, or changes in the proposed project, or the need for additional information or due to weather conditions adequate review of the project is not possible, additional 515 review time is necessary. The length of the extension shall be determined by the Council based upon relevant factors and evidence before the Council.

1. If the Council finds a substantial error in the information presented to the commission or new information is presented which may make a material difference in the recommendation made by the commission, the Council may remand the application to the commission for further review and recommendations. 520
2. Within ten (10) days of its being signed, the Administrator shall transmit a copy of the Council's decision to the appellant and any affected person who has requested a copy in writing.
3. No applicant for a PUD which has been denied shall be resubmitted until the expiration of one year from the date of such denial, unless the Administrator makes a determination that there have 525 been significant changes to the application or proof of changed conditions sufficient to justify such new application.

E. Conditions Of Approval: In order to make any of the required findings for approval of a PUD permit or any of the concurrent applications, the Council may impose reasonable conditions on approval, including, but not limited to, the following:

1. Minimize adverse impact on surrounding properties, developments, or public services, facilities or utilities. 530
2. Control the sequence and time of development.
3. Establish the duration of development.
4. Assure that development is maintained properly.
5. Require the provision for on-site or off-site public improvements, facilities, or services when the 535 proposed development is found to create a significant adverse impact on off-site public streets, facilities, utilities, or services, including but not limited to bridges, intersections, road, traffic control devices, water mains, sewer mains, fire equipment, transit system and recreational facilities.
6. Require methods or manner of construction to minimize impact on adjacent properties or to 540 prevent erosion or runoff and similar environmental impacts.
7. Require dedications of land or cash in lieu thereof for public streets, services, parks, transit or similar uses.

- 545 8. Require additional plans or engineering revision for any aspect of the development plan, or require submission of a revised development plan to incorporate changes made therein during the review process.
9. Require written agreements executed by the developer to secure performance of any requirement or condition to be imposed as part of the approval including, but not limited to, development, services, or annexation agreements.
- 550 10. Require recordation of documents with the Blaine County Recorder including, but not limited to, those required pursuant to subsection E9 of this section, Declarations of Covenants, Conditions and Restrictions, easements, management agreements and similar documents.
11. Dedications of land or cash in lieu of dedications of land for street, park, transit and/or similar uses.
- 555 12. Such other reasonable conditions as the Council may deem appropriate with regard to the proposed PUD.
- F. Bonding Requirements: The Council may require the applicant, as a condition of the PUD permit approval, to construct certain improvements, private and/or public utilities, services, facilities, recreation or other amenities, and landscaping or in lieu to post an irrevocable letter of credit from a bank with a local branch office in Blaine County, Idaho, at which the letter of credit may be drawn or certified funds in a form approved by the City Attorney in the amount of one hundred fifty percent (150%) of the bona fide estimate of cost of construction as established by the City Engineer.
- 560
- G. Design Review Approval Required: Each structure within a PUD which is subject to design review approval under this title, including subsequent amendments thereto, and shall comply therewith. Single family residences shall comply with the requirements of subsection 10-24-4A21 of this chapter. All PUD subdivision plats shall contain a plat note stating design review approval required.
- 565
- H. General Permit Provisions: A PUD permit shall be issued in writing. The issuance shall not be considered a binding precedent for the issuance of other PUD permits or conditional use permits. A PUD permit is not transferable from one parcel of land to another.
- 570
- I. Fee Schedules: The Council by resolution shall establish, and may from time to time amend, a schedule of fees to be paid by each applicant for processing a PUD application. Said fees shall be in amounts reasonably calculated to reflect the cost of administering and regulating this chapter and the review and processing of said applications and appeals.
- 575
- J. Subsequent Subdivision Plat Approvals: At the time of filing of the PUD application, an applicant may file preliminary subdivision applications for preliminary plat approval for resubdivision of the large block(s) which will be the first phase of the project. Such preliminary plat application shall be processed at the same time as the PUD application. After issuance of a PUD permit and recordation of the final PUD large block subdivision plat, the applicant shall file a preliminary plat and final plat for each phase of the PUD in conformance with the approved PUD permit and development plan pursuant to the Bellevue subdivision ordinance and other applicable ordinances. Subsequent subdivision plats shall be subject to the ordinances in effect at the time the application therefor is filed with the City.
- 580
- K. Expiration And Extension Of Approval Period: A PUD permit shall expire and be null and void for any of the following:
- 585 1. Upon receiving a PUD conditional use permit, an applicant shall have one year or such other time (longer or shorter) as the Council deems appropriate from the date of issuance to record in Office of the Blaine County Recorder the final large block PUD subdivision plat or to begin construction of structures within the PUD, whichever is in accordance with the construction schedule. Failure

- 590 to do so within said time period shall cause the PUD conditional use permit to be null and void ab initio.
2. For good cause shown by the applicant in writing filed with the Administrator prior to the expiration of such one year period, the Council, without a public hearing, may grant an extension of the time limitations set forth in subsection K1 of this section, or may grant an extension of the time limits imposed by the development schedule.
 - 595 3. If a PUD permit application does not receive final approval from the Common Council within eighteen (18) months of the date of its filing, it and all applications filed concurrently therewith shall be deemed denied. An applicant may request to the Council for a reasonable extension of this time period for final action. Such a request shall be submitted in writing to the City Clerk prior to the expiration of the initial eighteen (18) month period.
- 600 L. Amendments To PUD Permit, Conditional Permit Or Development Plan: The PUD permit holder may make application for an amendment to the PUD permit, conditional use permit for the PUD or the PUD development plan. All such requests shall be in writing and supported by such information, plans, plats and other documentation as reasonably required by the Administrator. Minor changes in the PUD Development Plan may be approved by the Administrator. Minor changes shall be limited to
- 605 changes that: 1) do not require changes to the approved PUD large block plat, 2) do not increase dwelling unit density or change building type or General Design Standards, 3) are consistent with any written agreement between the applicant and the City, and 4) do not reduce any public or private active recreational use or amenity. If the Administrator determines that the proposed amendment represents a significant change to the PUD, the Council shall consider the request as an amendment to
- 610 the PUD permit under the same procedures as required for issuance of the original PUD permit set forth in this chapter. Minor changes in the location, siting, or design of buildings and structures may be authorized by the Administrator. All amendments and modifications shall comply with the ordinances of the City in effect at the time such amendment or modification is granted.
- 615 M. Revocation: Failure to comply with any condition or term of the PUD permit or any permit concurrently granted therewith shall cause such permit to be void ab initio. The Council may revoke a PUD permit for any violation of this chapter or violation of the conditions of the permit. If the Council finds that probable cause exists for revocation of the permit, written notice thereof shall be provided the permittee. A PUD conditional use permit may be revoked at any time for violation of the permit or any condition thereof by motion of the Council after a due process hearing upon a minimum
- 620 of thirty (30) days' written notice to the holder of the PUD permit ("permittee"). The permittee shall have the right to be represented by legal counsel and to present evidence on the permittee's behalf. The Council shall enter its decision in the form of written findings of fact and conclusions of law.
- N. Appeals: The decision of the Administrator and of the commission are subject to appeals in the manner and within the time limits as set forth in section 10-3-3 of this title, hereby adopted by
- 625 reference, except as follows:
1. Time For Filing Appeal: The written notice of appeal shall be filed with the City Clerk before five o'clock (5:00) P.M. of the twentieth (20th) calendar day after the order, requirement, decision or determination of the Administrator has been made or after written findings of fact and decision have been approved and signed by the commission, whichever is applicable. The failure to
 - 630 physically file a notice of appeal with the City Clerk within the time limits prescribed by this section shall be jurisdictional and shall cause automatic dismissal of such appeal.
 2. Notice Of Appeal - Form And Contents: The notice of appeal shall be in writing and in such form as shall be available from the Office of the Administrator, which shall require to be set forth with specificity all basis for appeal, including the particulars regarding any claimed error or abuse of
 - 635 discretion.

640 3. Fee For Appeals: In addition to other required fees with regard to an appeal, a fee equal to the expense of preparing the transcript of the proceedings and giving notice as required by this chapter shall be paid by the applicant to the City within two (2) days, after receipt of notice of the amount thereof by the applicant from the Administrator. In the event the fee is not paid as required, the appeal shall not be deemed not to have been timely filed.

10-24-6: PENALTIES:

A. Penalties And Enforcement: The provisions of this chapter shall be enforced in the following manner: (Ord. 2006-15, 8-10-2006)

645 1. A violation of this chapter shall be a misdemeanor, punishable as provided in section 1-4-1 of this Code. Each day that such a violation continues shall constitute a separate criminal offense. Each landowner, tenant, subdivider, builder or other person who commits, participates in, assists in or maintains such violation is guilty of such a violation. (Ord. 2006-15, 8-10-2006; amd. 2018 Code)

650 2. In addition to the criminal sanctions, whenever it appears that any person has engaged or is about to engage in any act or practice violating any provision of this chapter or of the PUD permit or the conditional use permit granted for the PUD or any other permit issued with regard to the PUD, the City may institute a civil action to enforce compliance with this chapter. (Ord. 2006-15, 8-10-2006)

SECTION 3: EFFECTIVE DATE:

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

PASSED AND APPROVED by the CITY OF BELLEVUE, IDAHO this _____ day of _____ 2025.

660

Christina Giordani, Mayor

665 ATTEST:

Amy Phelps, City Clerk

670



Memorandum

To: Bellevue Common Council

From: Brian Parker, Community Development Director

Re: Area of City Impact MOU Letter of Intent

Date: February 10, 2025

Background

In 2022, the Cities of Bellevue and Hailey, in coordination with Blaine County and the Blaine County Recreation District (BCRD) negotiated new Areas of City Impact (ACI), with a focus on the area between the current boundaries of Bellevue and Hailey. The ACI boundaries were established with an intent to develop a large park/open space area between the Cities to be owned and managed by BCRD.

As conversations with the current property owners have continued, it is clear that additional coordination and planning between the public agencies are needed to ensure that development adequately meets the needs of all parties. The attached letter is simply notifying the property owner of our intent to do so.

Recommendation and Next Steps

Staff recommends that the Council authorizes the Mayor to sign the letter of intent. Staff will work with Hailey, Blaine County, and BCRD staff, as well as the property owner on developing a detailed MOU in the coming months.

Enclosures

1. Draft Letter of Intent



February 10, 2025

Wood River Community Ventures, LLC
877 West Main Street, Suite 700
Boise, Idaho 83702

Re: Intent for Cooperative Agreement on Development

Oppenheimer Development Team:

The intent of this letter is to notify you of the intent of the Cities of Bellevue and Hailey, Blaine County, and the Blaine County Recreation District to develop a specific memorandum of understanding (MOA) in the coming months regarding the shared resources and opportunities for mutually beneficial development for all participants.

One point of focus will be ensuring that the parks and open space will be provided to the community in a manner that ensures their usefulness and fiscal sustainability into the future.

We appreciate your willingness to work with all partners involved and find solutions to ensure common benefits are provided by future growth and development.

Thank you,

Christina Giordani
Mayor
City of Bellevue

Martha Burke
Mayor
City of Hailey

Muffy Davis
Commissioner
Blaine County

Mark Davidson
Director
Blaine County Recreation District

cc: Brian Parker, Bellevue Community Development Director (via email)
Lisa Horowitz, Hailey City Administrator (via email)

City Of Bellevue, Idaho
Resolution No. 2407

A RESOLUTION OF THE CITY OF BELLEVUE, IDAHO, CONFIRMING THE
APPOINTMENT OF TOM BERGIN TO THE BELLEVUE PARKS COMMITTEE

WHEREAS, the Mayor of the City of Bellevue, by and with the advice and consent of the Bellevue Common Council is responsible for appointing Board members and their terms pursuant to Bellevue Code Title 7 §7-4-3 and,

WHEREAS, a vacancy exists on the Parks Committee

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF BELLEVUE, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Mayor and Common Council, confirm and appoint the following individual to the Parks Committee for the identified term.

Tom Bergin: 3-year- term, expiring February 10, 2028

Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the City of Bellevue Common Council, Idaho, this 10th day of February 2025.

Christina Giordani, Mayor

ATTEST:

Amy Phelps, City Clerk

**CITY OF BELLEVUE, IDAHO
RESOLUTION NO. 2408**

A RESOLUTION OF THE CITY OF BELLEVUE, IDAHO, AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE CONTRACT FOR SERVICES WITH LUNCEFORD EXCAVATION, INC. FOR SNOW REMOVAL SERVICES IN AN AMOUNT NOT TO EXCEED \$70,000.00.

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 executed a Contract for Services dated [DATE SIGNED] wherein the City contracted for snow removal in an amount not to exceed Thirty Thousand Dollars (\$30,000.00); and

WHEREAS, The City will soon exceed the aforementioned limit before winter’s end; and

WHEREAS, The Contract may be amended to provide additional funding upon approval by the City Council.

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

The Mayor is authorized to execute the Amended Contract for Services for snow removal services with Lunceford Excavation in an amount not-to-exceed \$70,000.00

PASSED by the Bellevue Common Council and signed by the Mayor this 10th day of February 2025.

Christina Giordani, Mayor

ATTEST:

Amy Phelps, City Clerk

ROLL CALL	AYE	NAY
Council Member Wrede	_____	_____
Council Member Giordani	_____	_____
Council Member Davis	_____	_____
Council Member Mahoney	_____	_____
Council Member Obenauf	_____	_____
Council Member Shay	_____	_____

AMENDED CONTRACT FOR SERVICES

ON-CALL SNOW PLOWING SERVICES

This Amendment to Contract for Services made this 10th of February 2025, by and between City of Bellevue, Idaho, a body corporate and politic and a subdivision of the State of Idaho, hereinafter referred to as "City," and Lunceford Excavation, Inc. an Idaho Corporation, hereinafter referred to as "Contractor."

RECITALS

WHEREAS, On the 15th day of October, 2024, The City entered into a Contract for Services for snow removal attached hereto as **Exhibit A**; and

WHEREAS, Section 2 of said Contract placed a limit of Thirty Thousand Dollars (\$30,000) without prior written authorization from the City; and

WHEREAS, The City wishes to approve additional funds to insure snow removal will continue throughout the remainder of the winter.

THEREFORE, Parties wish to amend the Contract for Services as follows:

Section 2 of the Contract for services is hereby amended to provide for the removal of snow in an amount not to exceed \$70,000.00 under the same terms and conditions contained in the Contract for Services attached hereto as **Exhibit A**

[SIGNATURE BLOCK ON NEXT PAGE]

Executed and effective by the undersigned parties as the date signed. **DATED** this 10th day of February 2025.

CONTRACTOR:

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

CITY OF BELLEVUE

By _____
Christina Giordani, Mayor
City of Bellevue, Idaho
P.O. Box 825 | 115 E. Pine Street
Bellevue, Idaho 83313

ATTEST:

Amy Phelps, City Clerk

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CITY OF BELLEVUE, IDAHO
RESOLUTION NO. 2389

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

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

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

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

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

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

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

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

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

PASSED by the Bellevue Common Council and signed by the Mayor this 15th day of October 2024.


Chris Johnson, Mayor

ATTEST:


Michelle K. Snarr, City Clerk
Amy Phelps.

ROLL CALL

	AYE	NAY
Council Member Carreiro	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Giordani	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Leahy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Mahoney	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Obenauf	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Shay	<input checked="" type="checkbox"/>	<input type="checkbox"/>





EXHIBIT "A"

CONTRACT FOR SERVICES

ON-CALL SNOW PLOWING SERVICES

This Agreement made this 15th day of October 2024, by and between City of Bellevue, Idaho, a body corporate and politic and a subdivision of the State of Idaho, hereinafter referred to as "City," and Lunceford Excavation, Inc. an Idaho Corporation, hereinafter referred to as "Contractor."

SCOPE OF SERVICES

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

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

COSTS & EQUIPMENT RESPONSIBILITIES

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

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

GENERAL AGREEMENT

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

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

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

3. **CITY REPRESENTATIVE.** The Public Works Superintendent and/or Marshal for the City shall have primary responsibility for administering and approving services to be performed by the Contractor and shall coordinate all communications between the Contractor and the City.
4. **USE OF CITY EQUIPMENT.** In the event Contractor's snow removal equipment becomes damaged during routine snow removal within the City of Bellevue, Contractor may use, with the approval of the City's Public Works Superintendent or designee, any City snow removal equipment and materials necessary to complete snow removal for the current storm event. Contractor's equipment shall be restored to working condition in a timely manner and at the sole expense of the Contractor. The City shall be entitled to an equivalent offset for any payments due under Paragraph 2 for any City-owned equipment used by Contractor as set forth in Exhibit 1B less labor.
5. **STANDARD OF CARE.** Contractor will provide services with the degree of skill and diligence normally employed by Contractors performing the same or similar services at the time the services are performed. Contractor shall, at all times during the term of this Agreement, be duly licensed to perform the Work, and if there is no licensing requirement for the Work, be duly qualified and competent.
6. **INDEPENDENT CONTRACTOR:** The parties agree that Contractor is an independent contractor and in no way an employee or agent of City of Bellevue and is not entitled to workers' compensation or any benefit of employment with City. Contractor will provide its own office space and necessary support staff, equipment, and supplies.
7. **PROTECTION OF PROPERTY AND RESPONSIBILITY FOR DAMAGE.** Due care shall be exercised to avoid injury to property and infrastructure, including but not limited to, existing travel lanes, medians, curbs, legally parked vehicles, signs, and adjacent property. The Contractor shall notify the City Street Superintendent as soon as practical but within 24 hours of any incidents, accidents or damage resulting from Work under this Agreement. In the absence of negligence or willful act or default on the part of Contractor or its employees, Contractor shall not be liable or responsible in any way for any loss, damage to any property.
8. **INDEMNIFICATION.** Contractor shall defend, indemnify, and hold the City, its officers, agents, employees and volunteers harmless against all liability, claims, losses, demands, suits, fees and judgments (collectively known as 'claims'), that may be based on, or arise out of damage or injury (including death) to persons or property caused by or resulting from any act or omission sustained in connection with the performance of this contract or by conditions created thereby or based upon violation of any statute, ordinance or regulation. This indemnification required shall not apply to claims caused by the sole negligence or willful misconduct of the City, its officers, agents, employees and volunteers.
9. **INSURANCE:** Contractor, at Contractor's own expense, shall procure and maintain in good standing, such customary and usual liability insurance and workers compensation insurance as is required to protect Contractor from claims that may arise out of result from Contractor's operations under this Agreement or for which Contractor may be legally liable. Prior to execution of this Agreement, Contractor shall provide workers compensation certificate and certificates of insurance for all copies of insurance policies required under this Agreement to be included as Exhibit "1C". All insurance shall apply on a primary, non-contributory basis and remain in effect for the duration of the contract terms.
10. **COMPLIANCE WITH LAWS:** Contractor agrees to comply with all federal, state, county, and municipal laws, rules, and regulations in its performance under this Agreement.

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

[SIGNATURE BLOCK ON NEXT PAGE]

Executed and effective by the undersigned parties as the date signed. DATED this 15th day of October 2024.

CONTRACTOR:



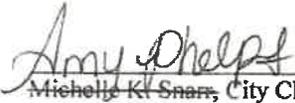
William J. Lunceford, President
Lunceford Excavation, Inc.
P.O. Box 739
Ketchum, Idaho 83340-0661

CITY OF BELLEVUE



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

ATTEST:



Michelle K. Snarr, City Clerk

Amy Phelps

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EXHIBIT "1A"

SNOW REMOVAL PLAN AND MAP OF PRIORTIY STREETS

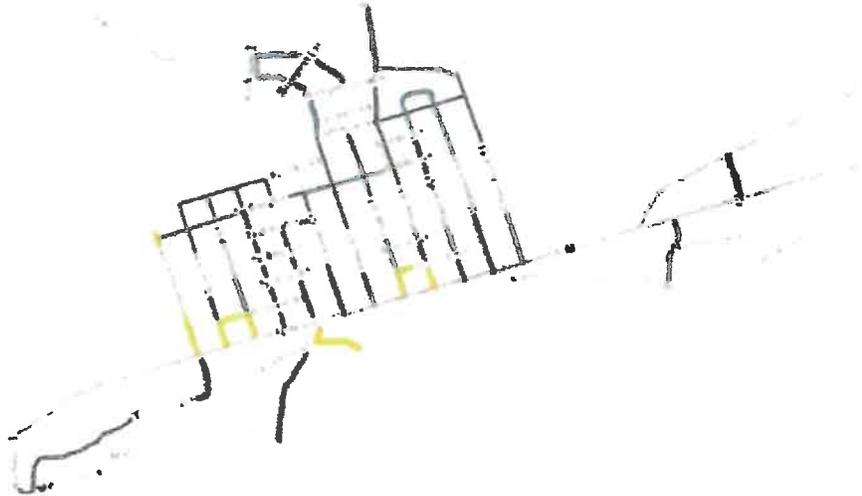
The Contractor will be available on an on-call basis. The City will determine when snowplowing is required and will notify Contractors of service need. The City will endeavor to provide two (2) hour notice to the Contractor prior to, or during, a storm event of anticipated need for snow plowing service.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

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

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

MAP OF PRIORTIY STREETS

- YELLOW: PRIORITY 1**
- GREEN: PRIORITY 2**
- BLUE: PRIORITY 3**
- RED: PRIORITY 4**



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

EXHIBIT "1B"

COMPENSATION

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

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

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EXHIBIT "1C"
CERTIFICATE OF LIABILITY INSURANCE
AND
WORKERS COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE
Attached

Federated will send to you.

CONTRACTOR INFORMATION FORM

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

The Contractor shall complete all applicable sections:

Name: Lunceford Excavation
(Firm Name)

Address: 767 S. Main St / PO Box 416
(Street Address and/or P.O. Box)

Bellevue, Id. 83313
(City, State and Zip Code)

Fax Number: _____

E-Mail Address: alabama626@gmail.com

Telephone/Cell Phone/Emergency Numbers:

Daytime (Monday through Friday:

Contact Person: Jonathan Lunceford
Cell Number: 208-720-1655

Weekends and Nights:

Contact Person: Jonathan Lunceford
Cell Number: 208-720-1655

Emergency Contact:

Contact Person: Paige Lethbridge
Cell Number: 208-720-4990

