COMMON COUNCIL
CITY OF BELLEVUE, IDAHO
MONDAY, MAY 12, 2025, 5:30 PM
115 E. PINE STREET, BELLEVUE, IDAHO 83313

AGENDA

Agendas may be amended

JOIN ZOOM MEETING:
https://us02web.zoom.us/j/6273122357?pwd=ekFEckpSQUF6RnVFUFpGYWNjd29Zdz09&omn=85300682631

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 May 8, 2025.* ***Suggested Motion****: Move that the notice for the May 12, 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. **CONSENT AGENDA**: **ACTION ITEMS**
   a. Approval of Minutes: April 14, 2025: Amy Phelps, City Clerk
   b. Approval of Claims April 29, through May 12, 2025: Shelly Shoemaker, Treasurer
   c. Department Head Reports
5. **DISCUSSION**
   a. Idaho Department of Environmental Quality (DEQ) led discussion on ACAS compliance: Raphael Erickson, Cassandra Lemmons, Collin Glass: DEQ Representatives
6. **PUBLIC HEARING: ACTION ITEM (*CONTINUED FROM APRIL 28, 2025*)**
   a. **LLA-25-01 – TBD Lewis Lane – Judy & Keith Meyers**
   An application for a lot line adjustment for Lots 1-6, Block 96 of the Bellevue Townsite Original Plat. The proposed lot line adjustment will reconfigure the existing six (6) parcels into three (3) parcels and include a request for waivers from code requirements: Brian Parker, Community Development Director | **ACTION ITEM**
7. **WORKSHOP**
   a. Right-of-Way (ROW) Management Work Session: Brian Parker, Community Development Director

**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. **NEW BUSINESS**
   a. Consideration and Approval of Resolution No. 25-15 adding members to the Comp Plan Steering Committee: Brian Parker, Community Development Director | **ACTION ITEM**

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

10. **ADJOURNMENT: ACTION ITEM**

If you would like to submit written comment on a public hearing agenda item: Submit your comments to aphelps@bellevueidaho.us. for adequate consideration, please submit no later than noon on the day of the meeting.

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CONSEJO COMÚN
CIUDAD DE BELLEVUE, IDAHO
LUNES, 12 DE MAYO DE 2025 17:30 HRS.
115 E. PINE STREET, BELLEVUE, IDAHO 83313

AGENDA

El orden del día podrá ser modificado

ÚNASE A LA REUNIÓN DE ZOOM:
https://us02web.zoom.us/j/6273122357?pwd=ekFEckpSQUF6RnVFUFpGYWNjd29Zdz09&omn=85300682631

ID DE REUNIÓN: 627 312 2357
CÓDIGO DE ACCESO: 606XKF

MÓVIL CON UN TOQUE
+1-253-215-8782 EE. UU. (Tacoma)
+1-346-248-7799 EE. UU. (Houston)

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

LLAMADA AL ORDEN

PASE DE LISTA

1. **AVISO DE CUMPLIMIENTO DE LA AGENDA** (SEGÚN EL CÓDIGO DE IDAHO ***§74-204***): **ELEMENTO DE ACCIÓN**
   Determinar que *el aviso y la agenda de la reunión regular 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 el 8 de mayo de 2025.* ***Moción sugerida****: Presentar una moción para que el aviso para la reunión del 12 de mayo DE 2025 se complete de acuerdo con el Código de Idaho, Sección §74-204).*
2. **LLAMADA PARA CONFLICTO** (COMO SE DESCRIBE EN EL CÓDIGO DE IDAHO **§74-404**): **ELEMENTO DE ACCIÓN**
3. **INFORME DEL ALCALDE Y DEL CONCEJO**
4. **ORDEN DEL DÍA CONVENIDO: PUNTOS DE ACCIÓN**
   a. Aprobación de minutas: 14 de abril de 2025: Amy Phelps, Secretaria Municipal
   b. Aprobación de reclamaciones del 29 de abril al 12 de mayo de 2025: Shelly Shoemaker, Tesorera
   c. Informes del Jefe de Departamento
5. **Discusión**
   a. El Departamento de Calidad Ambiental de Idaho (DEQ, POR SUS SIGLAS en inglés) lideró la discusión sobre el cumplimiento de ACAS: Raphael Erickson, Cassandra Lemmons, Collin Glass Representantes de DEQ
6. **AUDIENCIA PÚBLICA: PUNTO DE ACCIÓN (*CONTINUACIÓN DESDE EL 28 DE ABRIL DE 2025*)**
   a. **LLA-25-01 - TBD Lewis Lane - Judy y Keith Meyers**

   Una solicitud para un ajuste de línea de lote para los lotes 1-6, manzana 96 del plano original de Bellevue Townsite. El ajuste propuesto de la línea de lote reconfigurará las seis (6) parcelas existentes en tres (3) parcelas e incluirá una solicitud de exenciones de los requisitos del código: Brian Parker, Director de Desarrollo Comunitario | **ELEMENTO DE ACCIÓN**
7. **TALLER**
   a. Sesión de Trabajo de Gestión del Derecho de Paso (ROW): Brian Parker, Director de Desarrollo Comunitario

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8. **NUEVOS NEGOCIOS**

   Consideración y Aprobación de la Resolución No. 25-15 que agrega miembros al Comité Directivo del Plan de Compensación: Brian Parker, Director de Desarrollo Comunitario | **ELEMENTO DE ACCIÓN**

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

10. **APLAZAMIENTO: PUNTO DE ACCIÓN**

Si desea enviar comentarios por escrito sobre un tema de la agenda de una audiencia pública: Envíe sus comentarios a aphelps@bellevueidaho.us. para su adecuada consideración, envíelos a más tardar al mediodía del día de la reunión.

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Memorandum

To: **Bellevue Common Council**

From: **Amy Phelps, City Clerk**

Re: **Consent Agenda**

Date: **May 12, 2025**

Suggested Motion

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

Enclosures

1. April 14, 2025, Regular Common Council Meeting Minutes
2. Claims Payable April 29 through May 12, 2025
3. Department Head Reports

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CITY OF BELLEVUE
COMMON COUNCIL
April 14, 2025
Minutes

The Common Council of the City of Bellevue, Idaho met at a Regular Meeting on Monday, April 14, 2025, 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. *(00:00:24 in video)*

Roll Call: *(00:00:44 in video)*

Christina Giordani, Mayor – Present
Diane Shay, Council President – Present
Tammy E. Davis, Council Member – Present
Suzanne Wrede, Council Member – Present
Shaun Mahoney, Council Member – Present
Tom Bergin, Council Member – Present
Jessica Obenauf, Council Member – Present

Staff Present:
Shelly Shoemaker, City Treasurer
Amy Phelps, City Clerk
Rick Allington, Legal Counsel
Brian Parker, Community Development Director
Greg Beaver, Fire Chief
Mike Shelamer, Sergent, Marshal's Office

Others in Attendance: Tony Evans (Idaho Mountain Express), Jim Laski, Werner Morawitz (Ee-Da-Ho Ranch), Courtney Frost (Blue Cross of Idaho Foundation), Greg Dye, Christina Gillespie, and Stuart Hurley (Merrick & Company-*Via Zoom*), Kristin Fletcher, Carrol Wesson

1. **Notice of Agenda Compliance**: *(00:01:14 in video)*

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 *April 10, 2025.*

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

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

No conflict was noted.

3. **MAYOR AND COUNCIL REPORT:** *(00:02:02 in video)*

Mayor Giordani talked about the official Bellevue City Newsletter, Bellevue City News, touching on the spring season bringing forth building projects and reminding residents to apply for permits as necessary. She went on to remind residents to use the dog excrement bags provided in the parks to keep the parks clean then offered a reminder about the ERC Clean Sweep event happening May 3rd from 9 a.m. to 12 p.m. Mayor Giordani went on to give details about the survey for the Community Project and asked citizens to give feedback and opinions to kick off community involvement in the project.

4. **Public Comment**: For Items of Concern Not on the Agenda *(00:06:20 in the video)*
The Mayor opened the meeting for public comment at 5:36 pm.

Public Works Director, Chris Johnson took this time to remind residents that garbage, debris, piles of bricks, etc., are not permitted in the alleyways. He explained that his department needs to have easy access in order to service water meters if needed.

Public comment was closed at 5:37 pm. (00:7:22 in video)

5. **CONSENT AGENDA: ACTION ITEMS** (00:7:26 in video)
   - **a.** Approval of Minutes: March 24, 2025, Regular Meeting Minutes: Amy Phelps, City Clerk
   - **b.** Approval of Claims: March 25, through April 14, 2025: Shelly Shoemaker, Treasurer
   - **c.** Department Head Reports

Council Member Wrede inquired about the new Public Works Department hire Kayme Backstrom. She also asked if the City is still paying for BDE consulting. Mayor Giordani replied that the contract with BDE will expire at the end of June and the Public Works position that was filled was budgeted.

(00:09:46 in video) Council Member Wrede asked Sergent Mike Shelamer, Marshal's office, about adding the Flock Safety transparency information to the City website. Sergent Shelamer explained that his department just completed training, and they are waiting for the transparency portion to be created for them.

(00:10:44 in video) Council President Shay asked the Public Works Director if he had an idea of when Main Street was slated to be re-surfaced. Chris Johnson said he will follow up with ITD and send out an update to Council Members this week.

(00:12:01 in video) Council Member Davis asked if there was any follow-up on the Mobile Home that burned down on Main Street. Brian Parker, Community Development Director, said he received a call from the property owner last week and they're planning on submitting a demolition permit application in the next few weeks.

(00:12:41 in video) Council Member Wrede commented that it is great to see the new crosswalk flags, and she asked if there was news from ITD (Idaho Transportation Department) about a schedule for repainting the crosswalks (on Main Street). Public Works Director, Chris Johnson explained that ITD will repaint the crosswalks after they resurface Main Street. Council Member Wrede further inquired if there is a schedule for pothole filling in town. Johnson explained they don't have a specific schedule; the department identifies the biggest holes and then work in quadrants to try to get as many filled in a day as efficiently as possible. Further discussion was had about current Public Works Department projects including the projected timeline for repairs on the wastewater plant and the occasional odor issue. Chris Johnson explained the biological reason for the odor and the method used to fix it with an increased dosage of a chemical called Oxy Pro. He further explained that he is hoping to get the plant in full operation by October 1st. Mayor Giordani explained that she is working with the Public Works Director to create a timeline graphic to show the progress and create transparency which should be available in the next month.

(00:18:55 in video) Council Member Obenauf commented that she spoke with a resident who lives close to the plant, and he said the odor has been better than it has ever been depending on the direction of the wind.

The Public Works Director reported that staff have been working at the site for three to four hours each day, with electricians present daily. The site is monitored regularly, both first thing in the morning and at the end of the day, to assess ongoing issues with odor. Mr. Johnson emphasized that they are doing everything they can, but the challenge lies in the biological nature of the wastewater treatment process. There is no quick fix, as changes—such as adjusting chemicals or aeration—can take two to three days to show any improvement.

He explained that although the system includes advanced features like fine membrane filtration, the operation still deals with organic matter and microorganisms, making some level of odor unavoidable. It was acknowledged that a system rebuild should address the odor problem more effectively than current methods.

Efforts to mitigate the issue include chlorination and ongoing treatment procedures. Sensors for hydrogen sulfide (H_2S) have been installed and are in the process of being fully activated.

Motion: (00:21:09 in video) Council Member Davis moved to approve the Consent Agenda as presented. Council President Shay Seconded the Motion. **Council Members Voting Aye:** Council Member Obenauf, Council Member Bergin, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

6. **PUBLIC HEARING: ACTION ITEM**

   a. LLA-25-01 – TBD Lewis Lane – Judy & Keith Meyers
   An application for a lot line adjustment for Lots 1-6, Block 96 of the Bellevue Townsite Original Plat. The proposed lot line adjustment will reconfigure the existing six (6) parcels into three (3) parcels and include a request for waivers from code requirements: Brian Parker, Community Development Director | **ACTION ITEM**

(00:22:03 in video) Brian Parker, Community Development Director explained he has been working with the applicant and the Wood River Land Trust—the conservation easement holder over the Howard Preserve which is the property adjacent to the lot in question. Parker stated that there is potential to incorporate some of the property into the Howard Preserve after ensuring the plan is feasible. He explained some details still needed to be worked out with the Land Trust and at this time he is requesting the Public hearing be opened and then continued to April 28th.

Council Member Davis wondered why no supporting documents had been provided at this time. Council President Shay explained that the Public Hearing was noticed for this day, and instead of publishing notice in the newspaper for a second time, the Council would continue the Public Hearing on the record to a date of April 28, 2025.

Mayor Giordani Opened the Public Hearing at 5:53 p.m.

Clarification that public comment would be taken on April 28th at the public hearing was made.

Mayor Giordani Closed the Public Hearing at 5:54 p.m.

Motion: (00:24:26 in video) Council President Shay moved continue the Public Hearing for an application for a lot line adjustment for Lots 1-6, Block 96 of the Bellevue Townsite Original Plat to a date certain of April 28, 2025. Council member Wrede Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Obenauf, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

7. **PRESENTATION**

   a. Presentation for Blue Cross of Idaho Foundation Community Project Grant Award: Blue Cross of Idaho Foundation for Health Staff, Reynolds + Meyers

(00:26:49 in video) Courtney Frost, Executive Director of the Blue Cross of Idaho Foundation gave a presentation on the Community Project Grant awarded to Bellevue. See attached presentation “exhibit A”.

(00:47:55 in video) Chris Johnson, Public Works Director, expressed gratitude to Courtney, her team, Tasha, and the Reynolds team for their collaboration. He acknowledged that this initiative has been a bit outside his usual comfort zone, but with help from Shelly and the support of others, it’s been a positive experience. He thanked Brian for taking on a second grant and the Mayor for continuing the effort. Over the past two years, the project has received approximately $107,000 in funding from the foundation, which he emphasized as a significant contribution for the community.

Council Member Davis raised a question about integrating the initiative with the Communities for Youth Program to strengthen shared messaging and align goals. Courtney expressed that there is a strong connection and reaffirmed her foundations support for the Communities for Youth work. She expressed willingness to collaborate and share relevant information to help align the efforts further.

Council President Shay posed a question about who on staff or Council is responsible for ensuring the project continues moving forward. Mayor Giordani clarified that a team is in place, including herself, Shelly Shoemaker, Brian Parker, Chris Johnson, and Kristin Gearhart. She further explained Community involvement will primarily come through surveys and feedback mechanisms.

b. Presentation and Discussion regarding the City of Bellevue Water Project Status and updates: ***Public comment/questions will be taken:*** Merrick & Company, Chris Johnson, Public Works Director

(00:51:30 in video) Mayor Giordani introduced the Agenda Item. She noted that Greg Dye, Christina Gillespie, and Stuart Hurley from Merrick & Company joined the meeting via Zoom to give an update and answer any questions on the water project.

Greg Dye, Merrick & Company, explained that the team would be discussing compliance with the Idaho Department of Environmental Quality (DEQ), specifically the communications with DEQ and an updated project timeline.

He began by addressing the amended Compliance Agreement Schedule between the City of Bellevue and the State of Idaho. According to Mr. Dye, the City was required to notify the public about significant deficiencies, which has been done consistently through the Consumer Confidence Report and on the City website. The City has also completed assessment source water monitoring, with results showing no bacteriological contamination. Additionally, a microscopic particulate analysis confirmed that the water source is not under the direct influence of surface water, meaning more costly treatment upgrades will not be necessary.

Mr. Dye further explained that two major deficiencies remain. The first is related to property access: there is currently no official land ownership or long-term access agreement in place to allow for engineering work or construction of system upgrades. This is still being negotiated. He stated the second issue concerns the physical protection of the system, specifically related to preventing backflow and contamination. Some system components are at ground level, which leaves them vulnerable to flooding and pests. Elevating these structures is necessary to prevent such issues.

Mr. Dye also shared that DEQ staff have been kept well-informed throughout the process via calls, emails, and in-person communication. He explained the department is aware of the City's progress, ongoing discussions with the landowner regarding access, and the current project schedule. He emphasized that Merrick and City staff have actively maintained communication with DEQ to stay aligned on all compliance requirements.

(00:58:25 in video) Mr. Dye continued his presentation by sharing recent developments related to the Siemens Creek Springs collection system. He said thanks to the work of City staff, it has now been confirmed that the existing system is capable of delivering the full water right—a key question that had previously been uncertain due to doubts about the accuracy of the system's flow meters. He stated this confirmation is important because it means there is no need to expand the capacity of the system. Instead, the focus can remain solely on upgrading the existing infrastructure and addressing current deficiencies, without the need for costly expansion.

Greg Dye explained that they will continue to monitor water flow to account for any seasonal variations and ensure there is no significant decline in performance, further explaining that this finding simplifies the project significantly and could also reduce the scope of preliminary engineering investigations. Merrick will be coordinating with the Idaho DEQ and the Army Corps of Engineers to determine whether a reduction in field work, including cultural resource surveys, is acceptable, especially since the project area consists of previously disturbed ground.

He went on to explain the next immediate step is completing a land survey, as there is currently a lack of clarity about the precise location of easements and existing facilities in relation to the property boundaries. Mr. Dye

said the survey will help resolve these issues and support both the land access negotiations and efforts to mitigate contamination risks.

He explained at present, the City and the landowner's attorneys are working on a Memorandum of Understanding (MOU) that will permit Merrick and their subconsultants to access the site for further evaluations. He clarified that once access is secured, Merrick plans to host a "water team" stakeholder meetings involving representatives from the City, the landowner, and Merrick to discuss next steps, share information, and identify any concerns.

Mr. Dye then referenced a project handout included in the meeting materials, which outlines the five major phases of the project, presented in a top-to-bottom, left-to-right table format. He said the first phase, which includes the facility plan and funding, is already complete and they are currently in the second phase—field work and environmental reporting. Within this phase, the legal meetings and first water team workshop have already occurred, and the team is now approaching the land access memorandum milestone.

Mr. Dye went on to explain as the project progresses, Merrick will continue to seek input from the City, the landowner, and DEQ, especially as they move toward completing the preliminary engineering report, followed by the development of construction documents and, eventually, the construction itself.

He concluded by noting a critical deadline: under the amended compliance agreement, the City must complete construction by December 31, 2026. The current project timeline is aligned with that requirement, and the team remains on schedule. He thanked the Mayor and Council for their time and invited any questions or comments.

(01:07:58 in Video) Council Member Wrede raised a question about the lack of accessible documentation regarding the project's missed deadlines—particularly the land access deadline of March 31, 2024. She said that despite the City informing residents of the importance of meeting DEQ deadlines, they are now over a year past the first required step without resolution. Council Member Wrede asked when the documentation explaining these delays, and the narrative required by the Amended Compliance Agreement Schedule (ACAS),would be made available to the Council and residents. She stated concern that these delays could lead to civil penalties, and asked what explanations or justifications had been formally submitted to DEQ about the failure to secure land access. She then asked for clarification on whether the blame for delays had been placed on the landowner, which prompted an interjection challenging the notion that the landowner had been assigned fault.

Mayor Giordani asked Merrick to first answer this question: what documentation does DEQ require when the City misses a deadline?

(01:10:31 in Video) Greg Dye explained that DEQ requires advanced notification when a deadline will not be met. The project team has been in regular communication with DEQ regarding missed deadlines, providing advanced notice and explanations when delays occur. He emphasized that DEQ has not pushed back, they have been understanding, and they are primarily focused on ensuring the final construction deadline is met. He further described that while interim deadlines are important, DEQ recognizes that delays can happen due to factors beyond the team's control.

(01:12:23 in Video) Council Member Wrede asked for copies of all written submissions made by the City of Bellevue to the Idaho DEQ explaining delays in meeting ACAS deadlines, as required under item 17 of the agreement.

This question prompted an inquiry from Mayor Giordani asking if Council Member Wrede has requested any of the documents from City Staff and ultimately concluded that Council Member Wrede needed to submit a formal records request for the documentation.

(01:14:59 in video) Council Member Wrede questioned why the public hasn't been given access to key project documents, particularly those related to missed deadlines and communications with DEQ. She expressed concern that, despite assurances made to voters during the Bellevue Water Bond campaign—promising timely compliance—the City is now over a year behind schedule. She asked for transparency from leadership, calling for

clear explanations and documentation to help the community understand why the project is delayed and why DEQ is still waiting on actions from the City.

(01:15:54 in video) Mayor Giordani responded by emphasizing that the purpose of the meeting was to address the very questions being raised, and that the discussion and answers had already begun with Greg Dye's presentation. She acknowledged Council Member Wrede's concerns about the timeline delays and stated they were being heard. The Mayor reiterated that the meeting was a formal project review, during which the updated timeline and communications with DEQ were being covered. She stressed that DEQ has not raised concerns about the City's communication regarding delays.

When Council Member Wrede pressed further about what exactly had been communicated to DEQ and suggested the City might not be in compliance under the current agreement, the Mayor disagreed, stating that no such directive or interpretation had been issued by DEQ to City officials or Merrick. She then returned the floor to Greg Dye and the Merrick team, asking them—per Council Member Wrede's request—if they could provide the written documentation sent to DEQ explaining the missed deadlines.

(01:18:08 in video) Greg Dye confirmed that Merrick can provide the requested documentation sent to DEQ regarding missed deadlines. He explained that they have maintained regular communication with DEQ across multiple departments and have submitted explanatory emails. Mr. Dye noted that if DEQ had serious concerns or required formal amendments to the compliance agreement, they would have requested them, but that has not happened. He assured the Council that the documentation exists and will be shared.

(01:19:40 in video) Council Member Davis asked how the timing affects the loan.

Christina Gillespie responded to Council Member Davis by reaffirming that Merrick has maintained consistent and transparent communication with the Idaho Department of Environmental Quality (DEQ), including key staff in the Grants and Loans Bureau. She explained that DEQ is fully aware of the ongoing efforts between the City's and the landowner's attorneys to finalize an MOU for land access. Miss Gillespie emphasized that delays like this are not uncommon in Idaho projects and that DEQ is informed and supportive.

She stated that, based on current progress, the team still believes the project can be completed within the timelines set by the amended compliance agreement and associated funding agreements. Christina also mentioned that she recently spoke with DEQ's Compliance Chief at a state conference, and that DEQ remains aligned and willing to attend a future meeting to address any concerns directly.

(01:22:58 in video) Council Member Wrede asked for clarification on the process for the amendments Miss Gillespie referenced.

Christina Gillespie explained that when a timeline extension is needed, the process involves emailing DEQ with a proposal, holding a virtual meeting to explain and support the request, and then receiving a one- or two-page amendment for the city and DEQ to approve. However, she confirmed that currently, no such amendment is needed for the Bellevue project.

Council discussion was had confirming that no amendments were required on the water project at this time with regards to the funding agreement specifically. The Council then discussed land access and concluded that it was not an issue preventing forward movement on the water project because of an existing easement and an agreement with the landowner. Council Member Wrede further expressed her concerns with the delay.

(01:29:12 in video) Council Member Davis mentioned that this is delay is not uncommon and if DEQ and the agencies that oversee the project had an issue the City would be the first to know about it.

(01:29:40 in video) Council Member Wrede questioned the lack of transparency surrounding the year-long delay in securing land access, expressing concern that the Council and public have not been fully informed and warning that the City may not be in compliance or able to meet project deadlines. Mayor Giordani responded by acknowledging the lack of information and took responsibility for improving communication moving forward.

She emphasized that the City is currently in compliance, according to both the engineering team and DEQ, and stressed the importance of trusting the experts. She also confirmed, with support from Greg Dye, that there is no need for an amended compliance agreement at this time.

(01:34:10 in video) Council Member Wrede asked for a full description and reasoning behind the delay, specifically about land access.

Rick Allington, Legal Counsel for the City of Bellevue, explained that the delay was largely due to changes in the project scope. Initially, the broader scope raised concerns for the landowner, but as the project has progressed and the scope has been narrowed, the landowner has become more comfortable. He emphasized that this is a back-and-forth process that naturally takes time, especially with seasonal delays like winter impacting progress.

(01:35:20 in video) Chris Johnson, Public Works Director, explained that the project began in September 2022 with engineering assessments and a selection process that resulted in hiring Merrick. While funding and bonding were secured, the City lacked a Public Works Director to serve as a liaison between the City, Merrick, and the landowner. Mr. Johnson explained that since he stepped into the role in January, he has been actively rebuilding communication, regularly updating the landowner, and coordinating with DEQ and Merrick. He said delays stemmed from leadership changes, coordination issues, and winter weather, but progress is now on track. Mr. Johnson concluded the MOU with the landowner is expected next week, surveying will begin shortly after, and the project is still expected to meet the required timeline barring unforeseen supply issues.

(01:38:23 in video) Jim Laski, attorney for Ee-da-ho Ranch, explained that over the past six months, the parties have made significant progress in narrowing the scope of the project. He said that Initially, there were concerns about how broad the proposed survey was, but through meetings, discussions, and the involvement of attorney Chris Bromley, it became clear that the overall project scope is much smaller than originally thought. He noted that the extended discussions and debates about the scope were a major reason for delays in finalizing the MOU, which is now actively being worked on.

(01:39:34 in video) Council Member Bergin expressed that nothing in the meeting so far had raised serious concerns for him about meeting the December 31, 2026 construction deadline. He also asked for clarification on the point about not needing to expand the system's capacity and how that might positively impact the construction timeline. Greg Dye confirmed that the project now focuses on repairing existing deficiencies rather than expanding the system, which simplifies the work and supports staying on schedule.

(01:42:23 in video) Council Member Wrede asked if there will be a revised project plan and when it would appear in the timeline. Greg Dye responded that the current project milestones table is up to date, with key activities like the land survey set for Q2–Q3 2025. He further explained that once the survey is done, further studies will begin, followed by engineering work, then construction in summer 2026—still aligned with the original schedule.

(01:44:28 in video) Mayor Giordani opened the meeting to public comments and questions.

Tony Evans, from the Idaho Mountain Express asked if the current water project entailed moving the spring.

Chris Johnson explained that the source collection point remains the same, but the transmission line will be rerouted along a county road due to earlier agreements and design requirements. This shift adds only a small distance. Mr. Johnson added that projected costs were initially overestimated to avoid future funding shortfalls, and that recent clarifications and easement confirmations may lower overall costs. Greg Dye confirmed that updated cost estimates will be included in the Preliminary Engineering Report, expected in Q3–Q4 of 2025.

(01:53:33 in video) Werner Morawitz, Owner of Ee-Da-Ho Ranch asked if hydrogeologic studies were necessary if the of the spring collection areas don't need to be moved and which studies are required to be conducted and if so, would they be conducted within existing easements.

Greg Dye explained that due to confirmation that the current system delivers 3 cfs, they no longer need soil borings, only recommending the monitoring of wells to track seasonal spring level variations. He explained these will be placed near existing facilities. While the goal is to install them within existing easements, a land survey is needed to confirm easement boundaries, so he couldn't yet commit to exact locations.

(01:56:57 in video) Mayor Giordani addressed Council Member Wrede's public writings. She emphasized the importance of respectful communication, acknowledging Wrede's right to her opinions but urging her to seek information directly from staff before publishing. The Mayor reaffirmed the City's compliance with DEQ, defended staff efforts, and asked for a continued commitment to constructive dialogue and transparency.

Council Member Wrede responded by defending her actions and writings, questioning the project's management and transparency, and emphasizing that residents deserve timely and accurate information. She acknowledged the Mayor's points but reiterated concerns about communication and representation. Wrede agreed to continue supporting transparency efforts, including the City's website, but expressed frustration with limitations placed on her communication with DEQ and staff responses to public inquiries.

(02:16:50 in video) For the sake of time, Mayor Giordani requested to move Agenda item 9c above item 8 to ensure that it was covered during this meeting.

Motion: Council Member Davis moved amend the Agenda by moving item 9c above item 8. Council President Shay Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Obenauf, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

New Business

a. Introduction of Ordinance No. 2025-XX, an Ordinance granting to Intermountain Gas Company a Ten-Year extension to its franchise to construct, maintain, and operate a gas transmission and distribution system in the City of Bellevue | Shelly Shoemaker, Treasurer and Rick Allington, City Legal Counsel

Rick Allington explained that this agenda item is an introduction of an ordinance to extend Intermountain Gas Company's franchise agreement with the City of Bellevue for another 10 years. The agreement remains unchanged, including the 3% franchise fee. Procedurally, it must be introduced, published in the newspaper, and cannot be passed until at least 30 days after introduction. He confirmed that no action is required at this meeting; the ordinance will return for approval at a future meeting in May.

8. **OLD BUSINESS**

a. Follow-up discussion and review of the City of Bellevue Comprehensive Plan | Brian Parker, Community Development Director

(02:20:00 in video) Community Development Director, Brian Parker explained that he wanted to ensure the Council became familiar with the Comprehensive Plan and asked what their impressions were.

The Council had a discussion that focused on updating the plan to improve its usability, structure, and ability to track progress, rather than starting over from scratch.

There was a strong emphasis on implementing the outstanding parts of the plan and ensuring the City stays on task. Council Members expressed concern about how to involve working residents in the process and emphasized the importance of engaging a diverse group, especially through partnerships with community organizations that can help reach underrepresented populations, including the Hispanic community.

Mr. Parker explained that a resolution will be brought forward at the next meeting to establish an advisory committee, which will guide the update process. He further stated that Council will stay informed with regular check-ins, but won't be directly involved in the steering committee. There was also discussion about making the plan more accessible to the public by possibly creating a simplified version or "cheat sheet" to help residents understand what the comprehensive plan is and how it affects them.

b. Continuation of Public Works Request for Funds for Snow Plus Tires for Leased Loader: Chris Johnson, Public Works Director | **ACTION ITEM**

(02:34:03 in video) Public Works Director, Chris Johnson explained that he found a more affordable option for Snow Plus Tires from Les Schwab with the total cost being $9,156.46, which also includes a better warranty. He appreciated the input that prompted him to explore alternatives, noting that it's beneficial to have found a local provider offering both a lower price and improved terms.

Council Member Mahoney asked how fast the City must buy the tires. Mr. Johnson explained it would be better to do it now than to wait until August.

(02:35:58 in video) Council Member Bergin asked if there was money allocated in the budget for the tires. Mr. Johnson explained that adjustments would have to be made, but there is money, and he will work with the City Treasurer to find the line item. Discussion was had about the difference in price between the original request verses this currant price request.

Motion: Council Member Davis moved to approve the Public Works Request for Funds for Snow Plus Tires for Leased Loader in the amount of $9,156.46. Council Member Mahoney Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Obenauf, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

9. **NEW BUSINESS**

a. Public Works Request for Funds for a Motor Grader: Chris Johnson, Public Works Director | **ACTION ITEM**

(02:37:55 in video) Chris Johnson, Public Works Director, requested funds for a new road grader to replace the City's current machine, which was manufactured in 1988. He explained that key parts are no longer replaceable due to wear, and the equipment is essential for snow removal and road maintenance throughout the City, including access to critical infrastructure like the water treatment plant and springs. He highlighted the need to order now, rather than wait for the next budget cycle, because delivery will take at least six months—just in time for the next snow season. Of the three bids received, he recommended the John Deere option as the best value. He explained that the equipment will be shared across City departments and includes necessary implements like a wing and a plow for efficient snow management. Mr. Johnson also noted that leasing includes a service contract, which makes costs predictable and ensures reliability. He acknowledged the expense but framed it as a critical investment in the City's infrastructure and service capacity.

(02:42:39 in video) Council Member Obenauf asked if the City would be able to save on hiring contractors for snow removal if the purchase is made. Mr. Johnson replied that the lack of staff restricts the amount of work they can do and still needs Lunceford to plow certain areas of the City.

The council discussed whether the purchase required a formal bidding process under Idaho Code due to the cost of the grader. Mr. Johnson confirmed that bids were solicited from regional vendors for Cat and John Deere equipment, the only two manufacturers that make this kind of grader. He clarified that this was not an immediate action item but rather an informational discussion in preparation for budgeting the purchase in the 2025–2026 fiscal year. Council members requested more detailed budget information and asked Mr. Johnson to explore whether similar equipment had been competitively bid in other municipalities (e.g., Sun Valley), which could allow Bellevue to piggyback on their procurement. They also suggested exploring if other types of snow-removal equipment might be better suited or more cost-effective. The Public Works Director agreed to gather more information, re-check vendor options, and return with an updated proposal. The council agreed to revisit the discussion at the April 28th meeting.

b. Consideration of Resolution No. 25-12 Relating to Surplus Personal Property; declaring certain personal property of the City to be surplus; authorizing and directing the disposal of the surplus property: Amy Phelps, City Clerk | **ACTION ITEM**

(02:56:40 in video) Amy Phelps, City Clerk explained that there is an overflowing closet with old monitors and computers that need to be cleared out. She explained by statute; the Council must authorize the disposal of these items. Additionally, if any information is stored on the computers, it must be wiped or destroyed. Miss Phelps said she is considering options for donating the equipment and will coordinate with others to ensure proper disposal.

Motion: Council Member Bergin moved to approve Resolution No. 25-12 Relating to Surplus Personal Property; declaring certain personal property of the City to be surplus; authorizing and directing the disposal of the surplus property. Council Member Mahoney Seconded the Motion. **Council Members Voting Aye:** Council Member Bergin, Council Member Obenauf, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

Adjournment:

(02:59:07 in Video) With no further business coming before the Common Council at this time, Council Member Davis moved to adjourn the meeting. Council Member Obenauf seconded the motion. The meeting adjourned at 8:28 p.m. The motion passed unanimously.

_____
Christina Giordani, Mayor

Attest:

_____
Amy Phelps, City Clerk

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Airgas USA, LLC. (190)							
9160214051	1	Invoice	Four gas meter testing station	04/16/2025	2,512.95	100-05-57000	Safety Equipment
Total Airgas USA, LLC. (190):					2,512.95		
Allington, Frederick (210)							
050125	1	Invoice	Monthly Payment - May	05/02/2025	1,854.00	100-01-51140	Legal Fees
10210	1	Invoice	Regular CC mtgs - 3/10, 3/24, 4/14, 4/28/25	05/02/2025	1,440.00	100-01-51140	Legal Fees
10210	2	Invoice	P & Z mtgs. - 3/3/25, 3/17/25	05/02/2025	375.00	100-03-51140	Legal Fees
10210	3	Invoice	Administration Fees/review packet material & prep	05/02/2025	1,905.00	100-01-51140	Legal Fees
10210	4	Invoice	P & Z Issues	05/02/2025	555.00	100-03-51140	Legal Fees
10210	5	Invoice	Water Bond Project	05/02/2025	915.00	200-20-51140	Legal Fees
Total Allington, Frederick (210):					7,044.00		
Atkinson's Market (350)							
04847190	1	Invoice	Restroom supplies	05/01/2025	27.21	100-01-52010	Office Supplies
Total Atkinson's Market (350):					27.21		
BDE Water Professionals (400)							
BDE-25-4-2	1	Invoice	Water Operations - April	05/06/2025	15,900.00	200-20-51073	Contract Labor
BDE-25-4-1	1	Invoice	Wastewater Operations - April	05/06/2025	11,472.50	300-30-51073	Contract Labor
Total BDE Water Professionals (400):					27,372.50		
Blaine County (480)							
2025191A	1	Invoice	Idaho Power/Avista Tax Refund by BC	04/21/2025	403.21	100-01-51125	Interest Expense
Total Blaine County (480):					403.21		
Caselle, Inc. (580)							
140943	1	Invoice	Contract Support & Maintenance - 6/1/25 - 6/30/25	05/01/2025	792.33	100-01-51062	Computers - Software & Subscri
140943	2	Invoice	Contract Support & Maintenance - 6/1/25 - 6/30/25	05/01/2025	792.34	200-20-51062	Computers - Software
140943	3	Invoice	Contract Support & Maintenance - 6/1/25 - 6/30/25	05/01/2025	792.33	300-30-51062	Computers - Software & Su
Total Caselle, Inc. (580):					2,377.00		
Christensen Inc. dba United Oil (640)							
1001447	1	Invoice	Card #261340/Wastewater	04/30/2025	135.84	300-30-51110	Fuel
CL85603	1	Invoice	Fuel - Card #263953/Gaston	04/30/2025	264.17	100-08-51110	Fuel

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
CL85603	2	Invoice	Fuel - Card #263954/Shelamer	04/30/2025	167.00	100-08-51110	Fuel
CL85603	3	Invoice	Fuel - Card #263955/Thayer	04/30/2025	123.31	100-08-51110	Fuel
CL85603	4	Invoice	Fuel - Card #263956/Rawson	04/30/2025	116.97	100-08-51110	Fuel
CL85604	1	Invoice	Fuel - Card #263139/McGehee	04/30/2025	157.20	100-10-51110	Fuel
CL85605	1	Invoice	Fuel - Card #8191665/Streets Equipment	04/30/2025	402.96	100-10-51110	Fuel
Total Christensen Inc. dba United Oil (640):					1,367.45		
Cintas (650)							
5268500071	1	Invoice	Supplies	05/05/2025	7.16	100-01-57000	Safety Equipment
Total Cintas (650):					7.16		
Clear Creek Disposal (690)							
0001809686	1	Invoice	O'Donnell Park	04/25/2025	89.80	100-09-52146	Utilities - Trash/Toilet/Recyc
0001809687	1	Invoice	Memorial Park	04/25/2025	174.43	100-09-52146	Utilities - Trash/Toilet/Recyc
0001809688	1	Invoice	Howard Preserve	04/25/2025	44.90	100-09-52146	Utilities - Trash/Toilet/Recyc
0001809689	1	Invoice	City Hall - April	04/25/2025	62.18	100-09-52146	Utilities - Trash/Toilet/Recyc
0001809690	1	Invoice	31 Alyson Ln. - April	04/25/2025	90.18	300-30-52146	Utilities - Trash/Toilet/Recyc
0001809691	1	Invoice	Shop - April	04/25/2025	122.33	100-09-52146	Utilities - Trash/Toilet/Recyc
0001809692	1	Invoice	Fire Station - April	04/25/2025	24.28	100-09-52146	Utilities - Trash/Toilet/Recyc
Total Clear Creek Disposal (690):					608.10		
D&B Supply (860)							
6774	1	Invoice	Uniforms - Ethan	05/06/2025	296.20	100-10-52130	Uniforms & Clothing
Total D&B Supply (860):					296.20		
Dave's Bestway Automotive (880)							
12967	1	Invoice	Annual Service - Engine 4 - 1994 International	05/06/2025	614.33	100-05-51167	R & M - Autos
Total Dave's Bestway Automotive (880):					614.33		
Department of Environmental Quality (910)							
1899-19	1	Invoice	DEQ Loan Payment	04/17/2025	205,200.00	300-30-58170	IDEQ Loan
Total Department of Environmental Quality (910):					205,200.00		
DL Evans - Fire Dept. (970)							
3087-4	1	Invoice	Amazon - Flags & supplies	04/22/2025	64.46	100-05-52090	Supplies

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
3087-4	2	Invoice	Paypal - Incident response handbook	04/22/2025	40.74	100-05-57000	Safety Equipment
3087-4	3	Invoice	Amazon - Label Maker	04/22/2025	54.99	100-05-52080	Small Tools & Equipment
Total DL Evans - Fire Dept. (970):					160.19		
DL Evans - Library (980)							
4580-4	1	Invoice	Teacherspayteachers.com	04/22/2025	5.40	100-07-55010	Library Programs
4580-4	2	Invoice	Amazon - books	04/22/2025	110.14	100-07-55000	Library New Books
Total DL Evans - Library (980):					115.54		
DL Evans - Mayor (1000)							
2563-4	1	Invoice	Amazon - Barcode Scanner	04/22/2025	40.99	200-20-52010	Office Supplies
2563-4	2	Invoice	Amazon - Barcode Scanner	04/22/2025	40.99	300-30-52010	Office Supplies
2563-4	3	Invoice	MSFT	04/22/2025	132.00	100-01-51062	Computers - Software & Subscri
2563-4	4	Invoice	MSFT	04/22/2025	120.00	100-01-51062	Computers - Software & Subscri
2563-4	5	Invoice	Zoom	04/22/2025	40.00	100-01-51062	Computers - Software & Subscri
2563-4	6	Invoice	Snake River Battery - Crosswalk lights - West Spruce	04/22/2025	105.90	100-10-52090	Supplies
2563-4	7	Invoice	Amazon - Filters for Water Cooler	04/22/2025	196.87	100-01-52010	Office Supplies
2563-4	8	Invoice	Office Supplies purchased @ Albertsons	04/22/2025	39.19	100-01-52010	Office Supplies
2563-4	9	Invoice	Mailchimp	04/22/2025	13.00	100-01-51062	Computers - Software & Subscri
2563-4	10	Invoice	APA	04/22/2025	150.00	100-03-51020	Publishing and Advertising
2563-4	11	Invoice	Supplies purchased @ Albertsons	04/22/2025	28.60	100-01-52010	Office Supplies
2563-4	12	Invoice	Amazon - Office Supplies	04/22/2025	94.92	100-01-52010	Office Supplies
2563-4	13	Invoice	ZoHo	04/22/2025	16.45	100-01-51062	Computers - Software & Subscri
2563-4	14	Invoice	Intuit - T-Sheets	04/22/2025	212.00	100-01-51062	Computers - Software & Subscri
2563-4	15	Invoice	Amazon - Key Cabinet - City Hall	04/22/2025	106.95	100-09-52090	Supplies
Total DL Evans - Mayor (1000):					1,337.86		
First Net (1150)							
04282025	1	Invoice	Clerk - 208-309-6430	04/20/2025	45.23	100-00-52100	Telephone
04282025	2	Invoice	Treasurer - 208-309-5081	04/20/2025	45.23	100-01-52100	Telephone
04282025	3	Invoice	Comm. Dev. - 208-309-8949	04/20/2025	45.23	100-03-52100	Telephone
04282025	4	Invoice	Fire Chief - 208-481-2141	04/20/2025	50.28	100-05-52100	Telephone
04282025	5	Invoice	Deputy Marshal - 208-481-0126	04/20/2025	45.23	100-08-52100	Telephone
04282025	6	Invoice	Laptop 1 - 208-309-3737	04/20/2025	40.09	100-08-52100	Telephone
04282025	7	Invoice	Laptop 2 - 208-309-8879	04/20/2025	40.09	100-08-52100	Telephone
04282025	8	Invoice	Laptop 3 - 208-309-8878	04/20/2025	40.09	100-08-52100	Telephone
04282025	9	Invoice	Laptop 5 - 208-309-8876	04/20/2025	40.09	100-08-52100	Telephone
04282025	10	Invoice	City of Bellevue FN - 208-309-8877	04/20/2025	40.09	100-08-52100	Telephone

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
04282025	11	Invoice	Streets - 208-309-6895	04/20/2025	62.23	100-10-52100	Telephone
04282025	12	Invoice	Public Works on call - 208-309-6733	04/20/2025	45.23	200-20-52100	Telephone
04282025	13	Invoice	Public Works - 208-309-0656	04/20/2025	45.23	300-30-52100	Telephone
04282025	14	Invoice	Mayor & Council	04/20/2025	316.61	100-11-52100	Telephone
04282025	15	Invoice	Library - 208-309-3527	04/20/2025	45.23	100-07-52100	Telephone
04282025	16	Invoice	Public Works - 208-309-1609	04/20/2025	50.28	200-20-52100	Telephone
Total First Net (1150):					996.46		
Go-Fer It Express Inc. (1300)							
135977	1	Invoice	Sample deliveries to Magic Valley Labs	04/30/2025	109.20	300-30-52110	Test Samples - Water & Sewer
Total Go-Fer It Express Inc. (1300):					109.20		
Gray, A J (3930)							
6990579	1	Invoice	Reimbursement - supplies purchased @ HD Fowler	04/29/2025	25.44	200-20-52090	Supplies
Total Gray, A J (3930):					25.44		
Idaho Lumber (1580)							
27721	1	Invoice	Spray paint	04/29/2025	19.18	100-10-52090	Supplies
Total Idaho Lumber (1580):					19.18		
Idaho Mountain Express (1590)							
12689587	1	Invoice	P & Z Conditional Use Permit - CUP-25-01	04/30/2025	41.40	100-03-51020	Publishing and Advertising
12689779	1	Invoice	Legals - Ordinance #2025 - Intermountain Gas	04/23/2025	428.72	100-01-51020	Publishing and Advertising
Total Idaho Mountain Express (1590):					470.12		
Idaho Power (1600)							
7225774	1	Invoice	1269 Glen Aspen Dr.	04/24/2025	41.65	300-30-52143	Utilities - Power
7225774	2	Invoice	130 Riverview Dr. Lift	04/24/2025	233.26	300-30-52143	Utilities - Power
7225774	3	Invoice	31 Alyson Rd. Lagoon	04/24/2025	951.92	300-30-52143	Utilities - Power
7225774	4	Invoice	31 Alyson Rd. Main	04/24/2025	1,879.00	300-30-52143	Utilities - Power
7225774	5	Invoice	80 Honeysuckle	04/24/2025	31.35	300-30-52143	Utilities - Power
7225774	6	Invoice	88 Martin Lane Lift	04/24/2025	149.30	300-30-52143	Utilities - Power
7225774	7	Invoice	90 Tendoy St. Lift	04/24/2025	39.65	300-30-52143	Utilities - Power
050825	1	Invoice	100 Slaughterhouse Gulch R. Pumphouse	04/24/2025	126.70	200-20-52143	Utilities - Power
050825	2	Invoice	32 Muldoon Rd. Wtnk	04/24/2025	41.57	200-20-52143	Utilities - Power
050825	3	Invoice	400 Muldoon Rd.	04/24/2025	87.50	200-20-52143	Utilities - Power

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
050825	4	Invoice	805 Chestnut St. Pump	04/24/2025	184.89	200-20-52143	Utilities - Power
050825	5	Invoice	90 1/2 Tendoy St. Well	04/24/2025	40.29	200-20-52143	Utilities - Power
050825	6	Invoice	90 Tendoy St. Well	04/24/2025	843.29	200-20-52143	Utilities - Power
2203628603-	1	Invoice	100 N. 8th St. - Park	04/23/2025	37.64	100-10-52145	Utilities - Street Lights
2203628603-	2	Invoice	114 Elm St.	04/23/2025	33.36	100-10-52145	Utilities - Street Lights
2203628603-	3	Invoice	115 Pine St. - City Hall	04/23/2025	171.66	100-09-52143	Utilities - Power
2203628603-	4	Invoice	116 Pine St.	04/23/2025	29.07	100-10-52145	Utilities - Street Lights
2203628603-	5	Invoice	117 Pine St. - Library	04/23/2025	90.07	100-09-52143	Utilities - Power
2203628603-	6	Invoice	1461 S. Main St. Lite	04/23/2025	32.54	100-10-52145	Utilities - Street Lights
2203628603-	7	Invoice	161 Cowcatcher Loop Lite	04/23/2025	3.19	100-10-52145	Utilities - Street Lights
2203628603-	8	Invoice	218 N. Main St. - Light	04/23/2025	7.29	100-10-52145	Utilities - Street Lights
2203628603-	9	Invoice	300 E. Cedar St. - Park	04/23/2025	26.34	100-10-52145	Utilities - Street Lights
2203628603-	10	Invoice	318 E. Cedar St. - Park	04/23/2025	26.34	100-10-52145	Utilities - Street Lights
2203628603-	11	Invoice	508 Broadford Rd. Light	04/23/2025	27.06	100-10-52145	Utilities - Street Lights
2203628603-	12	Invoice	517 N. 2nd St. - Fire Station	04/23/2025	103.73	100-09-52143	Utilities - Power
2203628603-	13	Invoice	714 N. Main St. Light	04/23/2025	29.07	100-10-52145	Utilities - Street Lights
2203628603-	14	Invoice	Shop - 91 Martin Lane	04/23/2025	228.21	100-09-52143	Utilities - Power
2203628603-	15	Invoice	921 Riverside Dr. Lite	04/23/2025	2.56	100-10-52145	Utilities - Street Lights
2203628603-	16	Invoice	Street Lights	04/23/2025	1,349.21	100-10-52145	Utilities - Street Lights
2203628603-	17	Invoice	Street Lights	04/23/2025	26.34	100-10-52145	Utilities - Street Lights
2203628603-	18	Invoice	206 N. Main St. - Museum	04/23/2025	50.69	100-09-52143	Utilities - Power
Total Idaho Power (1600):					6,924.74		
Idaho Rural Water Association (1620)							
E7242(2)	1	Invoice	Training - Ethan & Tracy	04/21/2025	250.00	200-20-52120	Training & Meetings
E7241	1	Invoice	Excavation & trenching training - Casey	04/21/2025	125.00	200-20-52120	Training & Meetings
E7241	2	Invoice	Excavation & trenching training - Kayme	04/21/2025	125.00	200-20-52120	Training & Meetings
E7241	3	Invoice	Excavation & trenching training - Ethan	04/21/2025	125.00	200-20-52120	Training & Meetings
E7241	4	Invoice	Excavation & trenching training - Tracy	04/21/2025	125.00	200-20-52120	Training & Meetings
Total Idaho Rural Water Association (1620):					750.00		
Intermountain Gas (1730)							
042325	1	Invoice	Fire Station	04/23/2025	78.90	100-09-52140	Utilities - Gas
042325	2	Invoice	Museum	04/23/2025	15.45	100-09-52140	Utilities - Gas
042325	3	Invoice	City Hall	04/23/2025	129.78	100-09-52143	Utilities - Power
042325	4	Invoice	130 Riverview Dr.	04/23/2025	74.90	300-30-52143	Utilities - Power
042325	5	Invoice	Shop	04/23/2025	102.91	100-09-52143	Utilities - Power

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Total Intermountain Gas (1730):					401.94		
Intermountain Gas - Strahorn Pump Statio (1740)							
042325	1	Invoice	100 Slaughterhouse - Pump Station	04/23/2025	15.45	200-20-52140	Utilities - Gas
Total Intermountain Gas - Strahorn Pump Statio (1740):					15.45		
Jon's Heating Inc (1835)							
14506128	1	Invoice	Furnace repair @ Museum	05/05/2026	846.00	100-09-51160	Repairs & Maintenance (General
Total Jon's Heating Inc (1835):					846.00		
L.L. Green's Hardware (1900)							
A767344	1	Invoice	Spray Paint	04/28/2025	19.98	100-10-52090	Supplies
C16142	1	Invoice	Paint for Curbs	04/28/2025	83.91	100-10-52090	Supplies
Total L.L. Green's Hardware (1900):					103.89		
Les Schwab (1970)							
11700936776	1	Invoice	Flat tire repair	04/28/2025	20.99	100-10-51163	R & M - Equipment (non-auto)
Total Les Schwab (1970):					20.99		
Micro Tech Systems (2150)							
87129	1	Invoice	Service adjustment fee	04/21/2025	2.50	100-01-51062	Computers - Software & Subscri
87513	1	Invoice	Monthly Service - May	05/01/2025	1,387.25	100-01-51060	Computer IT Support
Total Micro Tech Systems (2150):					1,389.75		
Napa Auto Parts (2260)							
221996	1	Invoice	Filters - 544 Loader oil change	04/28/2025	5.80	100-10-51163	R & M - Equipment (non-auto)
222840	1	Invoice	Headlights for Tk #03	05/06/2025	55.09	100-10-52090	Supplies
Total Napa Auto Parts (2260):					60.89		
Oxarc (2390)							
0062027034	1	Invoice	Supplies	04/30/2025	9.30	100-10-52090	Supplies
0080004635	1	Invoice	Lease	04/30/2025	130.00	100-10-52090	Supplies

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Total Oxarc (2390):					139.30		
Oxy-Pro Solutions, Inc. (2410)							
2813	1	Invoice	Oxy-pro patented chemistry for H2S control	04/16/2025	16,126.83	300-30-52090	Supplies
Total Oxy-Pro Solutions, Inc. (2410):					16,126.83		
Palomera, Maria (2430)							
209	1	Invoice	Office Cleaning - May	05/01/2025	375.00	100-09-51160	Repairs & Maintenance (General
Total Palomera, Maria (2430):					375.00		
Ranchers Supply (2670)							
24818/1	1	Invoice	Seed	05/03/2025	47.99	100-09-52090	Supplies
Total Ranchers Supply (2670):					47.99		
Regence Blue Shield (2700)							
2510200009	1	Invoice	Employee Paid Health Insur	05/01/2025	1,599.74	100-01-50011	Insurance - Health
2510200009	2	Invoice	Employee Paid Health Insur	05/01/2025	784.62	100-08-50011	Insurance - Health
2510200009	3	Invoice	Employee Paid Health Insur	05/01/2025	21.14	200-20-50011	Insurance - Health
2510200009	4	Invoice	Employee Paid Health Insur	05/01/2025	21.14	300-30-50011	Insurance - Health
2510200009	5	Invoice	Employee Paid Health Insur	05/01/2025	42.28	100-10-50011	Insurance - Health
2510200009	6	Invoice	Health Insur	05/01/2025	4,139.75	100-01-50011	Insurance - Health
2510200009	7	Invoice	Health Insur	05/01/2025	4,086.62	100-08-50011	Insurance - Health
2510200009	8	Invoice	Health Insur	05/01/2025	980.31	100-07-50011	Insurance - Health
2510200009	9	Invoice	Health Insur	05/01/2025	980.31	100-03-50011	Insurance - Health
2510200009	10	Invoice	Health Insur	05/01/2025	3,044.95	100-10-50011	Insurance - Health
2510200009	11	Invoice	Health Insur	05/01/2025	401.99	200-20-50011	Insurance - Health
2510200009	12	Invoice	Health Insur	05/01/2025	502.49	300-30-50011	Insurance - Health
2510200009	13	Invoice	Adjust Health Insur	05/01/2025	1,981.77-	100-03-50011	Insurance - Health
2510200009	14	Invoice	Adjust Health Insur	05/01/2025	980.31	200-20-50011	Insurance - Health
Total Regence Blue Shield (2700):					15,603.88		
Safety Supply & Sign Company, Inc. (2850)							
193609	1	Invoice	Posts, Stubs & Stop Signs	04/18/2025	2,530.75	100-10-52070	Signs
Total Safety Supply & Sign Company, Inc. (2850):					2,530.75		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Sawtooth Plumbing & Heating, Inc. (2900)							
47457	1	Invoice	City Hall restroom maintenance	05/01/2025	168.50	100-09-51160	Repairs & Maintenance (General
Total Sawtooth Plumbing & Heating, Inc. (2900):					168.50		
Sawtooth Wood Products LLC (2920)							
0000152686	1	Invoice	Fence posts for water tank	05/06/2025	57.95	200-20-52090	Supplies
Total Sawtooth Wood Products LLC (2920):					57.95		
Shoemaker, Shelly (2970)							
042525	1	Invoice	Reimbursement - Budget binders	04/25/2025	51.82	100-01-52010	Office Supplies
Total Shoemaker, Shelly (2970):					51.82		
Silver Creek Supply (3010)							
0020420846-	1	Invoice	Wrenches	04/30/2025	561.76	200-20-52080	Small Tools & Equipment
0020420846-	1	Invoice	Orange marking paint	04/30/2025	22.77	100-10-52090	Supplies
Total Silver Creek Supply (3010):					584.53		
Sliman & Butler Irrigation, Inc. (3040)							
390594	1	Invoice	F-Net Serv Plan - Advanced Control - 12 mo.	04/02/2025	432.40	300-30-51062	Computers - Software & Su
Total Sliman & Butler Irrigation, Inc. (3040):					432.40		
South Valley Storage Company LLC (3060)							
043025	1	Invoice	May Rent - Unit #F-13	04/30/2025	63.00	100-01-52085	Storage
Total South Valley Storage Company LLC (3060):					63.00		
Standard Plumbing Supply (3100)							
YLRJ34	1	Invoice	Supplies for Sewer Plant	04/25/2025	136.06	300-30-52090	Supplies
Total Standard Plumbing Supply (3100):					136.06		
State Insurance Fund (3110)							
29851424	1	Invoice	WC Insur	04/25/2025	36.61	100-01-50015	Workers Compensation Insurance
29851424	2	Invoice	WC Insur	04/25/2025	25.87	100-03-50015	Workers Compensation Insurance
29851424	3	Invoice	WC Insur	04/25/2025	490.21	100-10-50015	Workers Compensation Insurance
29851424	4	Invoice	WC Insur	04/25/2025	31.82	100-04-50015	Workers Compensation Insurance

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
29851424	5	Invoice	WC Insur	04/25/2025	79.84	200-20-50015	Workers Compensation Insurance
29851424	6	Invoice	WC Insur	04/25/2025	25.36	300-30-50015	Workers Compensation Insurance
29851424	7	Invoice	WC Insur	04/25/2025	339.12	100-05-50015	Workers Compensation Insurance
29851424	8	Invoice	WC Insur	04/25/2025	1,689.28	100-08-50015	Workers Compensation Insurance
29851424	9	Invoice	WC Insur	04/25/2025	11.20	100-07-50015	Workers Compensation Insurance
29851424	10	Invoice	WC Insur	04/25/2025	5.69	100-11-50015	Workers Compensation Insurance
29851424	11	Invoice	WC Insur	04/25/2025	5.69	100-11-50015	Workers Compensation Insurance
Total State Insurance Fund (3110):					2,740.69		
Thatcher Company (3270)							
2025100104	1	Invoice	T-Chlor Drums	04/01/2025	1,006.27	200-20-52090	Supplies
2025100104	2	Invoice	Chlorine	04/01/2025	9,891.94	300-30-52090	Supplies
2025100900	1	Invoice	Credit - returned cylinders	03/13/2025	3,150.00-	300-30-52090	Supplies
2025100900	1	Invoice	Credit - returned cylinders	05/06/2025	3,150.00-	300-30-52090	Supplies
Total Thatcher Company (3270):					4,598.21		
The Bancorp Bank, N.A. (3290)							
684471	1	Invoice	1/3 Chevy 5500 lease/May	05/01/2025	608.66	100-10-58150	Auto/Equipment Lease (12+ mos)
684471	2	Invoice	1/3 Chevy 5500 lease/May	05/01/2025	608.66	200-20-58150	Auto/Equipment Lease (12+ mos)
684471	3	Invoice	1/3 Chevy 5500 lease/May	05/01/2025	608.66	300-30-58150	Auto/Equipment Lease (12+ mos)
Total The Bancorp Bank, N.A. (3290):					1,825.98		
ToreUp (3360)							
66779	1	Invoice	Shredding Bin	05/06/2025	45.00	100-01-52010	Office Supplies
Total ToreUp (3360):					45.00		
Valley Wide Cooperative (3510)							
H42800	1	Invoice	Diesel - Streets - Card #3816743	04/24/2025	153.36	100-10-51110	Fuel
087943/9	1	Invoice	Water Supplies	04/28/2025	8.29	200-20-52090	Supplies
087985/9	1	Invoice	Misc. tools & supplies	04/29/2025	15.35	200-20-52080	Small Tools & Equipment
088060/9	1	Invoice	Bolts, etc.	05/01/2025	42.02	100-10-52090	Supplies
J54058	1	Invoice	Fuel - Fire Dept. - Card #31816394	05/02/2025	71.63	100-05-51110	Fuel
Total Valley Wide Cooperative (3510):					290.65		
Water Dynamics, LLC dba Magic Valley Lab (3560)							
34814	1	Invoice	Drinking Water Samples	04/25/2025	162.00	200-20-52110	Test Samples - Water & Sewer

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
34815	1	Invoice	Coliform, Nitrate, Nitrite, Phosphorus	04/25/2025	3,186.00	300-30-52110	Test Samples - Water & Sewer
Total Water Dynamics, LLC dba Magic Valley Lab (3560):					3,348.00		
White Cloud Communications, Inc. (3650)							
108686	1	Invoice	Radio Service - Public Works Dept.	05/01/2025	20.00	100-10-56045	Radio Fees
108686	2	Invoice	Radio Service - Public Works Dept.	05/01/2025	20.00	200-20-56045	Radio Fees
108686	3	Invoice	Radio Service - Public Works Dept.	05/01/2025	20.00	300-30-56045	Radio Fees
Total White Cloud Communications, Inc. (3650):					60.00		
Xpress Bill Pay (3860)							
XPR023909	1	Invoice	Monthly Fee	04/30/2025	143.50	100-01-51062	Computers - Software & Subscri
Total Xpress Bill Pay (3860):					143.50		
Grand Totals:					310,947.79		

Report GL Period Summary

Vendor number hash:	0
Vendor number hash - split:	0
Total number of invoices:	0
Total number of transactions:	0

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
100-01								
Regence Blue Shield	2510200009	1	Invoice	Employee Paid Health Insur	05/01/2025	1,599.74	100-01-50011	Insurance - Health
Regence Blue Shield	2510200009	6	Invoice	Health Insur	05/01/2025	4,139.75	100-01-50011	Insurance - Health
State Insurance Fund	29851424	1	Invoice	WC Insur	04/25/2025	36.61	100-01-50015	Workers Compensation Insurance
Idaho Mountain Express	12689779	1	Invoice	Legals - Ordinance #2025 - Intermountain Gas	04/23/2025	428.72	100-01-51020	Publishing and Advertising
Micro Tech Systems	87513	1	Invoice	Monthly Service - May	05/01/2025	1,387.25	100-01-51060	Computer IT Support
Caselle, Inc.	140943	1	Invoice	Contract Support & Maintenance - 6/1/25 - 6/30/25	05/01/2025	792.33	100-01-51062	Computers - Software & Subscri
DL Evans - Mayor	2563-4	3	Invoice	MSFT	04/22/2025	132.00	100-01-51062	Computers - Software & Subscri
DL Evans - Mayor	2563-4	4	Invoice	MSFT	04/22/2025	120.00	100-01-51062	Computers - Software & Subscri
DL Evans - Mayor	2563-4	5	Invoice	Zoom	04/22/2025	40.00	100-01-51062	Computers - Software & Subscri
DL Evans - Mayor	2563-4	9	Invoice	Mailchimp	04/22/2025	13.00	100-01-51062	Computers - Software & Subscri
DL Evans - Mayor	2563-4	13	Invoice	ZoHo	04/22/2025	16.45	100-01-51062	Computers - Software & Subscri
DL Evans - Mayor	2563-4	14	Invoice	Intuit - T-Sheets	04/22/2025	212.00	100-01-51062	Computers - Software & Subscri
Micro Tech Systems	87129	1	Invoice	Service adjustment fee	04/21/2025	2.50	100-01-51062	Computers - Software & Subscri
Xpress Bill Pay	XPR023909	1	Invoice	Monthly Fee	04/30/2025	143.50	100-01-51062	Computers - Software & Subscri
Blaine County	2025191A	1	Invoice	Idaho Power/Avista Tax Refund by BC	04/21/2025	403.21	100-01-51125	Interest Expense
Allington, Frederick	050125	1	Invoice	Monthly Payment - May	05/02/2025	1,854.00	100-01-51140	Legal Fees
Allington, Frederick	10210	1	Invoice	Regular CC mtgs - 3/10, 3/24, 4/14, 4/28/25	05/02/2025	1,440.00	100-01-51140	Legal Fees
Allington, Frederick	10210	3	Invoice	Administration Fees/review packet material & prep	05/02/2025	1,905.00	100-01-51140	Legal Fees
Atkinson's Market	04847190	1	Invoice	Restroom supplies	05/01/2025	27.21	100-01-52010	Office Supplies
DL Evans - Mayor	2563-4	7	Invoice	Amazon - Filters for Water Cooler	04/22/2025	196.87	100-01-52010	Office Supplies
DL Evans - Mayor	2563-4	8	Invoice	Office Supplies purchased @ Albertsons	04/22/2025	39.19	100-01-52010	Office Supplies
DL Evans - Mayor	2563-4	11	Invoice	Supplies purchased @ Albertsons	04/22/2025	28.60	100-01-52010	Office Supplies
DL Evans - Mayor	2563-4	12	Invoice	Amazon - Office Supplies	04/22/2025	94.92	100-01-52010	Office Supplies
Shoemaker, Shelly	042525	1	Invoice	Reimbursement - Budget binders	04/25/2025	51.82	100-01-52010	Office Supplies
ToreUp	66779	1	Invoice	Shredding Bin	05/06/2025	45.00	100-01-52010	Office Supplies
South Valley Storage Company LL	043025	1	Invoice	May Rent - Unit #F-13	04/30/2025	63.00	100-01-52085	Storage
First Net	04282025	1	Invoice	Clerk - 208-309-6430	04/20/2025	45.23	100-01-52100	Telephone
First Net	04282025	2	Invoice	Treasurer - 208-309-5081	04/20/2025	45.23	100-01-52100	Telephone
Cintas	5268500071	1	Invoice	Supplies	05/05/2025	7.16	100-01-57000	Safety Equipment
Total 100-01:						15,310.29		
100-03								
Regence Blue Shield	2510200009	9	Invoice	Health Insur	05/01/2025	980.31	100-03-50011	Insurance - Health
Regence Blue Shield	2510200009	13	Invoice	Adjust Health Insur	05/01/2025	1,981.77-	100-03-50011	Insurance - Health
State Insurance Fund	29851424	2	Invoice	WC Insur	04/25/2025	25.87	100-03-50015	Workers Compensation Insurance
DL Evans - Mayor	2563-4	10	Invoice	APA	04/22/2025	150.00	100-03-51020	Publishing and Advertising
Idaho Mountain Express	12689587	1	Invoice	P & Z Conditional Use Permit - CUP-25-01	04/30/2025	41.40	100-03-51020	Publishing and Advertising
Allington, Frederick	10210	2	Invoice	P & Z mtgs. - 3/3/25, 3/17/25	05/02/2025	375.00	100-03-51140	Legal Fees
Allington, Frederick	10210	4	Invoice	P & Z Issues	05/02/2025	555.00	100-03-51140	Legal Fees

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
First Net	04282025	3	Invoice	Comm. Dev. - 208-309-8949	04/20/2025	45.23	100-03-52100	Telephone
Total 100-03:						191.04		
100-04								
State Insurance Fund	29851424	4	Invoice	WC Insur	04/25/2025	31.82	100-04-50015	Workers Compensation Insurance
Total 100-04:						31.82		
100-05								
State Insurance Fund	29851424	7	Invoice	WC Insur	04/25/2025	339.12	100-05-50015	Workers Compensation Insurance
Valley Wide Cooperative	J54058	1	Invoice	Fuel - Fire Dept. - Card #31816394	05/02/2025	71.63	100-05-51110	Fuel
Dave's Bestway Automotive	12967	1	Invoice	Annual Service - Engine 4 - 1994 International	05/06/2025	614.33	100-05-51167	R & M - Autos
DL Evans - Fire Dept.	3087-4	3	Invoice	Amazon - Label Maker	04/22/2025	54.99	100-05-52080	Small Tools & Equipment
DL Evans - Fire Dept.	3087-4	1	Invoice	Amazon - Flags & supplies	04/22/2025	64.46	100-05-52090	Supplies
First Net	04282025	4	Invoice	Fire Chief - 208-481-2141	04/20/2025	50.28	100-05-52100	Telephone
Airgas USA, LLC.	9160214051	1	Invoice	Four gas meter testing station	04/16/2025	2,512.95	100-05-57000	Safety Equipment
DL Evans - Fire Dept.	3087-4	2	Invoice	Paypal - Incident response handbook	04/22/2025	40.74	100-05-57000	Safety Equipment
Total 100-05:						3,748.50		
100-07								
Regence Blue Shield	2510200009	8	Invoice	Health Insur	05/01/2025	980.31	100-07-50011	Insurance - Health
State Insurance Fund	29851424	9	Invoice	WC Insur	04/25/2025	11.20	100-07-50015	Workers Compensation Insurance
First Net	04282025	15	Invoice	Library - 208-309-3527	04/20/2025	45.23	100-07-52100	Telephone
DL Evans - Library	4580-4	2	Invoice	Amazon - books	04/22/2025	110.14	100-07-55000	Library New Books
DL Evans - Library	4580-4	1	Invoice	Teacherspayteachers.com	04/22/2025	5.40	100-07-55010	Library Programs
Total 100-07:						1,152.28		
100-08								
Regence Blue Shield	2510200009	2	Invoice	Employee Paid Health Insur	05/01/2025	784.62	100-08-50011	Insurance - Health
Regence Blue Shield	2510200009	7	Invoice	Health Insur	05/01/2025	4,086.62	100-08-50011	Insurance - Health
State Insurance Fund	29851424	8	Invoice	WC Insur	04/25/2025	1,689.28	100-08-50015	Workers Compensation Insurance
Christensen Inc. dba United Oil	CL85603	1	Invoice	Fuel - Card #263953/Gaston	04/30/2025	264.17	100-08-51110	Fuel
Christensen Inc. dba United Oil	CL85603	2	Invoice	Fuel - Card #263954/Shelamer	04/30/2025	167.00	100-08-51110	Fuel
Christensen Inc. dba United Oil	CL85603	3	Invoice	Fuel - Card #263955/Thayer	04/30/2025	123.31	100-08-51110	Fuel
Christensen Inc. dba United Oil	CL85603	4	Invoice	Fuel - Card #263956/Rawson	04/30/2025	116.97	100-08-51110	Fuel
First Net	04282025	5	Invoice	Deputy Marshal - 208-481-0126	04/20/2025	45.23	100-08-52100	Telephone
First Net	04282025	6	Invoice	Laptop 1 - 208-309-3737	04/20/2025	40.09	100-08-52100	Telephone
First Net	04282025	7	Invoice	Laptop 2 - 208-309-8879	04/20/2025	40.09	100-08-52100	Telephone

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
First Net	04282025	8	Invoice	Laptop 3 - 208-309-8878	04/20/2025	40.09	100-08-52100	Telephone
First Net	04282025	9	Invoice	Laptop 5 - 208-309-8876	04/20/2025	40.09	100-08-52100	Telephone
First Net	04282025	10	Invoice	City of Bellevue FN - 208-309-8877	04/20/2025	40.09	100-08-52100	Telephone
Total 100-08:						7,477.65		
100-09								
Jon's Heating Inc	14506128	1	Invoice	Furnace repair @ Museum	05/05/2026	846.00	100-09-51160	Repairs & Maintenance (General
Palomera, Maria	209	1	Invoice	Office Cleaning - May	05/01/2025	375.00	100-09-51160	Repairs & Maintenance (General
Sawtooth Plumbing & Heating, Inc	47457	1	Invoice	City Hall restroom maintenance	05/01/2025	168.50	100-09-51160	Repairs & Maintenance (General
DL Evans - Mayor	2563-4	15	Invoice	Amazon - Key Cabinet - City Hall	04/22/2025	106.95	100-09-52090	Supplies
Ranchers Supply	24818/1	1	Invoice	Seed	05/03/2025	47.99	100-09-52090	Supplies
Intermountain Gas	042325	1	Invoice	Fire Station	04/23/2025	78.90	100-09-52140	Utilities - Gas
Intermountain Gas	042325	2	Invoice	Museum	04/23/2025	15.45	100-09-52140	Utilities - Gas
Idaho Power	2203628603-	3	Invoice	115 Pine St. - City Hall	04/23/2025	171.66	100-09-52143	Utilities - Power
Idaho Power	2203628603-	5	Invoice	117 Pine St. - Library	04/23/2025	90.07	100-09-52143	Utilities - Power
Idaho Power	2203628603-	12	Invoice	517 N. 2nd St. - Fire Station	04/23/2025	103.73	100-09-52143	Utilities - Power
Idaho Power	2203628603-	14	Invoice	Shop - 91 Martin Lane	04/23/2025	228.21	100-09-52143	Utilities - Power
Idaho Power	2203628603-	18	Invoice	206 N. Main St. - Museum	04/23/2025	50.69	100-09-52143	Utilities - Power
Intermountain Gas	042325	3	Invoice	City Hall	04/23/2025	129.78	100-09-52143	Utilities - Power
Intermountain Gas	042325	5	Invoice	Shop	04/23/2025	102.91	100-09-52143	Utilities - Power
Clear Creek Disposal	0001809686	1	Invoice	O'Donnell Park	04/25/2025	89.80	100-09-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	0001809687	1	Invoice	Memorial Park	04/25/2025	174.43	100-09-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	0001809688	1	Invoice	Howard Preserve	04/25/2025	44.90	100-09-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	0001809689	1	Invoice	City Hall - April	04/25/2025	62.18	100-09-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	0001809691	1	Invoice	Shop - April	04/25/2025	122.33	100-09-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	0001809692	1	Invoice	Fire Station - April	04/25/2025	24.28	100-09-52146	Utilities - Trash/Toilet/Recyc
Total 100-09:						3,033.76		
100-10								
Regence Blue Shield	2510200009	5	Invoice	Employee Paid Health Insur	05/01/2025	42.28	100-10-50011	Insurance - Health
Regence Blue Shield	2510200009	10	Invoice	Health Insur	05/01/2025	3,044.95	100-10-50011	Insurance - Health
State Insurance Fund	29851424	3	Invoice	WC Insur	04/25/2025	490.21	100-10-50015	Workers Compensation Insurance
Christensen Inc. dba United Oil	CL85604	1	Invoice	Fuel - Card #263139/McGehee	04/30/2025	157.20	100-10-51110	Fuel
Christensen Inc. dba United Oil	CL85605	1	Invoice	Fuel - Card #8191665/Streets Equipment	04/30/2025	402.96	100-10-51110	Fuel
Valley Wide Cooperative	H42800	1	Invoice	Diesel - Streets - Card #3816743	04/24/2025	153.36	100-10-51110	Fuel
Les Schwab	11700936776	1	Invoice	Flat tire repair	04/28/2025	20.99	100-10-51163	R & M - Equipment (non-auto)
Napa Auto Parts	221996	1	Invoice	Filters - 544 Loader oil change.	04/28/2025	5.80	100-10-51163	R & M - Equipment (non-auto)
Safety Supply & Sign Company, In	193609	1	Invoice	Posts, Stubs & Stop Signs	04/18/2025	2,530.75	100-10-52070	Signs
DL Evans - Mayor	2563-4	6	Invoice	Snake River Battery - Crosswalk lights - West Spruce	04/22/2025	105.90	100-10-52090	Supplies

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Idaho Lumber	27721	1	Invoice	Spray paint	04/29/2025	19.18	100-10-52090	Supplies
L.L. Green's Hardware	A767344	1	Invoice	Spray Paint	04/28/2025	19.98	100-10-52090	Supplies
L.L. Green's Hardware	C16142	1	Invoice	Paint for Curbs	04/28/2025	83.91	100-10-52090	Supplies
Napa Auto Parts	222840	1	Invoice	Headlights for Tk #03	05/06/2025	55.09	100-10-52090	Supplies
Oxarc	0062027034	1	Invoice	Supplies	04/30/2025	9.30	100-10-52090	Supplies
Oxarc	0080004635	1	Invoice	Lease	04/30/2025	130.00	100-10-52090	Supplies
Silver Creek Supply	0020420846-	1	Invoice	Orange marking paint	04/30/2025	22.77	100-10-52090	Supplies
Valley Wide Cooperative	088060/9	1	Invoice	Bolts, etc.	05/01/2025	42.02	100-10-52090	Supplies
First Net	04282025	11	Invoice	Streets - 208-309-6895	04/20/2025	62.23	100-10-52100	Telephone
D&B Supply	6774	1	Invoice	Uniforms - Ethan	05/06/2025	296.20	100-10-52130	Uniforms & Clothing
Idaho Power	2203628603-	1	Invoice	100 N. 8th St. - Park	04/23/2025	37.64	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	2	Invoice	114 Elm St.	04/23/2025	33.36	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	4	Invoice	116 Pine St.	04/23/2025	29.07	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	6	Invoice	1461 S. Main St. Lite	04/23/2025	32.54	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	7	Invoice	161 Cowcatcher Loop Lite	04/23/2025	3.19	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	8	Invoice	218 N. Main St. - Light	04/23/2025	7.29	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	9	Invoice	300 E. Cedar St. - Park	04/23/2025	26.34	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	10	Invoice	318 E. Cedar St. - Park	04/23/2025	26.34	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	11	Invoice	508 Broadford Rd. Light	04/23/2025	27.06	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	13	Invoice	714 N. Main St. Light	04/23/2025	29.07	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	15	Invoice	921 Riverside Dr. Lite	04/23/2025	2.56	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	16	Invoice	Street Lights	04/23/2025	1,349.21	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	17	Invoice	Street Lights	04/23/2025	26.34	100-10-52145	Utilities - Street Lights
White Cloud Communications, Inc	108686	1	Invoice	Radio Service - Public Works Dept.	05/01/2025	20.00	100-10-56045	Radio Fees
The Bancorp Bank, N.A.	684471	1	Invoice	1/3 Chevy 5500 lease/May	05/01/2025	608.66	100-10-58150	Auto/Equipment Lease (12+ mos)
Total 100-10:						9,953.75		
100-11								
State Insurance Fund	29851424	10	Invoice	WC Insur	04/25/2025	5.69	100-11-50015	Workers Compensation Insurance
State Insurance Fund	29851424	11	Invoice	WC Insur	04/25/2025	5.69	100-11-50015	Workers Compensation Insurance
First Net	04282025	14	Invoice	Mayor & Council	04/20/2025	316.61	100-11-52100	Telephone
Total 100-11:						327.99		
200-20								
Regence Blue Shield	2510200009	3	Invoice	Employee Paid Health Insur	05/01/2025	21.14	200-20-50011	Insurance - Health
Regence Blue Shield	2510200009	11	Invoice	Health Insur	05/01/2025	401.99	200-20-50011	Insurance - Health
Regence Blue Shield	2510200009	14	Invoice	Adjust Health Insur	05/01/2025	980.31	200-20-50011	Insurance - Health
State Insurance Fund	29851424	5	Invoice	WC Insur	04/25/2025	79.84	200-20-50015	Workers Compensation Insurance
Caselle, Inc.	140943	2	Invoice	Contract Support & Maintenance - 6/1/25 - 6/30/25	05/01/2025	792.34	200-20-51062	Computers - Software

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
BDE Water Professionals	BDE-25-4-2	1	Invoice	Water Operations - April	05/06/2025	15,900.00	200-20-51073	Contract Labor
Allington, Frederick	10210	5	Invoice	Water Bond Project	05/02/2025	915.00	200-20-51140	Legal Fees
DL Evans - Mayor	2563-4	1	Invoice	Amazon - Barcode Scanner	04/22/2025	40.99	200-20-52010	Office Supplies
Silver Creek Supply	0020420846-	1	Invoice	Wrenches	04/30/2025	561.76	200-20-52080	Small Tools & Equipment
Valley Wide Cooperative	087985/9	1	Invoice	Misc. tools & supplies	04/29/2025	15.35	200-20-52080	Small Tools & Equipment
Gray, A J	6990579	1	Invoice	Reimbursement - supplies purchased @ HD Fowler	04/29/2025	25.44	200-20-52090	Supplies
Sawtooth Wood Products LLC	0000152686	1	Invoice	Fence posts for water tank	05/06/2025	57.95	200-20-52090	Supplies
Thatcher Company	2025100104	1	Invoice	T-Chlor Drums	04/01/2025	1,006.27	200-20-52090	Supplies
Valley Wide Cooperative	087943/9	1	Invoice	Water Supplies	04/28/2025	8.29	200-20-52090	Supplies
First Net	04282025	12	Invoice	Public Works on call - 208-309-6733	04/20/2025	45.23	200-20-52100	Telephone
First Net	04282025	16	Invoice	Public Works - 208-309-1609	04/20/2025	50.28	200-20-52100	Telephone
Water Dynamics, LLC dba Magic	34814	1	Invoice	Drinking Water Samples	04/25/2025	162.00	200-20-52110	Test Samples - Water & Sewer
Idaho Rural Water Association	E7242(2)	1	Invoice	Training - Ethan & Tracy	04/21/2025	250.00	200-20-52120	Training & Meetings
Idaho Rural Water Association	E7241	1	Invoice	Excavation & trenching training - Casey	04/21/2025	125.00	200-20-52120	Training & Meetings
Idaho Rural Water Association	E7241	2	Invoice	Excavation & trenching training - Kayme	04/21/2025	125.00	200-20-52120	Training & Meetings
Idaho Rural Water Association	E7241	3	Invoice	Excavation & trenching training - Ethan	04/21/2025	125.00	200-20-52120	Training & Meetings
Idaho Rural Water Association	E7241	4	Invoice	Excavation & trenching training - Tracy	04/21/2025	125.00	200-20-52120	Training & Meetings
Intermountain Gas - Strahorn Pu	042325	1	Invoice	100 Slaughterhouse - Pump Station	04/23/2025	15.45	200-20-52140	Utilities - Gas
Idaho Power	050825	1	Invoice	100 Slaughterhouse Gulch R. Pumphouse	04/24/2025	126.70	200-20-52143	Utilities - Power
Idaho Power	050825	2	Invoice	32 Muldoon Rd. Wtnk	04/24/2025	41.57	200-20-52143	Utilities - Power
Idaho Power	050825	3	Invoice	400 Muldoon Rd.	04/24/2025	87.50	200-20-52143	Utilities - Power
Idaho Power	050825	4	Invoice	805 Chestnut St. Pump	04/24/2025	184.89	200-20-52143	Utilities - Power
Idaho Power	050825	5	Invoice	90 1/2 Tendoy St. Well	04/24/2025	40.29	200-20-52143	Utilities - Power
Idaho Power	050825	6	Invoice	90 Tendoy St. Well	04/24/2025	843.29	200-20-52143	Utilities - Power
White Cloud Communications, Inc	108686	2	Invoice	Radio Service - Public Works Dept.	05/01/2025	20.00	200-20-56045	Radio Fees
The Bancorp Bank, N.A.	684471	2	Invoice	1/3 Chevy 5500 lease/May	05/01/2025	608.66	200-20-58150	Auto/Equipment Lease (12+ mos)
Total 200-20:						23,782.53		
300-30								
Regence Blue Shield	2510200009	4	Invoice	Employee Paid Health Insur	05/01/2025	21.14	300-30-50011	Insurance - Health
Regence Blue Shield	2510200009	12	Invoice	Health Insur	05/01/2025	502.49	300-30-50011	Insurance - Health
State Insurance Fund	29851424	6	Invoice	WC Insur	04/25/2025	25.36	300-30-50015	Workers Compensation Insurance
Caselle, Inc.	140943	3	Invoice	Contract Support & Maintenance - 6/1/25 - 6/30/25	05/01/2025	792.33	300-30-51062	Computers - Software & Su
Sliman & Butler Irrigation, Inc.	390594	1	Invoice	F-Net Serv Plan - Advanced Control - 12 mo.	04/02/2025	432.40	300-30-51062	Computers - Software & Su
BDE Water Professionals	BDE-25-4-1	1	Invoice	Wastewater Operations - April	05/06/2025	11,472.50	300-30-51073	Contract Labor
Christensen Inc. dba United Oil	1001447	1	Invoice	Card #261340/Wastewater	04/30/2025	135.84	300-30-51110	Fuel
DL Evans - Mayor	2563-4	2	Invoice	Amazon - Barcode Scanner	04/22/2025	40.99	300-30-52010	Office Supplies
Oxy-Pro Solutions, Inc.	2813	1	Invoice	Oxy-pro patented chemistry for H2S control	04/16/2025	16,126.83	300-30-52090	Supplies
Standard Plumbing Supply	YLRJ34	1	Invoice	Supplies for Sewer Plant	04/25/2025	136.06	300-30-52090	Supplies
Thatcher Company	2025100104	2	Invoice	Chlorine	04/01/2025	9,891.94	300-30-52090	Supplies

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Thatcher Company	2025100900	1	Invoice	Credit - returned cylinders	03/13/2025	3,150.00-	300-30-52090	Supplies
Thatcher Company	2025100900	1	Invoice	Credit - returned cylinders	05/06/2025	3,150.00-	300-30-52090	Supplies
First Net	04282025	13	Invoice	Public Works - 208-309-0656	04/20/2025	45.23	300-30-52100	Telephone
Go-Fer It Express Inc.	135977	1	Invoice	Sample deliveries to Magic Valley Labs	04/30/2025	109.20	300-30-52110	Test Samples - Water & Sewer
Water Dynamics, LLC dba Magic	34815	1	Invoice	Coliform, Nitrate, Nitrite, Phosphorus	04/25/2025	3,186.00	300-30-52110	Test Samples - Water & Sewer
Idaho Power	7225774	1	Invoice	1269 Glen Aspen Dr.	04/24/2025	41.65	300-30-52143	Utilities - Power
Idaho Power	7225774	2	Invoice	130 Riverview Dr. Lift	04/24/2025	233.26	300-30-52143	Utilities - Power
Idaho Power	7225774	3	Invoice	31 Alyson Rd. Lagoon	04/24/2025	951.92	300-30-52143	Utilities - Power
Idaho Power	7225774	4	Invoice	31 Alyson Rd. Main	04/24/2025	1,879.00	300-30-52143	Utilities - Power
Idaho Power	7225774	5	Invoice	80 Honeysuckle	04/24/2025	31.35	300-30-52143	Utilities - Power
Idaho Power	7225774	6	Invoice	88 Martin Lane Lift	04/24/2025	149.30	300-30-52143	Utilities - Power
Idaho Power	7225774	7	Invoice	90 Tendoy St. Lift	04/24/2025	39.65	300-30-52143	Utilities - Power
Intermountain Gas	042325	4	Invoice	130 Riverview Dr.	04/23/2025	74.90	300-30-52143	Utilities - Power
Clear Creek Disposal	0001809690	1	Invoice	31 Alyson Ln. - April	04/25/2025	90.18	300-30-52146	Utilities - Trash/Toilet/Recyc
White Cloud Communications, Inc	108686	3	Invoice	Radio Service - Public Works Dept.	05/01/2025	20.00	300-30-56045	Radio Fees
The Bancorp Bank, N.A.	684471	3	Invoice	1/3 Chevy 5500 lease/May	05/01/2025	608.66	300-30-58150	Auto/Equipment Lease (12+ mos)
Department of Environmental Qua	1899-19	1	Invoice	DEQ Loan Payment	04/17/2025	205,200.00	300-30-58170	IDEQ Loan
Total 300-30:						245,938.18		
Grand Totals:						310,947.79		

Report GL Period Summary

Vendor number hash:	0
Vendor number hash - split:	0
Total number of invoices:	0
Total number of transactions:	0

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:05/01/2025

March Report

The Bellevue Marshal's Office responded to 257 calls for service (CFS) resulting in 19 case reports, 41 citations, 8 arrests. I attended the Idaho Highway Safety Summit in Coeur d' Alene where we discussed investigative techniques, trends, laws and potential grant opportunities that we will be pursuing. I will be attending the Star and Shield conference in Virginia taught by the FBI for executive law enforcement leadership. We will be continuing with several training courses over the next coming months. We conducted our annual performance evaluations and went over it with staff. We are squarely within slack season and things have briefly slowed down.

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

Year to Date #

Call for service	1,250
Case Reports	77
Citations	250
Arrests	38

Thank you,

K. Gaston

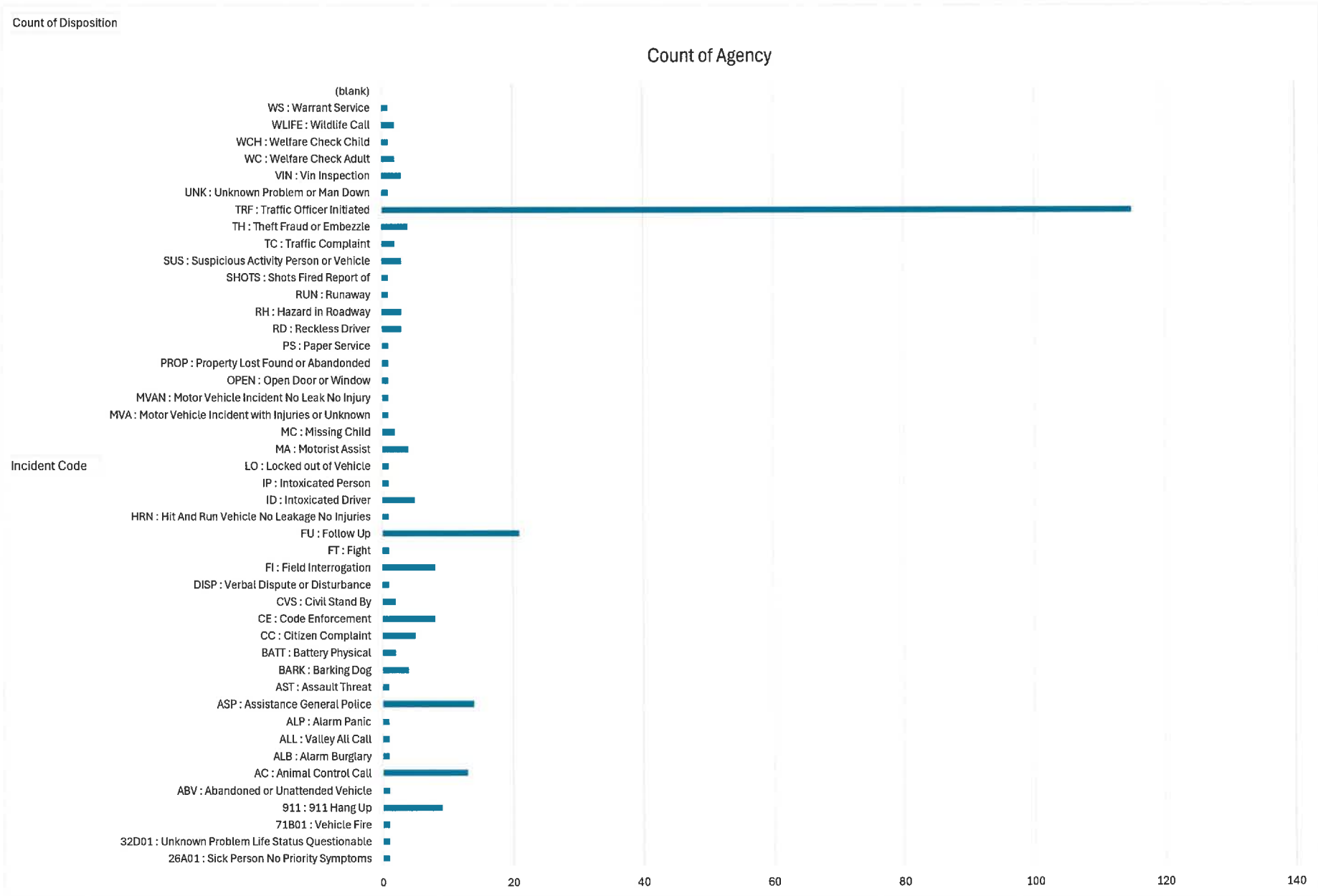
Bellevue Marshal's Office
115 E Pine Street
PO Box 825
Bellevue, ID 83313
208-7883692

Cases by Month

Printed on May 1, 2025

	Start Date/Time	Primary Officer	Statutes/Offenses	Disposition
BMO20250076	04/29/25 16:27	Gaston, Kirtus	18-6605 - VIDEO VOYEURISM	18-6605 - VIDEO
BMO20250077	04/30/25 07:22	Gaston, Kirtus	49-1401(3) - MOTOR VEHICLES -	49-1401(3) - MOTOR
BMO20250074	04/26/25 22:43	Shelamer, Mike	18-8004(1)(A) (M) - DRIVING	18-8004(1)(A) (M) -
BMO20250073	04/20/25 22:14	Thayer, Joseph	10-50 - TRAFFIC ACCIDENT	10-50 - TRAFFIC
BMO20250075	04/27/25 08:10	Rawson, Justin	5.09 - BMO - Dog Running at Large	5.09 - BMO - Dog
BMO20250065	04/12/25 14:23	Rawson, Justin	18-7001 - MALICIOUS INJURY TO	18-7001 - MALICIOUS
BMO20250059	04/07/25 18:54	Shelamer, Mike	18-6409 - DISTURBING THE	18-6409 - DISTURBING
BMO20250063	04/11/25 12:52	Gaston, Kirtus	OFF-THEFT - OFFICER REPORT -	OFF-THEFT - OFFICER
BMO20250072	04/19/25 11:00	Gaston, Kirtus	49-1232 - MOTOR VEHICLES -	49-1232 - MOTOR
BMO20250070	04/18/25 21:37	Thayer, Joseph	18-8001 - DRIVING WITHOUT	18-8001 - DRIVING
BMO20250071	04/18/25 21:37	Thayer, Joseph	37-2734A(1) - DRUG	37-2734A(1) - DRUG
BMO20250064	04/11/25 19:22	Shelamer, Mike	18-2403 - THEFT - GRAND:	18-2403 - THEFT -
BMO20250066	04/07/25 18:54	Shelamer, Mike	OFF-BATTERY - OFFICER	OFF-BATTERY -
BMO20250060	04/09/25 13:22	Gaston, Kirtus	18-705 - RESISTING AND	18-705 - RESISTING
BMO20250062	04/10/25 16:15	Gaston, Kirtus	20-516 - BEYOND PARENTAL	20-516 - BEYOND
BMO20250061	04/09/25 23:10	Thayer, Joseph	OFF - OFFICER REPORT	OFF - OFFICER
BMO20250069	04/18/25 16:30	Gaston, Kirtus		
BMO20250068	04/14/25 11:02	Rawson, Justin	18-2202 - COMPUTER CRIME -	18-2202 - COMPUTER
BMO20250067	04/14/25 09:11	Rawson, Justin	OFF - OFFICER REPORT	OFF - OFFICER

Total Records: 19


Count of Disposition
Count of Agency
Incident Code
(blank)
WS : Warrant Service
WLIFE : Wildlife Call
WCH : Welfare Check Child
WC : Welfare Check Adult
VIN : Vin Inspection
UNK : Unknown Problem or Man Down
TRF : Traffic Officer Initiated
TH : Theft Fraud or Embezzle
TC : Traffic Complaint
SUS : Suspicious Activity Person or Vehicle
SHOTS : Shots Fired Report of
RUN : Runaway
RH : Hazard in Roadway
RD : Reckless Driver
PS : Paper Service
PROP : Property Lost Found or Abandonded
OPEN : Open Door or Window
MVAN : Motor Vehicle Incident No Leak No Injury
MVA : Motor Vehicle Incident with Injuries or Unknown
MC : Missing Child
MA : Motorist Assist
LO : Locked out of Vehicle
IP : Intoxicated Person
ID : Intoxicated Driver
HRN : Hit And Run Vehicle No Leakage No Injuries
FU : Follow Up
FT : Fight
FI : Field Interrogation
DISP : Verbal Dispute or Disturbance
CVS : Civil Stand By
CE : Code Enforcement
CC : Citizen Complaint
BATT : Battery Physical
BARK : Barking Dog
AST : Assault Threat
ASP : Assistance General Police
ALP : Alarm Panic
ALL : Valley All Call
ALB : Alarm Burglary
AC : Animal Control Call
ABV : Abandoned or Unattended Vehicle
911 : 911 Hang Up
71B01 : Vehicle Fire
32D01 : Unknown Problem Life Status Questionable
26A01 : Sick Person No Priority Symptoms
0
20
40
60
80
100
120
140

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

BMO Citation - By Officer, By Offense Printed on May 1, 2025

[Citation->Issued Date/Time] is between '2025-04-01 00:00:00' and '2025-04-30 23:59:59' and [Involvement->Case->Primary Officer->Agency->Name] is in this list 'E'Bellevue Marshal"s Office"

Ticket #

Gaston, Kirtus

BEP350-0673

BEP350-0669

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

BEP350-0670

BEP350-0669

MOTOR VEHICLES - FAIL TO PROVIDE PROOF OF INSURANCE - infraction Total: 2

BEP350-0676

BEP350-0675

BEP350-0673

MOTOR VEHICLES - IMPROPER CHANGING OF LANES Total: 3

BEP350-0669

MOTOR VEHICLES - IMPROPER RIGHT TURN Total: 1

BEP350-0677

MOTOR VEHICLES - INATTENTIVE DRIVING Total: 1

BEP350-0674

BEP350-0672

BEP350-0668

MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 3

BEP350-0671

MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT - commercial vehicle Total: 1

Gaston, Kirtus Total: 13

Rawson, Justin

3508

BMO - Dog Running at Large Total: 1

BEP375-0422

BEP375-0427

BEP375-0429

BEP375-0425

BEP375-0426

MOTOR VEHICLES - DISTRACTED DRIVING Total: 5

BEP375-0424

MOTOR VEHICLES - DRIVERS LICENSE - EXPIRED LICENSE Total: 1

Ticket #

BEP375-0419

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

BEP375-0428

MOTOR VEHICLES - REGISTRATION - FAIL TO CARRY IN VEHICLE Total: 1

BEP375-0418

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

BEP375-0421

BEP375-0423

BEP375-0420

MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 3

Rawson, Justin Total: 13

Shelamer, Mike

BEP365-0755

DRIVING UNDER THE INFLUENCE - misdemeanor Total: 1

BEP365-0753

BEP365-0750

MOTOR VEHICLES - DRIVERS LICENSE - INFRACTION Total: 2

BEP365-0755

MOTOR VEHICLES - DRIVERS LICENSE - MISDEMEANOR Total: 1

BEP365-0751

BEP365-0749

BEP365-0752

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

BEP365-0750

MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 1

BEP365-0748

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

Shelamer, Mike Total: 9

Thayer, Joseph

BEP3700505

CONTROLLED SUBSTANCE - POSSESSION OF LESS THAN 3 OZ - misdemeanor Total: 1

BEP3700504

DRIVING WITHOUT PRIVILEGES - misdemeanor Total: 1

BEP3700505

DRUG PARAPHERNALIA - USE OR POSSESS WITH INTENT TO USE Total: 1

BEP370-0507

BEP370-0503

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

BEP370-0596

Ticket #

MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 1

Thayer, Joseph Total: 6

Total Records: 41

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

Public Works update March 12, 2025:

Streets – The streets team continues to repair potholes and conduct maintenance and around the city. There has been progress on some of the street light challenges. We have called in a local electrician that has been able to repair some of the wiring, and we continue to look for solutions on the others.

Water – We have been working on improving our flow data, so we have accurate accountability for what we draw from the spring and what inflows to the tank. We have upgraded one sensor at the chlorination house and have had an engineer come in and assess our flow measurements and he was confident we are close to what we are tracking.

Another team from GSE engineering has evaluated the installation project at the tank and believe they can have some additional parts ordered and have it installed next week. This valve allows us to adjust our tank inflow so we can keep the tank full without overflowing and losing water at our discharge pipe. We received an ARPA grant from Blain County to order the valve and complete the repair back in March of 2024. The valve took 9 months to be delivered, and we have had to wait for better weather due to the location and safety concerns.

We continue to look for additional funding opportunities to offset the total amount of the loan that was approved from the Bond.

Wastewater – We continue to make progress on the plant. We are working on bringing in a couple of pilot projects. One will help address the ammonia and hydrogen sulfide that consolidates at the main lift station though the transmission line to the plant. This potentially will reduce odors at the plant. The other would be another dewatering system that would separate the biosolids from the liquid waste allowing us to reduce transit of material to Ohio Gulch and apply the reused water and biosolids to secondary use.

We have installed ammonia and hydrogen sulfide monitors at the plant. They should be calibrated and functioning this week.

We have had some additional supply issues with certain actuators and valves, but we are hopeful that they will arrive soon, and we can start testing and bringing in parts of the plant online by July and fully functional this fall.

There is a potential rural infrastructure grant we are reviewing that would cover 90% cost of some upgrades and new equipment at the plant.

Parks, Building and Grounds – Clean up and mowing has begun around the city. Clearwater has turned on sprinklers and began park maintenance. We are looking into some improvements to City Hall and have had the furnace repaired at the museum

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Library Staff Report
May 2025

Mayor and Council:

Here is what has been happening at the library.

- There's been an uptick in patron activity at the library since the snow has melted. More kids are coming in after school, and the adults are coming in for new Spring reads.

- Bike to School Day is around the corner! The BCRD will be hosting this fun event and if you would like to participate, please check out : https://bcrd.org/bike-to-school-day/. The Bellevue schoolchildren love seeing groups on the bike path for this special event.

- Local resident, John Marsh, will be holding a teen/tween videography class at the library titled, "Introduction to Film Making for the Novice." This class is for children ages 10-14. Kids will learn to use their phone to create movie shots on their phone, and edit it into a mini movie.
- Summer Reading is right around the corner. I have been busy making flyers for advertising, creating curriculum, and purchasing materials for this year's program. I will be headed to Bellevue Elementary at the end of the month promoting SR at their book fair. This year's theme is "Color Your World," and we will be focusing on all things ART.

- The Blended Beat has come twice to the library promoting a safe and engaging environment for kids to be able to explore music through drumming.

- Tech Corner will be offered on May 15, from 1-3 pm.

- 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:

Kingmaker - by Sonia Purnell
Happy Place - by Emily Henry
The Summer Pact - by Emily Griffin
Swan Song - by Elin Hilderbrand
I am Frida Kahlo – by Brad Meltzer
Frida, el misterio del anillo del Pavo Real Y Yo – by Angela Cervantes
This Is Why We Can't Have Nice Things – by Naomi Wood

What I'm Reading: Nothing this month…too busy! 🟠 ·· ◡̈

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Memorandum

To: **Bellevue Common Council**

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

Re: **Department Report**

Date: **May 12, 2025**

Building

In April, the City received the following building permit activity:

	Applications Received	Permits Issued
Alternative Energy	0	0
New Residential	3	0
New Commercial	0	0
Extension of Time	0	0
Demolition	0	0
Fence	3	1
Roof	3	1
Remodel	3	1
Accessory Structure	0	0
Encroachment	4	1

Current Planning

In April, staff received two (2) Design Review applications.

Long Range Planning

Staff is working with the newly formed Comprehensive Plan Advisory Committee.

The consultants working on the Transportation Master Plan have provided the City with roadway data and will be convening an advisory group over the summer.

Grants

The Community Project survey is still open and Staff would like to remind the Council to spread the word to let us know what they would like to see. The survey can be found at bellevueidaho.gov/surveys.

Staff has been working with the Bellevue and Blaine County Historical Societies on a grant for evaluation and maintenance of the Old City Hall and Territorial Jail.

Staffing

The Planner position has been posted and interviews are ongoing.

Bellevue Fire Department

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

05-05-25
Bellevue Fire Dept.
Council report for 05-12-25

Incident Type for 2025

Incidents from 01-01-25 to 05-05-25
Average Turnout per Incident is **4**
Overall Average Response Time is **05:48.**

Incident Type for 2025

9 Fires
0 Overpressure Rupture
13 Rescue & Emergency Medical Service
6 Hazardous Condition (no fire)
0 Service Call
1 Good Intent Calls
0 False Alarms & False Call
0 Severe Weather & Natural Disaster
We had 29 Total Incidents in **2025**

Spring is in the air, be careful with fire wildfire is right around the conner.
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

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						
113 - Cooking fire, confined to container	1	14.29%				
131 - Passenger vehicle fire	1	14.29%	400.00	0.00	400.00	100.00%
	Total: 2	**Total: 28.57%**	**Total: 400.00**	**Total: 0.00**	**Total: 400.00**	**Total: 100.00%**
Incident Type Category (FD1.21): 3 - Rescue & Emergency Medical Service Incident						
324 - Motor vehicle accident with no injuries.	5	71.43%				
	Total: 5	**Total: 71.43%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
	Total: 7	**Total: 100.00%**	**Total: 400.00**	**Total: 0.00**	**Total: 400.00**	**Total: 100.00%**

Memorandum

To: **Bellevue Common Council**

From: **Amy Phelps, City Clerk**

Re: **Department Report**

Date: **May 12, 2025**

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 – April: 1

Public Records Request:

- Public Records Requests for the Month of April: 3

The transition to Caselle continues to keep the Clerk's office very busy answering questions and assisting residents with new payment methods available.

The Personnel Policy is still a work in progress; I hope to bring the final draft to Council on May 27th.

Staff continue to fulfill day-to-day customer service duties, accounts payable, payment collection for water and wastewater, and general administrative tasks to keep the department running smoothly.

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LLA-25-01

Staff Report

TBD Lewis Lane

Bellevue Common Council

May 12, 2025

Meyers Lot Line Adjustment

Executive Summary

Description

An application for a lot line adjustment for Lots 1-6, Block 96 of the Bellevue Townsite Original Plat. The proposed lot line adjustment will reconfigure the existing six (6) parcels into three (3) parcels and include a request for waivers from code requirements.

Discussion

- The applicant is requesting to reconfigure the existing six (6) parcels located on the subject property into three (3) parcels.
  - The proposed parcel identified as Lot 1A is 23,960 square feet, with an identified building envelope of approximately 2,000 square feet identified.
  - The proposed parcel identified as Lot 2A is 17,790 square feet. No building envelope is identified on this parcel. The area east of the proposed canal easement area is approximately 7,000 square feet.
  - The proposed parcel identified as Lot 3A is 18,017 square feet. No building envelope is identified on this parcel. The area east of the proposed canal easement area is approximately 6,700 square feet.
- The subject property is zoned B – Business. The subject property is adjoined by the Howard Preserve to the north and west, partially developed land to the east, and a vacant industrially zoned property to the south.
- As discussed below, the subject property was previously approved for a lot line adjustment with conditions of approval in 2023. The applicant did not request reconsideration of the conditions of approval at that time. However, in this application, the applicant is specifically requesting waivers of previous conditions of approval from that prior entitlement. The applicant is requesting the following modifications to the previous conditions of approval (Staff analysis in *italics,* Planning & Zoning Commission's recommendation included within attached Findings of Fact, Conclusions of Law, and Decision documents):

  Condition #1:

  Prior Condition:

  > "No building or structure shall touch the bottom West side bank (bottom of the slope intersects with the level surface). No building shall encroach into the space between the top of the bank (level of the street or alley) and the water, on the east side."

  Applicant's proposed condition:

  > "No building shall encroach into the space between the top of the eastern bank (level of the street or alley) and east high water mark of the canal, unless otherwise allowed per Diversion 45 Right of Way Agreement. This Agreement shall be recorded prior to final plat recordation."

  The basis for the prior condition of approval was based on the prior application materials and comment received from the Bellevue Canal District. The applicant included a letter from the boards of the Triangle Irrigation District and Wood River Valley Irrigation Diversion #45 stating that the Canal Districts and applicants had arrived at an agreement to expand the buildable areas of Lots 2A and 3A. Staff has no objection to the proposed revised condition of approval.

Condition #3

Prior Condition:

"Corner lots shall show BE's in accordance with 11.4.6.C on the final plat."

Applicant's proposed condition:

The applicant is requesting that this condition be deleted.

The applicant has provided a justification for an alternate analysis of Bellevue City Code Section 11-4-6(C), and correctly asserted that questions regarding the interpretation of Title 11 of Bellevue City Code are to be referred to Council for a determination (Bellevue City Code Section 11-6-1). The Code section in question is as follows:

"Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the center point of the intersection of the streets unless otherwise approved as defined in subsection 10-6-5C of this Code."

Bellevue City Code Section 10-6-5(C) is only applicable to the GR – General Residential zone. Bellevue City Code Section 11-2-1 includes the following definitions:

ALLEY: A minor public way providing secondary access to the back or the side or property otherwise abutting a street.

BUILDING ENVELOPE: The site for location of a structure delineated on a preliminary plat and final plat within which the entire building or other structures must be constructed.

STREET: A public right-of-way, which provides vehicular and pedestrian access to adjacent properties, the dedication of which has been officially accepted. The term street also includes the terms, highway, thoroughfare, parkway, road, avenue, boulevard, lane, place, and all such terms, except driveway, as herein defined.

The applicant is identifying the public right of way to the east of the subject property as an alley, meaning that there are not two (2) intersecting "streets" to form a corner lot. Staff's opinion is that this interpretation is flawed in three (3) significant ways:

1. *The definition of "alley" in Bellevue City Code Section 11-2-1 specifically states that it is a "secondary access to the back of the side or property otherwise abutting a street." The subject property does not have any other access as the portions of Walnut and Chestnut Streets are undeveloped. The right-of-way to the east of the subject property functions as an "alley" for the parcels to the west of the right-of-way (abutting Main Street) and as a "street" for the parcels to the east of the right-of-way (subject property).*
2. *In order to be compliant with the Subdivision Design and Improvement Requirements for Lots established by Bellevue City Code Section 11-4-6(G), "Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public or private street." (Emphasis added). If we were to accept the applicant's justification that the right of way to the east of the subject property is not a "street" but an "alley," the street frontage of the subject property is limited to the undeveloped portions of the Walnut and Chestnut Street rights-of-way to the north and south, respectively, and the unnamed, undeveloped right-of-way to the west. Each of the proposed lots has more than twenty feet (20') of frontage along the rights-of-way, however without providing vehicular and pedestrian access to the adjacent property, the right-of-way does not meet the definition of "street" from Bellevue City Code Section 11-2-1. If the right-of-way to the*

east of the subject property is not to be considered a street, the proposed configuration of lots shown on the submitted preliminary plat does not meet the lot requirements of Bellevue City Code Section 11-4-6(G).

3. *When looking at the original plat of the City of Bellevue, the area to the east of Main Street is primarily platted as blocks consisting of two (2) rows of six (6) fifty foot wide by 120' deep parcels separated by an approximately 25' wide alley right-of-way bounded by eighty foot wide street rights-of-way. On the west side of Main Street, the pattern changes. One (1) row of fifty foot (50') wide by 120' deep parcels is separated from one (1) row of fifty foot (50') wide by two hundred feet (200') deep parcels by an approximately fifty foot (50') wide right-of-way. While the specific design intent of this block layout has likely been lost to history, it appears that the fifty foot (50') right of way to the east of the subject property was most likely intended to serve as both a rear (alley) access to the Main Street row of parcels and as the primary frontage for the row of two hundred foot (200') deep parcels, which includes the subject property.*

While Staff does not find the interpretation of Bellevue City Code Section 11-4-6(C) to be valid, the subject property does currently not meet the standard of being a "corner lot" as there is only one "street" fronting the property. However, as there are existing platted rights-of-way to the north and south of the subject property, the submitted preliminary plat identifies a proposed building envelope on Lot 1A, and it is unclear how street access would be configured, the possibility of Lot 2A and/or 3A becoming a corner lot in the future cannot be ruled out. Staff is not supportive of the deletion of this condition of approval.

Condition #4

Prior Condition:

> "The alley between Chestnut and Walnut shall be improved in accordance with 11.4.8.B

prior to approval of the final plat."

Applicant's proposed condition:

> "The alley between Chestnut and Walnut shall be improved in accordance with 11.4.8.B prior to approval of the final plat.

The applicant is requesting to waive the requirement of Bellevue City Code Section 11-4-8(B) that "All streets shall be constructed to meet or exceed the criteria and standards set forth in the City Standard Specifications for Streets and Water, and all other applicable ordinances, resolutions, or regulations of the City, or any other governmental entity having jurisdiction thereover, now existing or hereafter adopted, amended, or codified."

In order to grant a waiver, the Council (upon receipt of a recommendation by the Commission) must show that there are "special physical characteristics or conditions affecting the property in question where a literal enforcement of this title would result in undue hardship not the result of actions by the subdivider, and that the waiver would not be detrimental to the public welfare, health, and safety, nor injurious to the property owners in the immediate area." The waiver sought is for improvements to the right-of-way adjacent to the property. The right-of-way is generally flat, of adequate width, and is improved as a substandard street. No "special physical characteristics or conditions" that would prevent improvement of the right-of-way to the east of the subject property are readily apparent. The applicant has identified "Existing overhead transmission lines… trees, and fences" within the right-of-way as the special physical characteristics. The applicant's narrative states that "removal of the transmission lines and all

other encroachments… would place an undue hardship on the subdivider/property owners," but fails to provide any justification for this claim. Encroachments into right-of-way, including power transmission lines are very common within the City of Bellevue. As such, it is Staff's opinion that no "special physical characteristics or conditions" exist that would make literal enforcement (improvement of right-of-way to City standards) an undue hardship. Staff is not supportive of this waiver request.

- The Planning & Zoning Commission recommended approval of the subject application with the conditions of approval identified within the Findings of Fact, Conclusions of Law, and Decision, including the following Condition:

  The City of Bellevue and/or the Wood River Land Trust shall have the first right of refusal on the purchase of the property identified on the preliminary plat as Lot 1A. Prior to the submittal of a final plat application, the applicant shall provide a draft First Right of Refusal Contract to be approved by the City of Bellevue and the Wood River Land Trust Board of Directors prior to recordation of the final plat.

  Since the issuance of the Commission's recommendation, Staff, the applicant, and the Wood River Land Trust have been working to determine the most appropriate form of agreement to ensure that the City and Land Trust have the opportunity to purchase the area identified as Lot 1A. Staff is recommending that the aforementioned condition be replaced with the following:

  Prior to the submittal of a final plat application, the applicant shall provide a recorded memorandum of intent that the property owner and the Wood River Land Trust will enter into an Option to Purchase Agreement for the purchase of the property identified on the preliminary plat as Lot 1A.

History

- On August 15, 2023, Judith and Keith A. Meyers submitted a lot line adjustment application for the subject property. The proposed 2023 lot line adjustment was to reduce the total number of lots from six (6) to four (4) lots. This application was approved with conditions by the Bellevue Common Council on October 23, 2023. The Findings of Fact, Conclusions of Law, and Decision Documents are attached for reference.

Recommendations

Actions

During their March 17, 2025 meeting, the Bellevue Planning & Zoning Commission voted adopt Findings of Fact, Conclusions of Law, and Decision documents recommending the subject application to the Bellevue Common Council with the conditions of approval identified therein. As discussed previously, Staff recommends that the Conditions of Approval be modified as listed below.

Suggested motion:

"I move that we approve LLA-25-01 with the conditions identified within the Staff Report, and to direct Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this decision based on the record provided."

Conditions of Approval

1. No building shall encroach into the space between the top of the eastern bank (elevation of the street or alley) of the canal and east high water mark of the canal, unless otherwise allowed per

Diversion 45 Right of Way Agreement. This Agreement shall be recorded prior to final plat recordation.

2. Prior to the issuance of a building permit for the proposed parcel identified on the submitted preliminary plat as Lot 1A, the applicant shall receive approval from the City and construct a suitable vehicular and pedestrian access to the property.
3. Prior to the submittal of a final plat application, the applicant shall construct all required improvements, including improving the roadway within right-of-way to the east of the subject property from Walnut Street to Chestnut Street to the specifications provided in the Alley Improvements Exhibit attached to these findings.
4. Prior to the submittal of a final plat application, the applicant shall submit a revised preliminary plat identifying an easement for the Bellevue Canal District and documentation that the proposed easement has been reviewed and accepted by the Bellevue Canal District.
5. Prior to the submittal of a final plat application, the applicant shall submit a revised preliminary plat identifying the ordinary high water mark and a twenty foot (20') wide fisherman's easement along the landward side of the ordinary high water mark.
6. No construction or grading shall occur until the Bellevue City Engineer has reviewed and approved the construction drawings.
7. Prior to the submittal of a final plat application, the applicant shall provide a recorded memorandum of intent that the property owner and the Wood River Land Trust will enter into an Option to Purchase Agreement for the purchase of the property identified on the preliminary plat as Lot 1A.

Notice of Expiration

Pursuant to Bellevue City Code Section 11-3-4(D), failure to obtain final plat approval by the Council of an approved preliminary plat within one year after approval by the Council shall cause all approvals of said preliminary plat to be null and void. The final plat shall be filed with the Blaine County Recorder within one year after final plat approval by the Council. Failure to file said final plat within that time shall cause all approvals of said final plat to be null and void. No building permit shall be issued with regard to any parcel of land within a proposed subdivision until the final plat has been recorded. A copy of the final recorded plat shall be placed on file with the City. For good cause shown, the deadlines in this section may be extended for up to twelve (12) months. The Council shall hold a duly noticed public hearing prior to granting said extension.

•

Project Location



Project Analysis

Description

An application for a lot line adjustment for Lots 1-6, Block 96 of the Bellevue Townsite Original Plat. The proposed lot line adjustment will reconfigure the existing six (6) parcels into three (3) parcels and include a request for waivers from code requirements.

Legal Description

Lots 1-6, Block 96, Original Plat of Bellevue Townsite, located within Section 36, Township 2 North, Range 16 East, B.M., City of Bellevue, Blaine County, Idaho.

Associated Documents

Document Name	**Receipt of Last Revision**
Application	January 22, 2025
Preliminary Plat	January 22, 2025
Application Narrative	January 22, 2025
Letter from Triangle Irrigation and Wood River Irrigation District #45	January 22, 2025
Road Section Comparison Exhibit	February 11, 2025
Site Photos	February 27, 2025
Idaho Power Transmission Line Email	February 21, 2025
Findings of Fact, Conclusions of Law, and Decision from 2023 LLA application	October 23, 2023
Planning & Zoning Commission Findings of Fact, Conclusions of Law and Decision (approved but unsigned)	March 17, 2025
Planning & Zoning Commission Minutes for Public Hearing on Subject Application (approved but unsigned)	February 18, 2025
Planning & Zoning Commission Minutes for Public Hearing on Subject Application (approved but unsigned)	March 3, 2025
Planning & Zoning Commission Minutes for Public Hearing on Subject Application (approved but unsigned)	March 17, 2025

Public Noticing

Notice	Date
Political Subdivisions	January 27, 2025
Property Owners within 300 feet	March 24, 2025
Site Posting	March 24, 2025
Publication in *Idaho Mountain Express*	March 26, 2025

Dimensional Standards

Standard	Required	Proposed
Minimum Lot Size	6,000 square feet	17,990 square feet
Minimum Lot Width	50 feet	149.98 feet

Required Findings Code Sections

Bellevue City Code Section 11-6-1: Procedure

An owner or subdivider wishing to readjust lot lines, as defined in section 11-2-1 of this title, shall be required to file two (2) copies of a plat and application with the Administrator for administrative review. Additional information reasonably required for thorough review of the application and plat may be required by the Administrator to be provided by the applicant. Waivers shall be requested according to chapter 13 of this title. The Council shall remand any application and/or waiver request to the commission for recommendation prior to taking final action. The Administrator shall provide written notice of said application to owners of property immediately adjacent to the subject property. Said notice shall inform adjacent property owners they may comment on the application during a period of not less than ten (10) days after mailing of the notice and prior to final action on said application. Following expiration of the said comment period and upon a finding by the Administrator that the plat conforms to the readjustment of lot line definition and is in compliance with the provisions of this title, the Administrator shall approve same or approve with conditions necessary to find same in compliance with the provisions of this title. Upon a finding by the Administrator that the application does not conform to said definition or is not in compliance with this title, the Administrator shall deny the application and shall state the reasons therefor in writing, and a copy signed by the Administrator, attached to one copy of the plat, shall be returned to the applicant. Upon Council approval of an application and upon satisfaction by the applicant of any conditions attached thereto, the Administrator shall inform the City Clerk and the City Clerk shall sign the plat. Any questions with regard to the interpretation and/or applicability of this section or other sections shall be referred to the Council by the Administrator for determination.

Bellevue City Code Section 11-13-1: Waivers

A. Commission Recommendation; Council Approval: Waiver of any of the requirements of this title may be granted by the Council on a case basis upon the recommendation of the commission.
B. Application For Waiver:

1. Application for such waiver(s) must be in writing and must show that there are special physical characteristics or conditions affecting the property in question where a literal enforcement of this title would result in undue hardship not the result of actions by the subdivider, and that the waiver would not be detrimental to the public welfare, health, and safety, nor injurious to the property owners in the immediate area.
2. Applications shall be made to the Administrator in writing at the time of subdivision application. Said waiver, together with such related data and maps as are necessary to fully illustrate the relief sought, shall be filed at the same time. Such application shall be processed and considered with the preliminary plat application.

Code Sections of Interest

Bellevue City Code Section 11-2-1: Rules of Word Construction; Definitions:

ALLEY: A minor public way providing secondary access to the back or the side or property otherwise abutting a street.

BUILDING ENVELOPE: The site for location of a structure delineated on a preliminary plat and final plat within which the entire building or other structures must be constructed.

EASEMENT: A grant by a property owner to a specific person(s) or the public right to use land for specific purpose(s). Also, such a right acquired by prescription.

FLOODPLAIN: The relatively flat area or low land adjoining the channel of a stream, river, lake or other body of water which is subject to the hazards and inundation of a 100-year frequency, as identified and defined in the Flood Insurance Study and Flood Boundary and Floodway Map prepared by the Federal Insurance Administration of the U.S. Department of Housing and Urban Development in conjunction with the U.S. Army Corps of Engineers.

LOT, BUILDABLE: A lot of sufficient size to meet minimum zoning requirements for use, coverage, and area and to provide such yards and other open spaces as are herein required. Structures shall only be built upon buildable lots.

READJUSTMENT OF LOT LINES: A change or modification of the boundary lines between existing lots or parcels of land or between dwelling units which does not reduce the area, frontage, width, depth, or building setback lines of such lots below the minimum zoning requirements and which does not create additional lots or dwelling units. Readjustment of lot lines is intended to include other minor changes to a subdivision, condominium or townhouse plat such as, but not limited to, notation changes, boundary shifts and removal of lot line(s), each of which does not reduce the area, frontage, width, depth, or building setback lines of each lot below the minimum zoning requirements nor create additional lots or dwelling units.

STANDARD SPECIFICATIONS: Specifications for design and construction of improvements as specified in this title or other ordinances or resolutions of the City of Bellevue or by any other governmental entity having jurisdiction thereover, including subsequent amendments or codifications.

STREET: A public right-of-way, which provides vehicular and pedestrian access to adjacent properties, the dedication of which has been officially accepted. The term street also includes the terms, highway, thoroughfare, parkway, road, avenue, boulevard, lane, place, and all such terms, except driveway, as herein defined.

WAIVER: Modification of a relevant provision and regulation of this title not contrary to public interest or public health, safety, or welfare, and due to physical characteristics of the particular parcel of land and not the result of actions of the subdivider where literal enforcement of this title would result in undue hardship. The granting of waiver(s) shall be upon written application, and the granting thereof rests with the sound discretion of the commission and Council, on a case by case basis.

Bellevue City Code Section 11-4-6: Lots:

A. Lot size, width, depth, shape, orientation, and minimum building setback lines shall be in compliance with the zoning district in which the property is located; and compatible with the location of the subdivision and the type of development; and preserve solar access to adjacent properties and buildings.
B. Whenever a proposed subdivision contains lot(s) in whole or in part within the floodplain, or which contain land with a slope in excess of twenty five percent (25%) based upon natural contours, or create corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, provide open space and solar access for each lot and structure, and preserve hillside view corridors. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses, and topographical features.
C. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the center point of the intersection of the streets unless otherwise approved as defined in subsection 10-6-5C of this Code.
D. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.
E. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. Should a double frontage lot be created out of necessity, then such lot shall be a reversed frontage lot.
F. Minimum lot sizes in all cases shall be reversed frontage lot(s).
G. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public or approved private street.

Bellevue City Code Section 11-4-7: Blocks:

The length, width, and shape of blocks within a proposed subdivision shall conform to the following requirements:

A. No block shall be longer than one thousand feet (1,000') nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots.
B. Blocks shall be laid out in such a manner as to comply with the lot requirements.
C. The layout of blocks shall take into consideration the natural topography of the subdivision and minimize cuts and fills for roads and minimize adverse impact on the environment, watercourses, and topographical features.
D. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.

Bellevue City Code Section 11-4-8: Streets:

A. The arrangement, character, extent, width, grade, and location of all streets put in the proposed subdivision shall conform to the Comprehensive Plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land.
B. All streets shall be constructed to meet or exceed the criteria and standards set forth in the City Standard Specifications for Streets and Water, and all other applicable ordinances, resolutions, or regulations of the City, or any other governmental entity having jurisdiction thereover, now existing or hereafter adopted, amended or codified.
C. Where a subdivision abuts or contains an existing or proposed arterial street, railroad, or limited access highway right-of- way, the Council may require a frontage street, planting strip, or similar design features.
D. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods.
E. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven-tenths percent (0.7%) so as to provide for adequate drainage and snow plowing.
F. In general, partial dedications shall not be permitted. However, the Council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the Council finds it practical to require the dedication of the remainder of the right-of-way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right- of-way shall be dedicated.
G. Dead-end streets shall be permitted as deemed appropriate by the Council when providing for future connectivity to adjacent lands and are in compliance with International Fire Codes regarding turnarounds.
H. A cul-de-sac or similar type street shall be permitted as deemed appropriate by the Council which complies with International Fire Codes regarding turnarounds.
I. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°).
J. Where any street deflects any angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets and one hundred twenty five feet (125') for minor streets.
K. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited.
L. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets.
M. Proposed streets, which are continuations of existing streets, shall be given the same names as the existing streets. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to the Council for preliminary plat approval.
N. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills.
O. Street patterns of residential areas shall be designed to create areas free of through traffic but readily accessible to adjacent collector and arterial streets.

P. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider.
Q. In general, the centerline of streets shall coincide with the centerline of the street right-of-way, and all crosswalk markings shall be installed by the subdivider as a required improvement.
R. Street lighting may be required by the commission or Council, where appropriate, and shall be installed by the subdivider as a requirement improvement.
S. Private streets complying with the International Fire Codes shall be allowed as deemed appropriate by the Council.
T. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the Administrator and shall be consistent with the type and design of existing street signs elsewhere in the City.
U. Wherever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, said construction or improvement shall be a required improvement by the subdivider. Said construction or improvement shall be in accordance with adopted standard specifications therefor.
V. Sidewalks, curbs, and gutters may be a required improvement installed by the subdivider.
W. Prior to final plat signature, the first chip sealing applied to new dedicated streets and applicable private streets shall be completed by the developer or bonded for by the developer for any subdivision, planned unit development or condominium plat.

Bellevue City Code Section 11-4-9: Alleys

Alleys shall be provided in commercial and light industrial zoning districts, and may be required in residential districts. The width of an alley shall be not less than twenty five feet (25'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead-end alleys shall comply with the International Fire Codes regarding turnaround requirements. Improvement of alleys shall be done by the subdivider as a required improvement and in conformance with design standards specified in subsection 11-4-8B of this chapter.

Bellevue City Code Section 11-4-10: Easements:

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

A. A public utility easement at least ten feet (10') in width shall be required within the street right-of-way boundaries of all streets.

B. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain said watercourse and provide access for private maintenance and/or reconstruction of said watercourse.

C. All subdivisions which border the Big Wood River or any tributary shall dedicate a twenty foot (20') fisherman and unaltered riparian easement along the river bank. Furthermore, the Council shall require in appropriate areas an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.

D. All subdivisions which border on the Big Wood River or any tributary shall dedicate a one hundred foot (100') floodplain management easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.

E. All subdivisions through which appropriate access to public lands are found to exist shall dedicate reasonable public access easements thereto as part of the subdivision traffic circulation.

F. No ditch, pipe, or structure for irrigation water or irrigation wastewater shall be constructed, rerouted, or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights thereto. A written copy of such approval shall be filed as part of required improvement construction plans.

G. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the City. Such improvements may be calculated towards required park land dedication requirements as set forth in the adopted Bellevue Parks Master Plan.

Bellevue City Code Section 11-4-16: Utilities

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

Bellevue City Code Section 12-5-1: General Standards:

In all Special Flood Hazard Areas the following provisions are required:

A. A Riparian Protection Setback is hereby established one hundred feet (100') back from the mean high-water mark of the Bigwood River within the City. The following activities and improvements are prohibited within the Riparian Protection Setback:
   1. New Construction;
   2. Placement of structures, except fences and maintenance thereof;
   3. Placement of fill or dirt or other materials;
   4. Removal of any live vegetation, except for leaning or diseased trees that are hazardous of life or property (provided) the root balls shall not be removed in order to protect against erosion of the river bank) with prior written confirmation of such condition by a certified Arborist unless a bona fide emergency to life or property exists, and noxious weeds;
   5. Planting non-native vegetation, including grass, shrubs and trees;
   6. Storage of materials and/or equipment before, during or after any construction or excavation on an adjacent area.

   Exceptions:
   1. Planting of native riparian vegetation;
   2. Maintenance of non-native grasses, shrubs and trees existing on the effective date of this title;
   3. Emergency bank stabilization activities pursuant to all required federal, state and City permits; and

4. Construction of public roads, and of public utilities and other structures pursuant to all required by city, state and federal permits; and
5. Maintenance of deed or dedicated public pathways, and the maintenance of existing private pathways, and the creation and maintenance of one private pathway on each parcel of land of not more than eight (8) feet in width down to the river.

B. All new construction, substantial improvements, and development shall be designed (or modified) and adequately anchored to prevent flotation, collapse, and lateral movement of the structure.
C. All new construction, substantial improvements, and development shall be constructed with materials and utility equipment resistant to flood damage in accordance with the Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, and available from the Federal Emergency Management Agency.
D. All new construction, substantial improvements, and development shall be constructed by methods and practices that minimize flood damages.
E. All new and replacement electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions offloading to the Flood Protection Elevation. These include, but are not limited to, HVAC equipment, water softener units, bath/kitchen fixtures, ductwork, electric/gas meter panels/boxes, utility/cable boxes, hot water heaters, and electric outlets/switches.
F. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
G. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into flood waters.
H. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
I. A fully enclosed area, of new construction and substantially improved structures, which is below the lowest floor shall:
    1. Be constructed entirely of flood resistant materials at least to the Flood Protection Elevation; and
    2. Include, in Zones A, AE, AH, AO, and A1-30, flood openings to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters. To meet this requirement, the openings must either be certified by a professional engineer or architect or meet or exceed the following minimum design criteria:
        a. A minimum of two (2)flood openings on different sides of each enclosed area subject to flooding;
        b. The total net area of all flood openings must be at least one (1) square inch for each square foot of enclosed area subject to flooding;
        c. If a building has more than one enclosed area, each enclosed area must have flood openings to allow floodwaters to automatically enter and exit;
        d. The bottom of all required flood openings shall be no higher than one foot (1') above the interior or exterior adjacent grade;
        e. Flood openings may be equipped with screens, louvers, or other coverings or devices, provided they permit the automatic flow of floodwaters in both directions; and
        f. Enclosures made of flexible skirting are not considered enclosures for regulatory purposes, and, therefore, do not require flood openings. Masonry or wood underpinning, regardless of structural status, is considered an enclosure and requires flood openings as outlined above.

J. Any alteration, repair, reconstruction, or improvements to a structure, which is in compliance with the provisions of this ordinance, shall meet the requirements of "new construction" as contained in this title.
K. Nothing in this title shall prevent the repair, reconstruction, or replacement of a building or structure existing on the effective date of this title and located totally or partially within the floodway, flood fringe area, or stream setback, provided there is no additional encroachment below the Flood Protection Elevation in the floodway, flood fringe area, or stream setback, and provided that such repair, reconstruction, or replacement meets all of the other requirements of this title.
L. New solid waste disposal facilities and sites, hazardous waste management facilities, salvage yards, and chemical storage facilities shall not be permitted, except by variance as specified in subsection 12-4-5 I. A structure or tank for chemical or fuel storage incidental to an allowed use or to the operation of a water treatment plant or wastewater treatment facility may be located in a Special Flood Hazard Area only if the structure or tank is either elevated or floodproofed to at least the Flood Protection Elevation and certified in accordance with the provisions of subsection 12-4-3 C.
M. All subdivision proposals and other development proposals shall be consistent with the need to minimize flood damage and determined to be reasonably safe from flooding.
N. All subdivision proposals and other development proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
O. All subdivision proposals and other development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
P. All subdivision proposals and other development proposals shall have received all necessary permits from those governmental agencies for which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC § 1334.
Q. When a structure is partially located in a Special Flood Hazard Area, the entire structure shall meet the requirements for new construction and substantial improvements.
R. When a structure is located in multiple flood hazard zones or in a flood hazard risk zone with multiple base flood elevations, the provisions for the more restrictive flood hazard risk zone and the highest Base Flood Elevation (BFE) shall apply.

Comprehensive Plan Analysis

Chapter 5 – Land Use – Business (B)

Bellevue's downtown and business area is linear and centered along State Highway 75 (Main Street) through the middle of the city. The business area is generally constrained to the west by the drop in slope toward the river and to the east by the original platting and residential development over the city's nearly 135-year history. This land use area allows permitted businesses that include but are not limited to: business, professional, medical offices; public buildings, gas stations; restaurants, bars, theaters, banks, motels, tourist uses, retail outlets; public utilities, repair/personal services, storage, public parking lots and garages, car washes; and churches.

There are 65.271 acres in Bellevue classified as business as of September, 2015. This inventory includes: 138 lots ranging in size from 0.068 to 8.46 acres; 22 vacant lots totaling 16.273 acres; and 22 vacant lots totaling 16.273 acres; and 22 legally nonconforming properties on 8.292 acres that the City desires to be redeveloped for business purposes. Bellevue has in excess of 24.565 acres (or 37.6%) of business zoned property that is either vacant or under- developed.

Currently a mix of non-conforming uses exists within the business zone. These "grandfathered" uses are allowed to continue, although current zoning ordinances do not allow for expansion of these nonconforming uses.

The Bellevue Business Park on the north edge of town has expanded the business core with the addition of a large grocery store, bank, and garden center. As the business park has developed, this end of town has become a hub of activity. Sidewalks have made pedestrian circulation easier, safer, and more inviting.

Chapter 5 – Land Use – Objective 3:

Support recreation and open space uses when available and appropriate.

Actions

1. Investigate areas where such uses may be possible.
2. Ensure parks and open spaces complement adjacent zones and vice versa by addressing aesthetics and health and safety issues through design principles.
3. Maintain parks and open spaces for residents and visitors.
4. Identify and maintain non-motorized connections between parks and open spaces.
5. Maintain an appropriate open space visual separation between Bellevue and Hailey to preserve Bellevue's unique identity and its rural small-town character

Chapter 6 – Natural Resources – Surface Water

Bellevue is in the Big Wood River watershed. The availability of water was a lure to early settlers and irrigation played a major role in city's development. The Big Wood River runs the entire length of the Wood River Valley and eventually flows into Magic Reservoir, providing habitat for many species and recreation opportunities to residents and visitors. Affected by seasonal fluctuations in runoff from snowmelt, the annual peak flow is ordinarily reached the first week of June. The water year ends in September at the lowest flows. Thunderstorms may result in increased flow and turbidity. At the Howard Preserve, a diversion dam diverts water from the river into a canal system that runs approximately 34 miles to irrigate agricultural lands south of Bellevue. The Board of Control of the Triangle Irrigation District and the Wood River Irrigation District #45 manages the dam and canal jointly. Typical annual diversion is 380 CFS, drawn April 15 to October 31.

Chapter 6 – Natural Resources – Objective 2:

Ensure that developments are designed to minimize impacts to wildlife habitat and river function along the Big Wood River.

Actions

1. Allow the natural meander of the Big Wood River and reinforce its banks only where necessary to protect existing infrastructure.
2. Stabilize river and stream banks with native riparian vegetation; rehabilitate existing vegetation within the 100-foot riparian non-disturbance area.
3. Evaluate and minimize vegetation removal within the 100-foot riparian non-disturbance area.

4. Follow state Best Management Practices for construction and rehabilitation actions undertaken within 100 feet of the stream.
5. Maintain perennial vegetative cover on soils to protect them from erosion.
6. Work with developers to ensure east/west migration corridors are preserved across the valley.

Chapter 10 – Recreation – Big Wood River Access

The Big Wood River is considered a navigable stream as defined by Idaho Code which allows the public to use such streams, provided entrances and exits adjacent to a public right of way. Public rights of way to the Big Wood River within the City include: Chantrelle Subdivision, Broadford Road Bridge, Howard Preserve (Elm Street/Martin Lane/Old City Park), and Riverside Ranch Subdivision. There are approximately 3.3 miles of trails in Bellevue leading to and along the Big Wood River. The trails connect Chantrelle Subdivision, Howard Preserve, and Riverside Ranch Subdivision.

Discussion

- The applicant is requesting to reconfigure the existing six (6) parcels located on the subject property into three (3) parcels.
  - The proposed parcel identified as Lot 1A is 23,960 square feet, with an identified building envelope of approximately 2,000 square feet identified.
  - The proposed parcel identified as Lot 2A is 17,790 square feet. No building envelope is identified on this parcel. The area east of the proposed canal easement area is approximately 7,000 square feet.
  - The proposed parcel identified as Lot 3A is 18,017 square feet. No building envelope is identified on this parcel. The area east of the proposed canal easement area is approximately 6,700 square feet.
- The subject property is zoned B – Business. The subject property is adjoined by the Howard Preserve to the north and west, partially developed land to the east, and a vacant industrially zoned property to the south.
- As discussed below, the subject property was previously approved for a lot line adjustment with conditions of approval in 2023. The applicant did not request reconsideration of the conditions of approval at that time. However, in this application, the applicant is specifically requesting waivers of previous conditions of approval from that prior entitlement. The applicant is requesting the following modifications to the previous conditions of approval (Staff analysis in *italics,* Planning & Zoning Commission's recommendation included within attached Findings of Fact, Conclusions of Law, and Decision documents):

  Condition #1:

  Prior Condition:

  > "No building or structure shall touch the bottom West side bank (bottom of the slope intersects with the level surface). No building shall encroach into the space between the top of the bank (level of the street or alley) and the water, on the east side."

  Applicant's proposed condition:

  > "No building shall encroach into the space between the top of the eastern bank (level of the street or alley) and east high water mark of the canal, unless otherwise allowed per Diversion 45 Right of Way Agreement. This Agreement shall be recorded prior to final plat recordation."

The basis for the prior condition of approval was based on the prior application materials and comment received from the Bellevue Canal District. The applicant included a letter from the boards of the Triangle Irrigation District and Wood River Valley Irrigation Diversion #45 stating that the Canal Districts and applicants had arrived at an agreement to expand the buildable areas of Lots 2A and 3A. Staff has no objection to the proposed revised condition of approval.

Condition #3

Prior Condition:

"Corner lots shall show BE's in accordance with 11.4.6.C on the final plat."

Applicant's proposed condition:

The applicant is requesting that this condition be deleted.

The applicant has provided a justification for an alternate analysis of Bellevue City Code Section 11-4-6(C), and correctly asserted that questions regarding the interpretation of Title 11 of Bellevue City Code are to be referred to Council for a determination (Bellevue City Code Section 11-6-1). The Code section in question is as follows:

"Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the center point of the intersection of the streets unless otherwise approved as defined in subsection 10-6-5C of this Code."

Bellevue City Code Section 10-6-5(C) is only applicable to the GR – General Residential zone. Bellevue City Code Section 11-2-1 includes the following definitions:

ALLEY: A minor public way providing secondary access to the back or the side or property otherwise abutting a street.

BUILDING ENVELOPE: The site for location of a structure delineated on a preliminary plat and final plat within which the entire building or other structures must be constructed.

STREET: A public right-of-way, which provides vehicular and pedestrian access to adjacent properties, the dedication of which has been officially accepted. The term street also includes the terms, highway, thoroughfare, parkway, road, avenue, boulevard, lane, place, and all such terms, except driveway, as herein defined.

The applicant is identifying the public right of way to the east of the subject property as an alley, meaning that there are not two (2) intersecting "streets" to form a corner lot. Staff's opinion is that this interpretation is flawed in three (3) significant ways:

4. *The definition of "alley" in Bellevue City Code Section 11-2-1 specifically states that it is a "secondary access to the back of the side or property otherwise abutting a street." The subject property does not have any other access as the portions of Walnut and Chestnut Streets are undeveloped. The right-of-way to the east of the subject property functions as an "alley" for the parcels to the west of the right-of-way (abutting Main Street) and as a "street" for the parcels to the east of the right-of-way (subject property).*
5. *In order to be compliant with the Subdivision Design and Improvement Requirements for Lots established by Bellevue City Code Section 11-4-6(G), "Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public or private street." (Emphasis added). If we were to accept the applicant's justification that the right of way to the east of the subject property is not a "street" but an "alley," the street frontage of the subject property is limited to the undeveloped portions of the Walnut and*

Chestnut Street rights-of-way to the north and south, respectively, and the unnamed, undeveloped right-of-way to the west. Each of the proposed lots has more than twenty feet (20') of frontage along the rights-of-way, however without providing vehicular and pedestrian access to the adjacent property, the right-of-way does not meet the definition of "street" from Bellevue City Code Section 11-2-1. If the right-of-way to the east of the subject property is not to be considered a street, the proposed configuration of lots shown on the submitted preliminary plat does not meet the lot requirements of Bellevue City Code Section 11-4-6(G).

6. *When looking at the original plat of the City of Bellevue, the area to the east of Main Street is primarily platted as blocks consisting of two (2) rows of six (6) fifty foot wide by 120' deep parcels separated by an approximately 25' wide alley right-of-way bounded by eighty foot wide street rights-of-way. On the west side of Main Street, the pattern changes. One (1) row of fifty foot (50') wide by 120' deep parcels is separated from one (1) row of fifty foot (50') wide by two hundred feet (200') deep parcels by an approximately fifty foot (50') wide right-of-way. While the specific design intent of this block layout has likely been lost to history, it appears that the fifty foot (50') right of way to the east of the subject property was most likely intended to serve as both a rear (alley) access to the Main Street row of parcels and as the primary frontage for the row of two hundred foot (200') deep parcels, which includes the subject property.*

While Staff does not find the interpretation of Bellevue City Code Section 11-4-6(C) to be valid, the subject property does currently not meet the standard of being a "corner lot" as there is only one "street" fronting the property. However, as there are existing platted rights-of-way to the north and south of the subject property, the submitted preliminary plat identifies a proposed building envelope on Lot 1A, and it is unclear how street access would be configured, the possibility of Lot 2A and/or 3A becoming a corner lot in the future cannot be ruled out. Staff is not supportive of the deletion of this condition of approval.

Condition #4

Prior Condition:

> "The alley between Chestnut and Walnut shall be improved in accordance with 11.4.8.B

prior to approval of the final plat."

Applicant's proposed condition:

> "The alley between Chestnut and Walnut shall be improved in accordance with 11.4.8.B prior to approval of the final plat.

The applicant is requesting to waive the requirement of Bellevue City Code Section 11-4-8(B) that "All streets shall be constructed to meet or exceed the criteria and standards set forth in the City Standard Specifications for Streets and Water, and all other applicable ordinances, resolutions, or regulations of the City, or any other governmental entity having jurisdiction thereover, now existing or hereafter adopted, amended, or codified."

In order to grant a waiver, the Council (upon receipt of a recommendation by the Commission) must show that there are "special physical characteristics or conditions affecting the property in question where a literal enforcement of this title would result in undue hardship not the result of actions by the subdivider, and that the waiver would not be detrimental to the public welfare, health, and safety, nor injurious to the property owners in the immediate area." The waiver sought is for improvements to the right-of-way adjacent to the property. The right-of-way is

generally flat, of adequate width, and is improved as a substandard street. No "special physical characteristics or conditions" that would prevent improvement of the right-of-way to the east of the subject property are readily apparent. The applicant has identified "Existing overhead transmission lines… trees, and fences" within the right-of-way as the special physical characteristics. The applicant's narrative states that "removal of the transmission lines and all other encroachments… would place an undue hardship on the subdivider/property owners," but fails to provide any justification for this claim. Encroachments into right-of-way, including power transmission lines are very common within the City of Bellevue. As such, it is Staff's opinion that no "special physical characteristics or conditions" exist that would make literal enforcement (improvement of right-of-way to City standards) an undue hardship. Staff is not supportive of this waiver request.

- The Planning & Zoning Commission recommended approval of the subject application with the conditions of approval identified within the Findings of Fact, Conclusions of Law, and Decision, including the following Condition:

  The City of Bellevue and/or the Wood River Land Trust shall have the first right of refusal on the purchase of the property identified on the preliminary plat as Lot 1A. Prior to the submittal of a final plat application, the applicant shall provide a draft First Right of Refusal Contract to be approved by the City of Bellevue and the Wood River Land Trust Board of Directors prior to recordation of the final plat.

  Since the issuance of the Commission's recommendation, Staff, the applicant, and the Wood River Land Trust have been working to determine the most appropriate form of agreement to ensure that the City and Land Trust have the opportunity to purchase the area identified as Lot 1A. Staff is recommending that the aforementioned condition be replaced with the following:

  Prior to the submittal of a final plat application, the applicant shall provide a recorded memorandum of intent that the property owner and the Wood River Land Trust will enter into an Option to Purchase Agreement for the purchase of the property identified on the preliminary plat as Lot 1A.

History

- On August 15, 2023, Judith and Keith A. Meyers submitted a lot line adjustment application for the subject property. The proposed 2023 lot line adjustment was to reduce the total number of lots from six (6) to four (4) lots. This application was approved with conditions by the Bellevue Common Council on October 23, 2023. The Findings of Fact, Conclusions of Law, and Decision Documents are attached for reference.

Comments

Agency/Department Comments

To date, Staff has received comment from the following agencies and departments:

- Bellevue Fire Department
- Bellevue Marshall's Office
- Bellevue Water and Sewer Department
- Bellevue City Engineer
- Triangle Irrigation District

All agency comments received to date are attached for reference.

Public Comments

To date, Staff has received comment from the following individuals:

- Jeanne Liston

All public comments received to date are attached for reference.

Recommendations

Actions

During their March 17, 2025 meeting, the Bellevue Planning & Zoning Commission voted adopt Findings of Fact, Conclusions of Law, and Decision documents recommending the subject application to the Bellevue Common Council with the conditions of approval identified therein. As discussed previously, Staff recommends that the Conditions of Approval be modified as listed below.

Suggested motion:

"I move that we approve LLA-25-01 with the conditions identified within the Staff Report, and to direct Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this decision based on the record provided."

Conditions of Approval

1. No building shall encroach into the space between the top of the eastern bank (elevation of the street or alley) of the canal and east high water mark of the canal, unless otherwise allowed per Diversion 45 Right of Way Agreement. This Agreement shall be recorded prior to final plat recordation.
2. Prior to the issuance of a building permit for the proposed parcel identified on the submitted preliminary plat as Lot 1A, the applicant shall receive approval from the City and construct a suitable vehicular and pedestrian access to the property.
3. Prior to the submittal of a final plat application, the applicant shall construct all required improvements, including improving the roadway within right-of-way to the east of the subject property from Walnut Street to Chestnut Street to the specifications provided in the Alley Improvements Exhibit attached to these findings.
4. Prior to the submittal of a final plat application, the applicant shall submit a revised preliminary plat identifying an easement for the Bellevue Canal District and documentation that the proposed easement has been reviewed and accepted by the Bellevue Canal District.
5. Prior to the submittal of a final plat application, the applicant shall submit a revised preliminary plat identifying the ordinary high water mark and a twenty foot (20') wide fisherman's easement along the landward side of the ordinary high water mark.
6. No construction or grading shall occur until the Bellevue City Engineer has reviewed and approved the construction drawings.
7. Prior to the submittal of a final plat application, the applicant shall provide a recorded memorandum of intent that the property owner and the Wood River Land Trust will enter into an

Option to Purchase Agreement for the purchase of the property identified on the preliminary plat as Lot 1A.

Notice of Expiration

Pursuant to Bellevue City Code Section 11-3-4(D), failure to obtain final plat approval by the Council of an approved preliminary plat within one year after approval by the Council shall cause all approvals of said preliminary plat to be null and void. The final plat shall be filed with the Blaine County Recorder within one year after final plat approval by the Council. Failure to file said final plat within that time shall cause all approvals of said final plat to be null and void. No building permit shall be issued with regard to any parcel of land within a proposed subdivision until the final plat has been recorded. A copy of the final recorded plat shall be placed on file with the City. For good cause shown, the deadlines in this section may be extended for up to twelve (12) months. The Council shall hold a duly noticed public hearing prior to granting said extension.

$380 check #1258

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

RECEIVED
JAN 22 2025
BY:

LOT LINE ADJUSTMENT/ INTERIOR LOT LINE VACATION APPLICATION

SUBDIVISION INFORMATION	
Preliminary Plat ☒	**Final Plat** ☐
Proposed Name of Subdivision: Lots 1A, 2A, and 3A, Block 96, Bellevue Townsite	
Street Address:	
Mailing address: PO Box 242, Bellevue, ID 83313	
Legal Description of property: Lots 1-6, Block 96, Bellevue Townsite	
Current Zoning of Property: Business	
Regular Plat- 5 or more residential parcels: ☐	Lot Line Adjustment ☒
Engineer Name & Contact: Samantha Stahlnecker, P.E.; (208) 720-9608	

PROPERTY OWNER		
Property Owner Name: Keith and Judith Meyers		
Mailing Address: PO Box 242, Bellevue, ID 83313		
Phone #: 208-481-1818	Fax #:	Cell #:
Email Address: judymeyersinc@aol.com		
On behalf of Trust or LLC- Contact:		

Property Owner Consent:

By Signature hereon, the property owner acknowledges that the City Officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67-6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any *ex parte* discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.

Property Owners Signature: Keith Meyers Date: 1/22/25

FEE SCHEDULE

**Fees: Cost of additional noticing, recording fees etc. will also be assessed.*

**** ALL LEGAL, ENGINEERING AND OTHER CONSULTANT REVIEW FEES SHALL BE REIMBURSED 100% BY THE APPLICANT.***

☐ Lot Line Adjustment: $300.00 $_____

☐ Publication: $80.00 $_____

☐ Mailing: Market price $_____

TOTAL: $_____

Keith Myers
Judy Myers
PO Box 842
Bellevue, ID 83313

LOOK FOR:
3D hologram foil across top
Heat-reactive circle in upper-right corner

1258
92-7195/1231

1-22-25
Date

Pay to the Order of City of Bellevue $ 380.00

Three hundred eighty and 00/100 Dollars

Security Features Details on Back

Mountain West Bank

For

Judy Myers

⑆123177

Security Check

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

CRB118-3

CASH RECEIPT

Date January 22, 2025 254608

Received From Keith Myers

Address Lots 1A, 2A, and 3A

Dollars $ 380.00

For Lot Line Adjustment / Interior Lot

check #1258

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	380	
BALANCE DUE			MONEY ORDER ☐ CREDIT CARD ☐		

By

A LOT LINE SHIFT PLAT SHOWING

LOTS 1A, 2A, & 3A, BLOCK 96, BELLEVUE TOWNSITE

WHEREIN THE SIX LOTS ARE RECONFIGURED INTO FOUR LOTS AS SHOWN HEREON

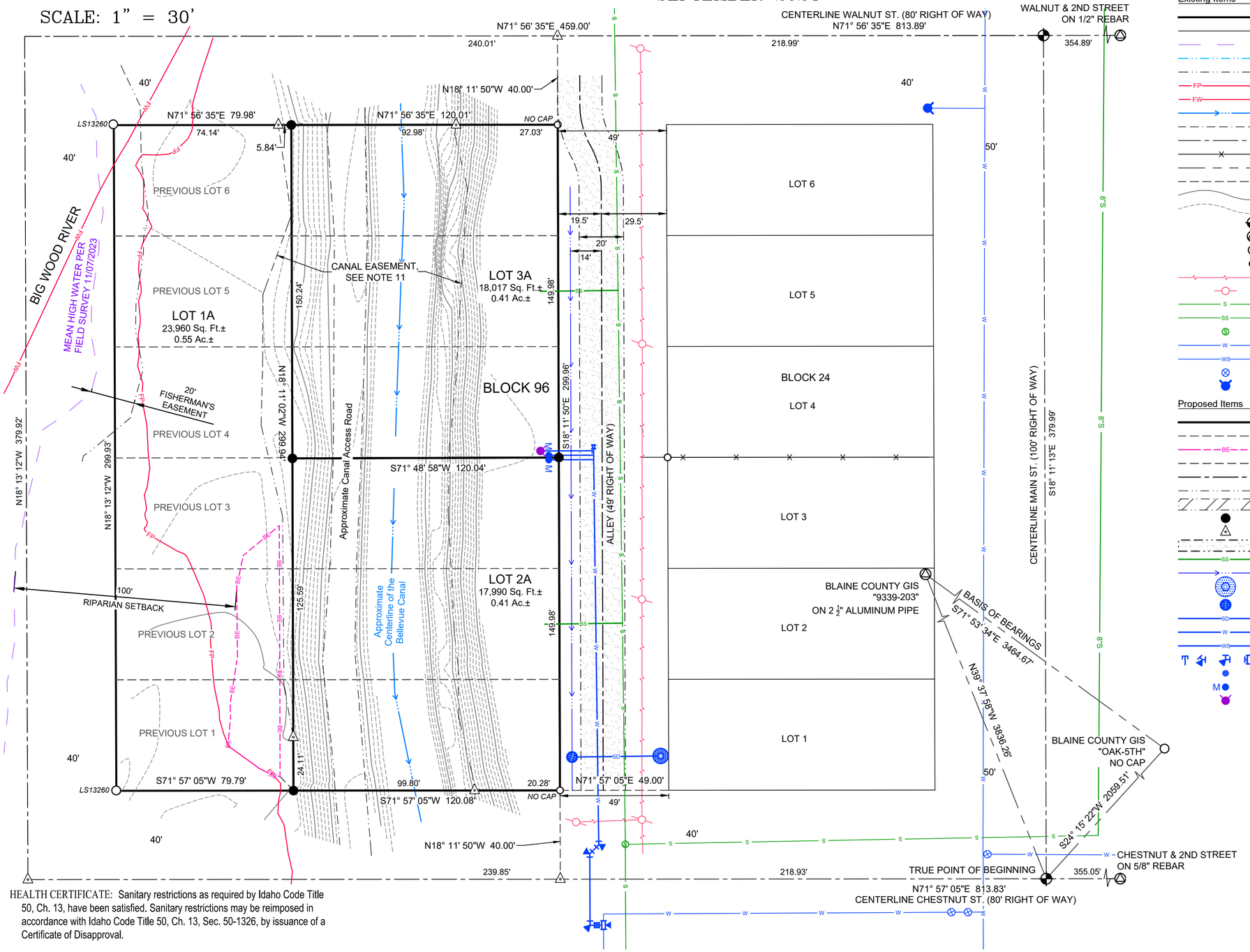
LOCATED WITHIN SECTION 36, T.2 N., R.18 E., B.M., CITY OF BELLEVUE, BLAINE COUNTY, IDAHO

SEPTEMBER 2024

N

0 30 60 Feet

SCALE: 1" = 30'



LEGEND

Existing Items

- Property Boundary
- Adjoiner's Lot Line
- Mean High Water (per Field Survey 11/7/2023)
- 100' Riparian Setback
- Easement, type and width as shown
- Floodplain per FEMA 2010 Study
- Floodway per FEMA 2010 Study
- Approximate Centerline of the Bellevue Canal
- Approximate Edge of Canal Access Road
- Centerline of Right of Way
- Fence Line
- GIS Tie Line
- Survey Tie Line
- 5' Contour Interval
- 1' Contour Interval
- Found Brass Cap in Concrete
- Found Aluminum Cap as Shown
- Found 5/8" Rebar
- Found 1/2" Rebar
- Overhead Power Line
- Power Pole
- Sewer Main
- Sewer Service
- Sewer Manhole
- Water Main
- Water Service
- Water Valve
- Fire Hydrant

Proposed Items

- Property Line
- Previous Lot Line
- Building Envelope
- Survey Tie Line
- Centerline of Right of Way
- Easement, type and width as shown
- Canal Easement
- Set 5/8" Rebar, PLS 16670
- Calculated Point (Nothing Set)
- Gravel
- Sewer Service
- Flow Line
- Drywell
- Catch Basin
- Storm Drain
- Water Main
- Water Service
- Water Main Fitting
- Water Valve
- Water Meter
- Water Hydrant

SEE SHEET 2 FOR NOTES

PROFESSIONAL LAND SURVEYOR LICENSED 16670 STATE OF IDAHO MARK E. PHILLIPS

PRELIMINARY

MARK E. PHILLIPS, P.L.S. 16670

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date

South Central District Health Dept., EHS

A LOT LINE SHIFT PLAT SHOWING
LOTS 1A, 2A,& 3A, BLOCK 96,
BELLEVUE TOWNSITE

1 OF 3
PROJECT: 2023-01

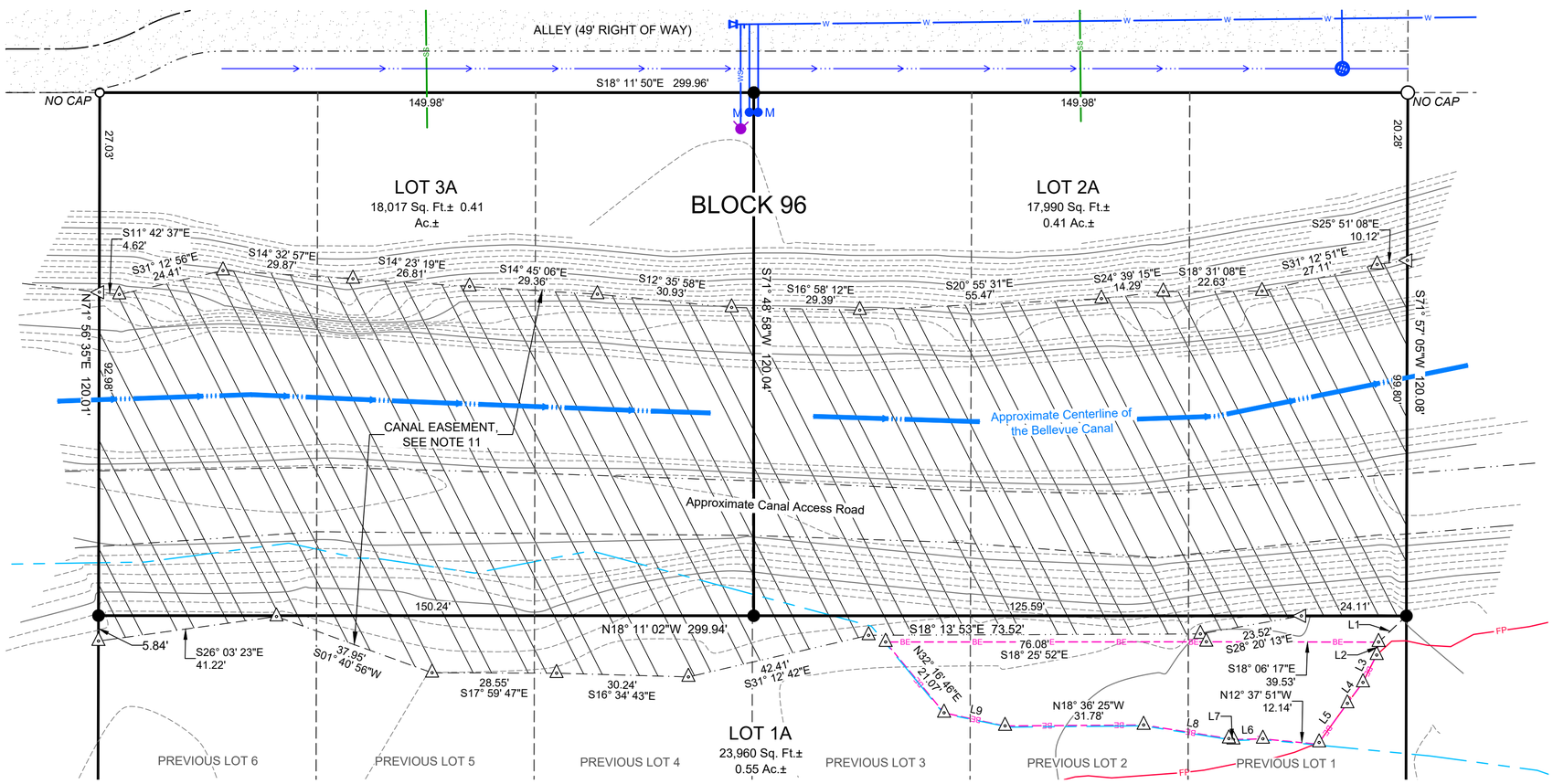
PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

A LOT LINE SHIFT PLAT SHOWING

LOTS 1A, 2A, & 3A, BLOCK 96, BELLEVUE TOWNSITE

AUGUST 2024

SEE SHEET 1 FOR LEGEND



0 20 40 Feet

SCALE: 1" = 30'

Line Table		
Line #	Length	Direction
L1	8.76'	S61°24'47"E
L2	3.02'	N80°09'18"E
L3	7.03'	N81°34'35"W
L4	5.97'	N71°34'19"W
L5	11.08'	N72°24'52"W
L6	6.78'	N19°42'24"W
L7	1.06'	N05°51'27"W
L8	19.80'	N09°04'59"W
L9	14.30'	N06°01'32"W

SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found and set during the boundary retracement of Lots 1, 2, 3, 4, 5, & 6, Block 96, Bellevue Townsite, and reconfigure the six lots into four lots as shown hereon. The boundary shown is based on found Centerline Monuments, found Lot Corner Monuments, the Record of Survey for Block 96, Bellevue Townsite, Instrument Number 646867, the partial resurvey of the Original Townsite of Bellevue, Instrument Number 207842, and the Original Map of Bellevue Townsite, all records of Blaine County, Idaho. All found monuments have been accepted. The missing monuments were set by block breakdown and proportioning record distances between found monuments.
2. The distances shown are measured. Refer to the above referenced documents for the previous record data.
3. This survey does not claim to reflect any of the following, which may be applicable to the subject real property, including but not limited to; Building Setbacks, Ditches, Easements, Natural Encroachments, Natural Hazards, Covenants, Conditions, and Restrictions, Subdivision Restrictions, Wetlands, Zoning or any other Land Use Regulation.
4. A Lot Book Guarantee for Lots 1, 2, 3, 4, 5, & 6, Block 96, Bellevue Townsite, has been issued by Stewart Title Guaranty Company, File Number 23475114, with a Date of Guarantee of July 5, 2023. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said policy. Some of the encumbrances and easements listed in the title report are Not plotted hereon. Review of the specific documents listed in said policy is required, if further information is desired.
5. Snow Storage for each Lot will need to comply with the current City of Bellevue code and shall not be pushed off the top of the slope toward or into the canal.
6. There shall be no access allowed by Lot owners along the existing canal access road to gain access to the Big Wood River.
7. Lot owners shall comply with City of Bellevue parking requirements and be aware of limited space between city Right-of-Way and top of slope.
8. A 20' Fisherman's Access Easement exists along the landward side of the mean high water line of the Big Wood River.
9. Lot 1A 100' Riparian Setback to shall be field verified prior to City approval of building permit.
10. No building shall be constructed on Lot 1A until a time when an approved access to the lot is developed.
11. No building shall encroach into the space between the eastern top of bank and east high water mark unless otherwise allowed per Diversion 45 Right-of-Way Agreement, Instrument Number_____.

PROFESSIONAL LAND SURVEYOR LICENSED 16670 STATE OF IDAHO MARK E. PHILLIPS

PRELIMINARY

MARK E. PHILLIPS, P.L.S. 16670

A LOT LINE SHIFT PLAT SHOWING LOTS 1A, 2A, & 3A, BLOCK 96, BELLEVUE TOWNSITE

2 OF 3
PROJECT: 2023-01

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned are the owners in fee simple of the following described parcels of land:

Parcels of land located within Section 36, T.2N., R.18E., B.M., City of Bellevue, Blaine County, Idaho, more particularly described as follows:

LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 96 OF THE CITY OF BELLEVUE

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. We do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

It is the intent of the owners to hereby include said land in this plat.

KEITH A. MYERS

JUDITH E. MYERS

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2023, before me, a Notary Public in and for said State, personally appeared Keith A. Myers & Judith E. Myers, husband and wife, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said State

Residing in _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.

Mark E. Phillips, P.L.S. 16670

PROFESSIONAL LAND SURVEYOR LICENSED 16670 STATE OF IDAHO MARK E. PHILLIPS

BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young County Surveyor for Blaine County, Idaho, do hereby certify that I have checked the foregoing Plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating to Plats and Surveys

Sam Young, P.L.S. 11577
Blaine County Surveyor

Date

BELLEVUE CITY ENGINEER'S APPROVAL

The foregoing plat was approved by _____, City Engineer for the City of Bellevue, on this _____ day of _____, 2023.

City Engineer

BELLEVUE CITY COUNCIL'S APPROVAL

The foregoing plat was approved by the City Council of Bellevue on this _____ day of _____, 2023.

City Clerk

BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Blaine County Treasurer

Date

BLAINE COUNTY RECORDER'S CERTIFICATE

A LOT LINE SHIFT PLAT SHOWING
LOTS 1A, 2A, 4A, & 5A, BLOCK 96,
BELLEVUE TOWNSITE

2 OF 2
PROJECT: 2023-01

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

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LOTS 1A, 2A, & 3A, BLOCK 96, BELLEVUE TOWNSITE

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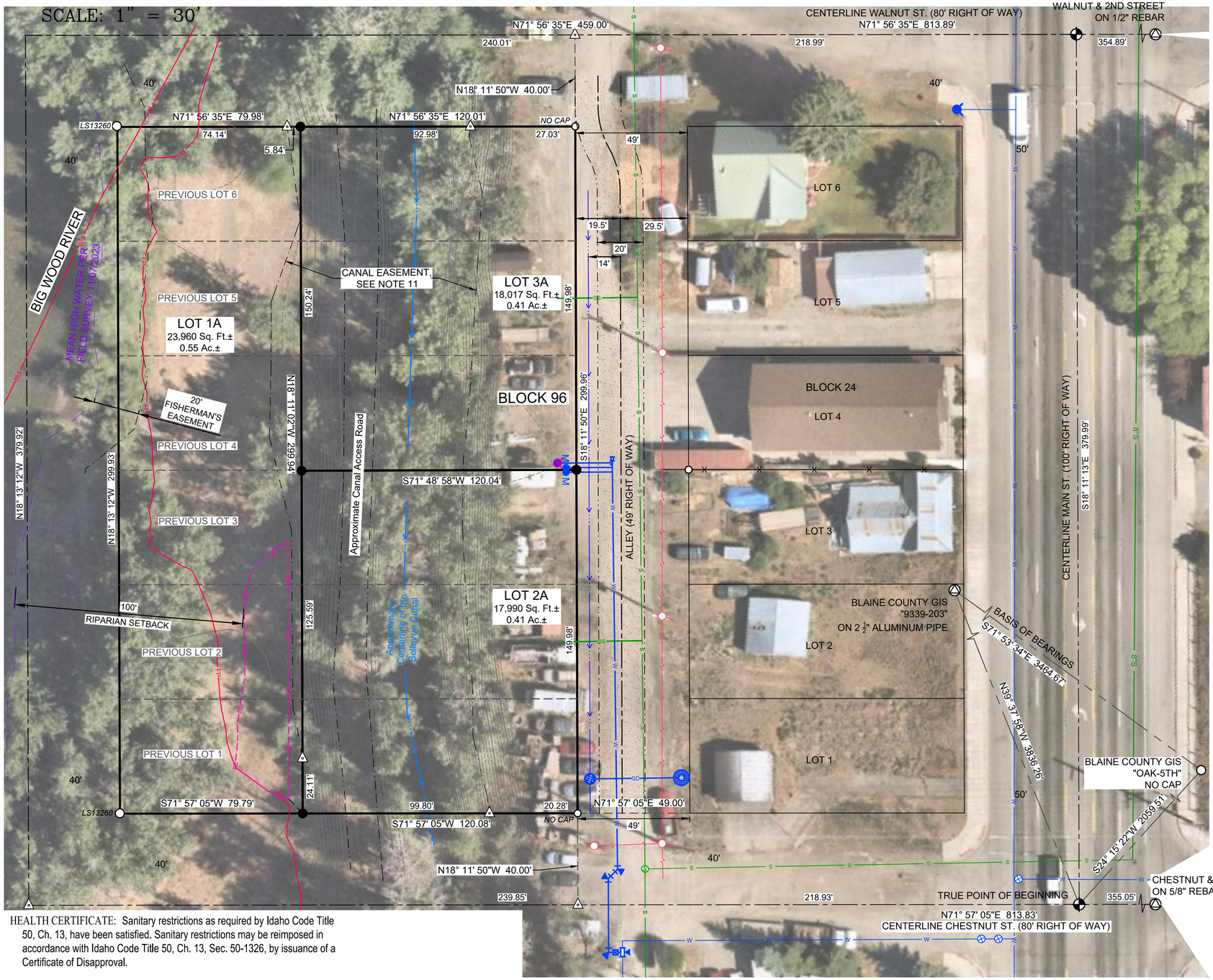
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SEPTEMBER 2024

N

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SEE SHEET 2 FOR NOTES

PROFESSIONAL LAND SURVEYOR LICENSED 16670 STATE OF IDAHO MARK E. PHILLIPS

PRELIMINARY

MARK E. PHILLIPS, P.L.S. 16670

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Date

South Central District Health Dept., EHS

A LOT LINE SHIFT PLAT SHOWING
LOTS 1A, 2A,& 3A, BLOCK 96,
BELLEVUE TOWNSITE

1 OF 3
PROJECT: 2023-01

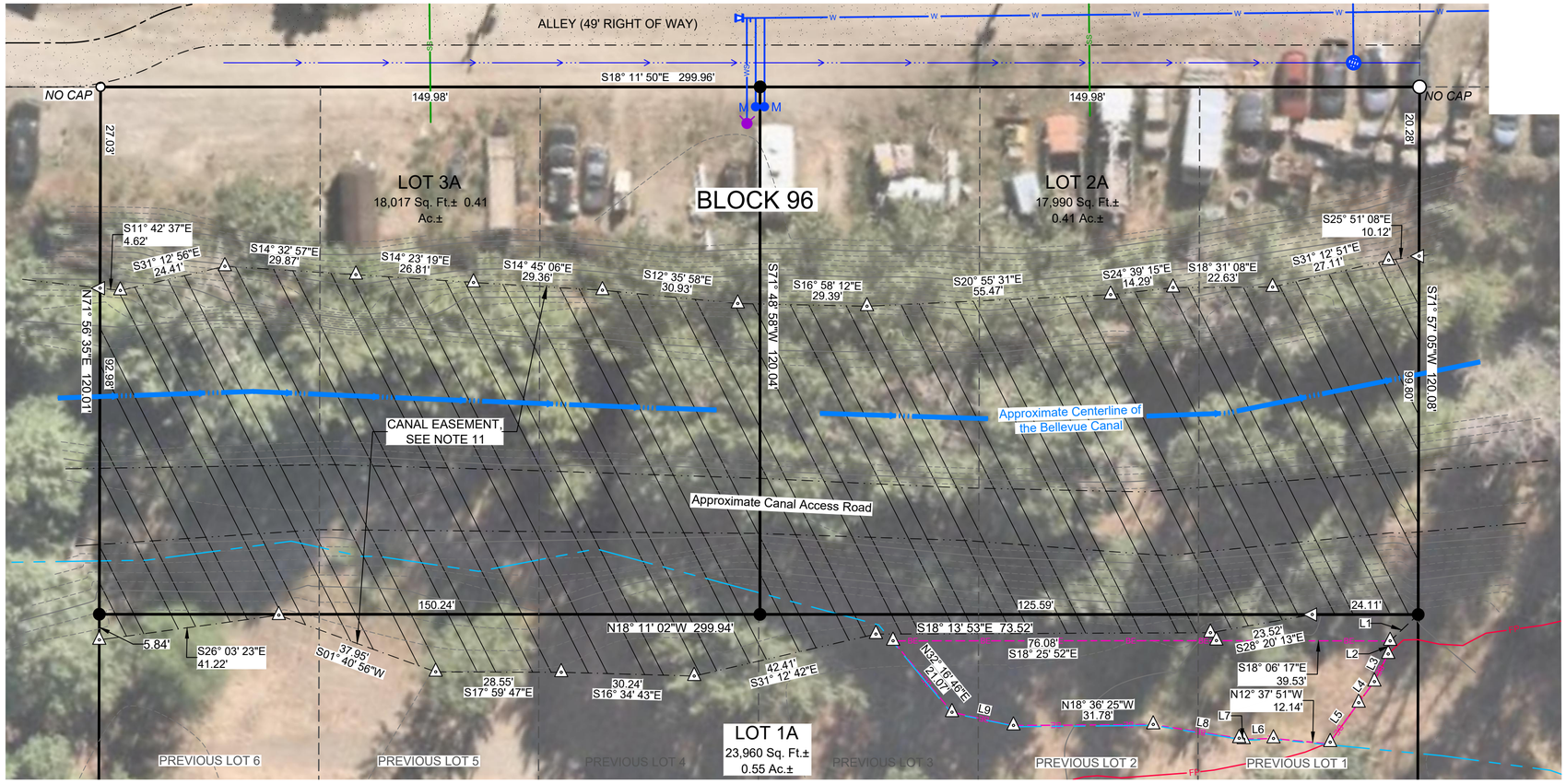
PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

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AUGUST 2024

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9. Lot 1A 100' Riparian Setback to shall be field verified prior to City approval of building permit.
10. No building shall be constructed on Lot 1A until a time when an approved access to the lot is developed.
11. No building shall encroach into the space between the eastern top of bank and east high water mark unless otherwise allowed per Diversion 45 Right-of-Way Agreement, Instrument Number_____.



PRELIMINARY

MARK E. PHILLIPS, P.L.S. 16670

A LOT LINE SHIFT PLAT SHOWING
LOTS 1A, 2A, & 3A, BLOCK 96,
BELLEVUE TOWNSITE

2 OF 3
PROJECT: 2023-01

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

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It is the intent of the owners to hereby include said land in this plat.

KEITH A. MYERS

JUDITH E. MYERS

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2023, before me, a Notary Public in and for said State, personally appeared Keith A. Myers & Judith E. Myers, husband and wife, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said State

Residing in _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.

Mark E. Phillips, P.L.S. 16670

PROFESSIONAL LAND SURVEYOR LICENSED 16670 STATE OF IDAHO MARK E. PHILLIPS

BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young County Surveyor for Blaine County, Idaho, do hereby certify that I have checked the foregoing Plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating to Plats and Surveys

_____
Sam Young, P.L.S. 11577
Blaine County Surveyor

_____
Date

BELLEVUE CITY ENGINEER'S APPROVAL

The foregoing plat was approved by _____, City Engineer for the City of Bellevue, on this _____ day of _____, 2023.

_____
City Engineer

BELLEVUE CITY COUNCIL'S APPROVAL

The foregoing plat was approved by the City Council of Bellevue on this _____ day of _____, 2023.

_____
City Clerk

BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

_____
Blaine County Treasurer

_____
Date

BLAINE COUNTY RECORDER'S CERTIFICATE

A LOT LINE SHIFT PLAT SHOWING
LOTS 1A, 2A, 4A, & 5A, BLOCK 96,
BELLEVUE TOWNSITE

2 OF 2
PROJECT: 2023-01

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

OPAL ENGINEERING, PLLC

September 5, 2024

City of Bellevue Common Council
Bellevue, ID 83313

Re: Bellevue Lots 1-6, Block 96 Lot Line Adjustment Revision

Dear Council,

The property owners of Lots 1-6, Block 96, Bellevue, Judy and Keith Myers, are submitting a revised application for Lot Line Adjustment. The proposed plat would result in two (2) lots within Block 96 west of the alley, combining platted lots 1-6. Included with this letter is a revised preliminary plat showing this configuration.

Pursuant to Section 11-6-1, "...Any questions with regard to the interpretation and/or applicability of this section or other sections shall be referred to the Council by the Administrator for determination," the applicants respectfully request that the Council consider the interpretation and/or applicability of certain sections of the Subdivision code.

Specifically, the applicants request the following modifications to three of the Conditions of Approval for the previously submitted Lot Line Adjustment. Modification of Condition #4 is requested pursuant to 11-13-1, Waivers, with regard to City Standard Specifications for Streets (Section 11-4-8.B).

Condition #1
Request modification of this condition to state:

“No building shall encroach into the space between the top of the eastern bank (level of the street or alley) and east high water mark of the canal, unless otherwise allowed per Diversion 45 Right of Way Agreement. This Agreement shall be recorded prior to final plat recordation.”

The applicants request this modification to allow the potential for building(s) to be constructed no closer than 14 feet from the eastern high water mark. Included with this request is a letter from the canal company supporting this requested modification.

416 S Main Street, Suite 204
PO Box 2530
Hailey, ID 83333
(208) 720-9608

opal
OPAL ENGINEERING, PLLC

Condition #3

Request to delete this condition, which states: "Corner lots shall show BE's in accordance with 11.4.6.C on the final plat."

Section 11-4-6.C. states: Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the center point of the intersection of the streets unless otherwise approved as defined in subsection 10-6-5C of this Code. (Subsection 10-6-5C does not apply, because it relates only to setback reductions via a design review process.)

The proposed lots are not corner lots per code because neither lot is located at the intersection of streets, but rather at the intersection of a street and an alley. The term "corner lot" is found three times in Bellevue's code, shown below. All three reference intersection of streets, not alleys. (Title 11 specifically defines "ALLEY." As such, an alley would not be considered a "STREET" per the subdivision code.)

11-4-6: LOTS:

> ...Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the center point of the intersection of the streets unless otherwise approved as defined in subsection 10-6-5C of this Code. D. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.

11-4-7: BLOCKS:

> ...Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.

10-2-1: DEFINITIONS:

> ...On a corner lot, only one street property line shall be considered the front lot line, and the shorter street frontage shall be considered the front lot line, unless determined otherwise by the Administrator based on the orientation and layout of the lot and surrounding lots in order to have a uniform front lot line for all such lots.

Alleys are not considered streets for the purpose of defining corner lots. As a recent example of a building that was constructed at the intersection of a street (Poplar) and an alley is the Clearwater Power Equipment building. It has an approximately 67' setback from the street/alley intersection, as shown in the attached Exhibit A.

The purpose of the corner lot setback is to allow for sight distance for traffic at the intersection of the two streets. In the case of Chestnut and Walnut adjacent to the two proposed lots, neither of these platted streets are likely to be developed by the City as they lead only to the canal. These streets may be improved by the developer(s) of the two proposed lots as driveways into the lots. Regardless, vehicular traffic on Chestnut and Walnut west of the alley will be minimal.

Condition #4
Currently reads: "The alley between Chestnut and Walnut shall be improved in accordance with 11.4.8.B prior to approval of the final plat."

Request waiver and modification to state: "The alley between Chestnut and Walnut shall be improved in accordance with the submitted site specific Alley Improvements Exhibit, EX2, prior to approval of the final plat."

> 11-13-1: WAIVERS:
> A. Commission Recommendation; Council Approval: Waiver of any of the requirements of this title may be granted by the Council on a case basis upon the recommendation of the commission.
>
> B. Application For Waiver:
>
> 1. Application for such waiver(s) must be in writing and must show that there are special physical characteristics or conditions affecting the property in question where a literal enforcement of this title would result in undue hardship not the result of actions by the subdivider, and that the waiver would not be detrimental to the public welfare, health, and safety, nor injurious to the property owners in the immediate area.
>
> 2. Applications shall be made to the Administrator in writing at the time of subdivision application. Said waiver, together with such related data and maps as are necessary to fully illustrate the relief sought, shall be filed at the same time. Such application shall be processed and considered with the preliminary plat application.

APPLICANT RESPONSE:
Special physical characteristics/conditions affecting the property in question: Existing overhead transmission lines and four poles encroach approximately 15 feet into the alley ROW on the east side. Other encroachments including trees and fences also exist within the eastern portion of the alley.

OPAL ENGINEERING, PLLC

A literal enforcement of this title would result in undue hardship not the result of actions by the subdivider: Strict adherence to City Standard Specifications for Streets would necessitate the removal of the transmission lines and all other encroachments. This would place an undue hardship on the subdivider/property owners. Power transmission line and fence placement was not the result of actions by the subdivider/property owners.

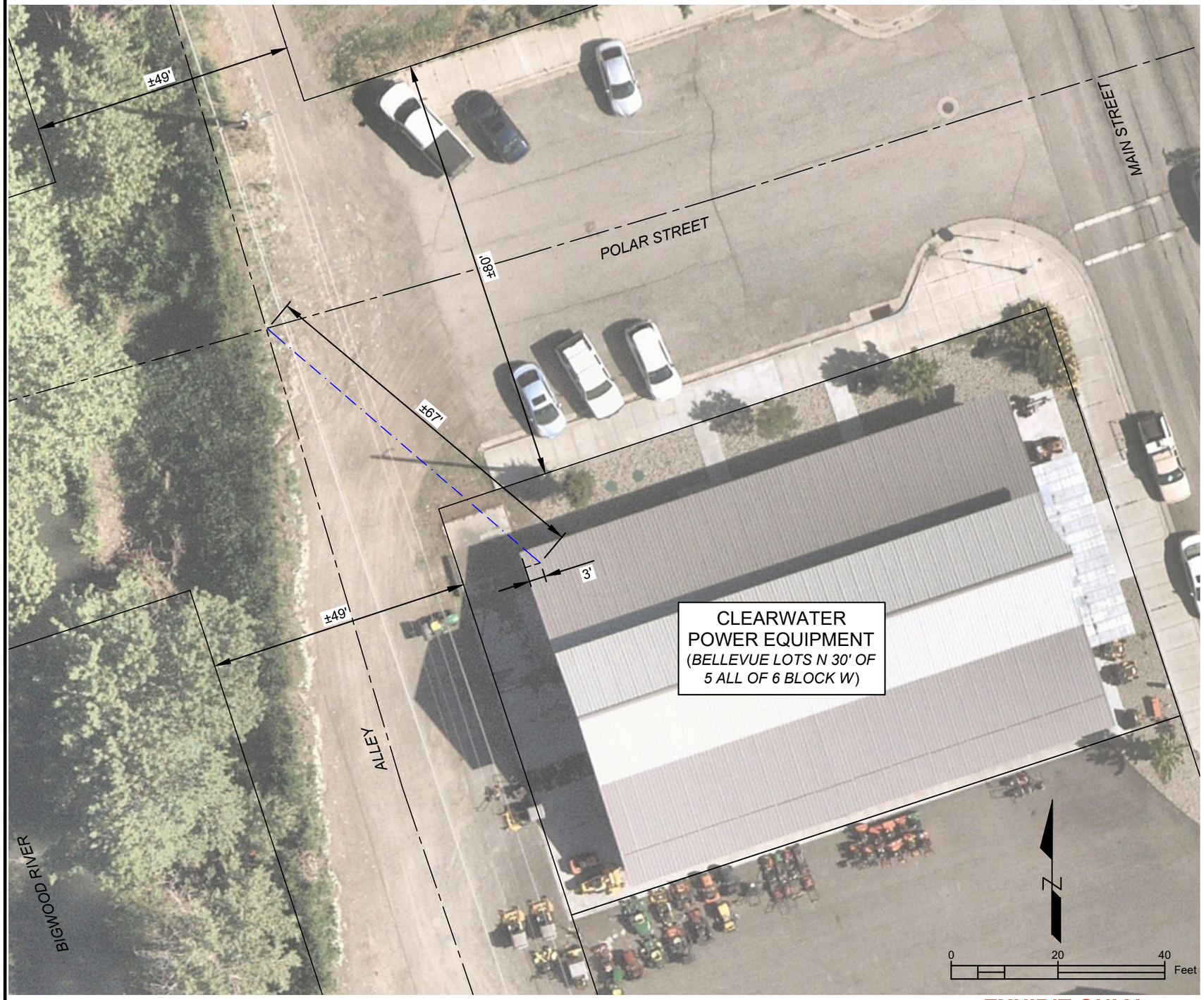
Not detrimental to public welfare, health, and safety nor injurious to the property owners in the immediate area: Modifications to the typical street section by (a) shifting the travel lanes 5.25 feet west of center, (b) surfacing with gravel versus asphalt, and (c) changing from a crowned surface to a shed surface with drainage on the west side only, will not be harmful to public safety. A modified street section also is more appropriate because now just two lots are proposed, rather than three as previously approved. Both lots could be accessed via the platted streets of Chestnut and Walnut. The proposed section has been submitted for approval by the Bellevue Fire Chief.

We look forward to presenting the revised application to the Council on behalf of the property owners. Please contact me with any questions.

Sincerely,

Samantha Stahlnecker, P.E.
Opal Engineering, PLLC

416 S Main Street, Suite 204
PO Box 2530
Hailey, ID 83333
(208) 720-9608

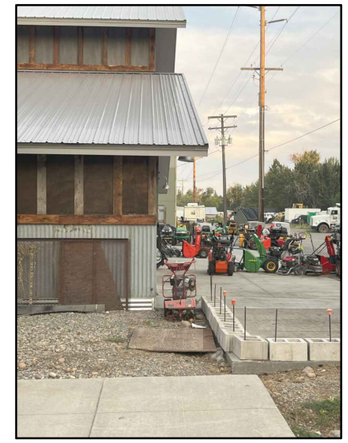


NOTES:

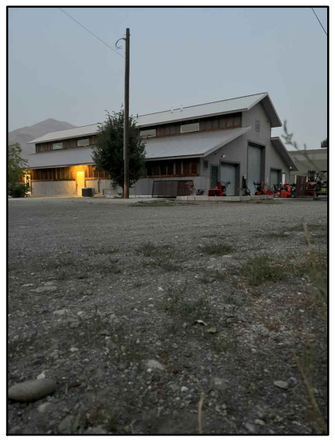
1. PROPERTY BOUNDARIES SHOWN HEREON ARE APPROXIMATE PER BLAINE COUNTY GIS.
2. AERIAL IMAGERY SHOWN HEREON PER NEAR MAP 2023. AERIAL IMAGERY MAY NOT SHOW CURRENT CONDITIONS.
3. DISTANCES SHOWN HEREON ARE APPROXIMATE BASE ON AERIAL IMAGERY AND FIELD MEASUREMENTS.

LEGEND:

- ADJOINING PROPERTY BOUNDARY PER BLAINE COUNTY GIS
- APPROXIMATE CENTERLINE OF RIGHT OF WAY
- APPROXIMATE DISTANCES FROM BUILDING CORNER
- APPROXIMATE OVERHANG DISTANCES TO BUILDING CORNER



NORTH WEST CORNER OF CLEARWATER POWER EQUIPMENT BUILDING



APPROXIMATE LOCATION OF INTERSECTION MEASUREMENT POINT

EXHIBIT ONLY
NOT FOR
CONSTRUCTION

opal
OPAL ENGINEERING, PLLC
PO BOX 2530; HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

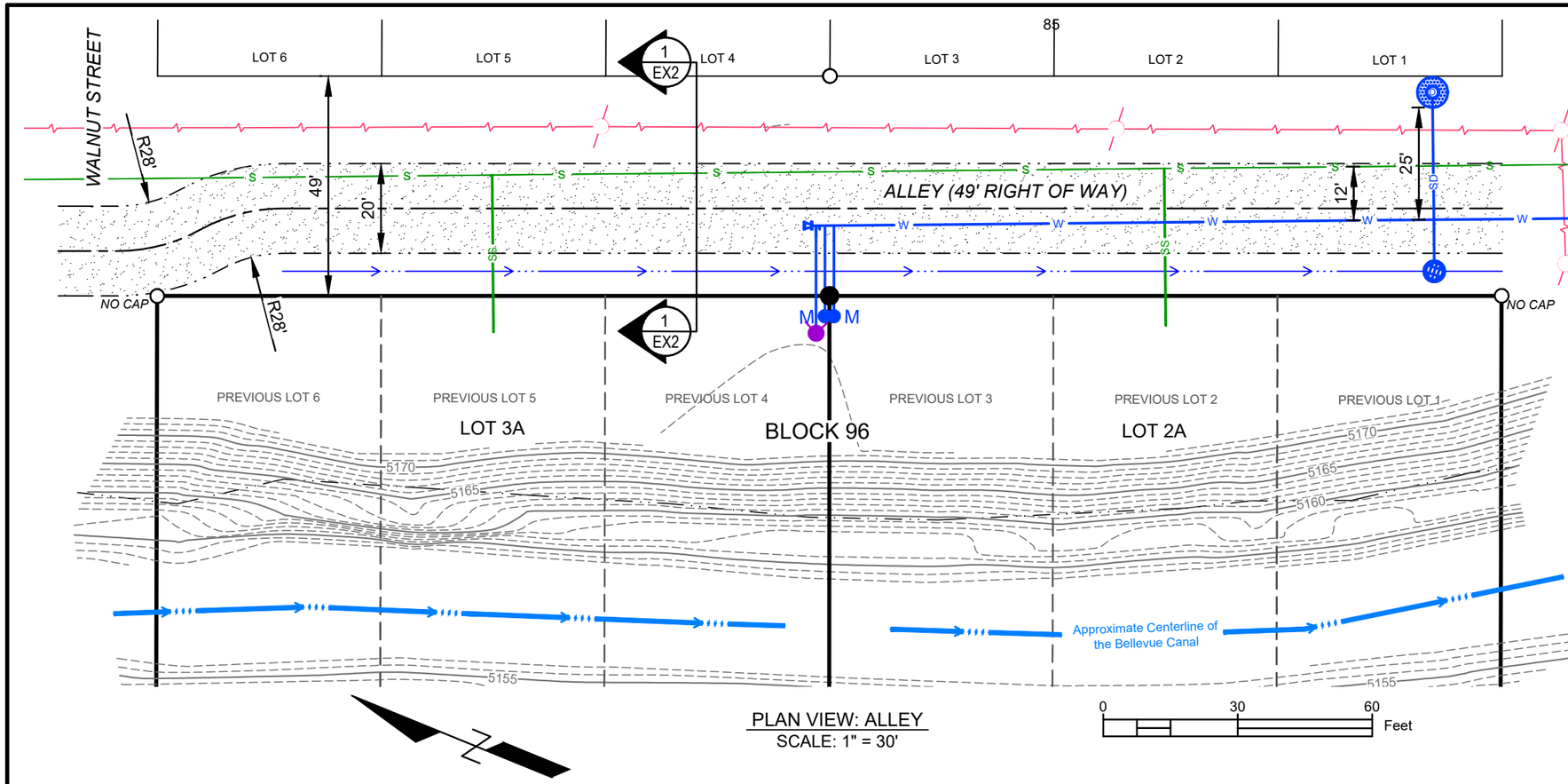
ALLEY CORNER LOT EXHIBIT

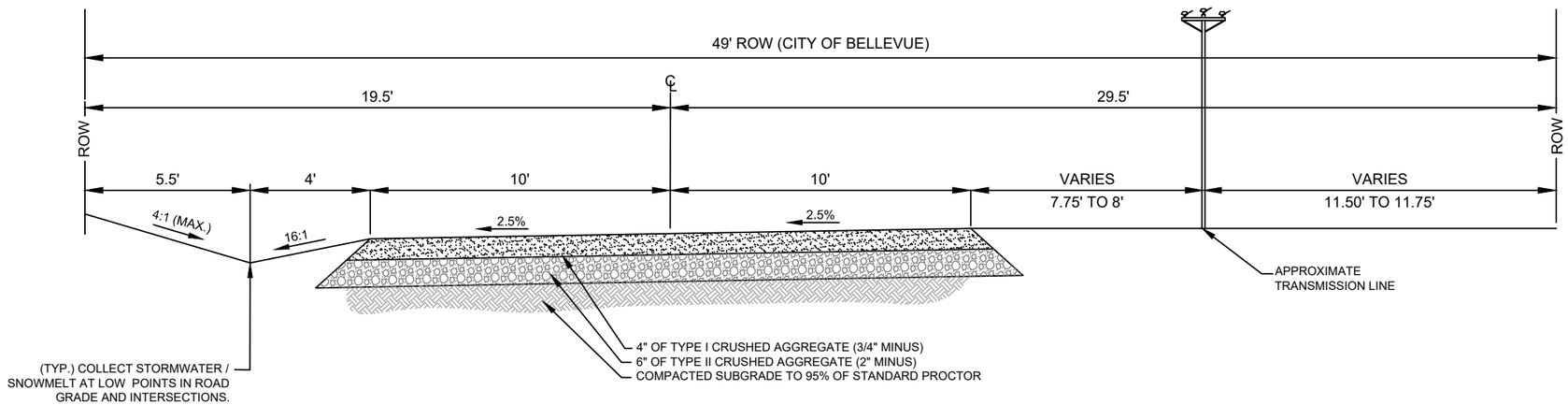
LOTS 1A, 2A, & 3A, BLOCK 96, BELLEVUE TOWNSITE

PREPARED FOR KEITH & JUDITH MYERS

24019
PROJECT NUMBER

EX1





1 ALLEY SECTION
N.T.S.

NOTES:

1. PROPERTY BOUNDARIES SHOWN HEREON ARE PER A SURVEY CONDUCTED BY PHILLIPS LAND SURVEYING, PLLC RECEIVED ON APRIL 29, 2024 .

LEGEND:

EXISTING ITEMS

- Property Boundary
- Adjoiner's Lot Line
- Approximate Centerline of the Bellevue Canal
- Canal Easement
- 5' Contour Interval
- 1' Contour Interval
- Found 1/2" Rebar
- Power Pole
- Overhead Power Line
- Sewer Main

PROPOSED ITEMS

- Property Line
- Previous Lot Line
- Centerline of Right of Way
- Gravel
- Flow Line
- Set 5/8" Rebar
- Drywell
- Catch Basin
- Storm Drain
- Sewer Service
- Water Main
- Water Service
- Water Valve
- Water Main Fitting
- Water Meter
- Water Hydrant

EXHIBIT ONLY

NOT FOR CONSTRUCTION

opal
OPAL ENGINEERING, PLLC
PO BOX 2530; HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

ALLEY IMPROVEMENTS EXHIBIT

LOTS 1A, 2A, & 3A, BLOCK 96, BELLEVUE TOWNSITE

PREPARED FOR KEITH & JUDITH MYERS

24019
PROJECT NUMBER

EX2

Diversion 45 Right of Way

Agreement only for Bellevue lots 1-6 Block 96, east bank of canal

Overview:

These six lots have the Diversion 45 canal running through the middle of them. The east bank of the canal rises from the bottom of the canal up to street level. It is characterized by a largely inaccessible sloughing bank. State statute allows the irrigation district to determine the width of the right-of-way it needs on either side of the canal. Any encroachment into that ROW requires written permission from the District. In this case, at this location, no encroachment has ever been allowed between the water and the top of the bank.

Agreement:

At the location stated above, the two irrigation districts, Triangle Irrigation District and the Wood River Valley Irrigation District 45, are willing to allow permanent construction in the form of a retaining wall or building, to be placed no closer than 14 feet in parallel to the east mean high water mark. No other type of encroachment will be allowed. No portion of the construction may extend into that 14 foot space above the high water level.

Conditions:

The owner must first have the construction designed by a competent engineer to be appropriate for this steep loose bank. They must present this plan to the irrigation districts for a review by the district's engineers, before they can proceed with the work.

In addition, the owner must leave the bank between the construction and the high watermark with a leveled terrace, which is 4 feet above the High Water mark and running parallel to the water for the length of the construction. Steps must be taken so that the terrace never becomes eroded or sloughs off towards the bottom of the canal. It would be preferred that the terrace has a width of roughly 10 to 12 feet, runs along the foot of the wall, and the west side of the terrace slopes towards the water.

It will then become the responsibility of the owner to maintain the integrity of both the construction and the terrace.

Signed:

Sarah Gardner, Chairman of the board, TID:

Sarah Gardner

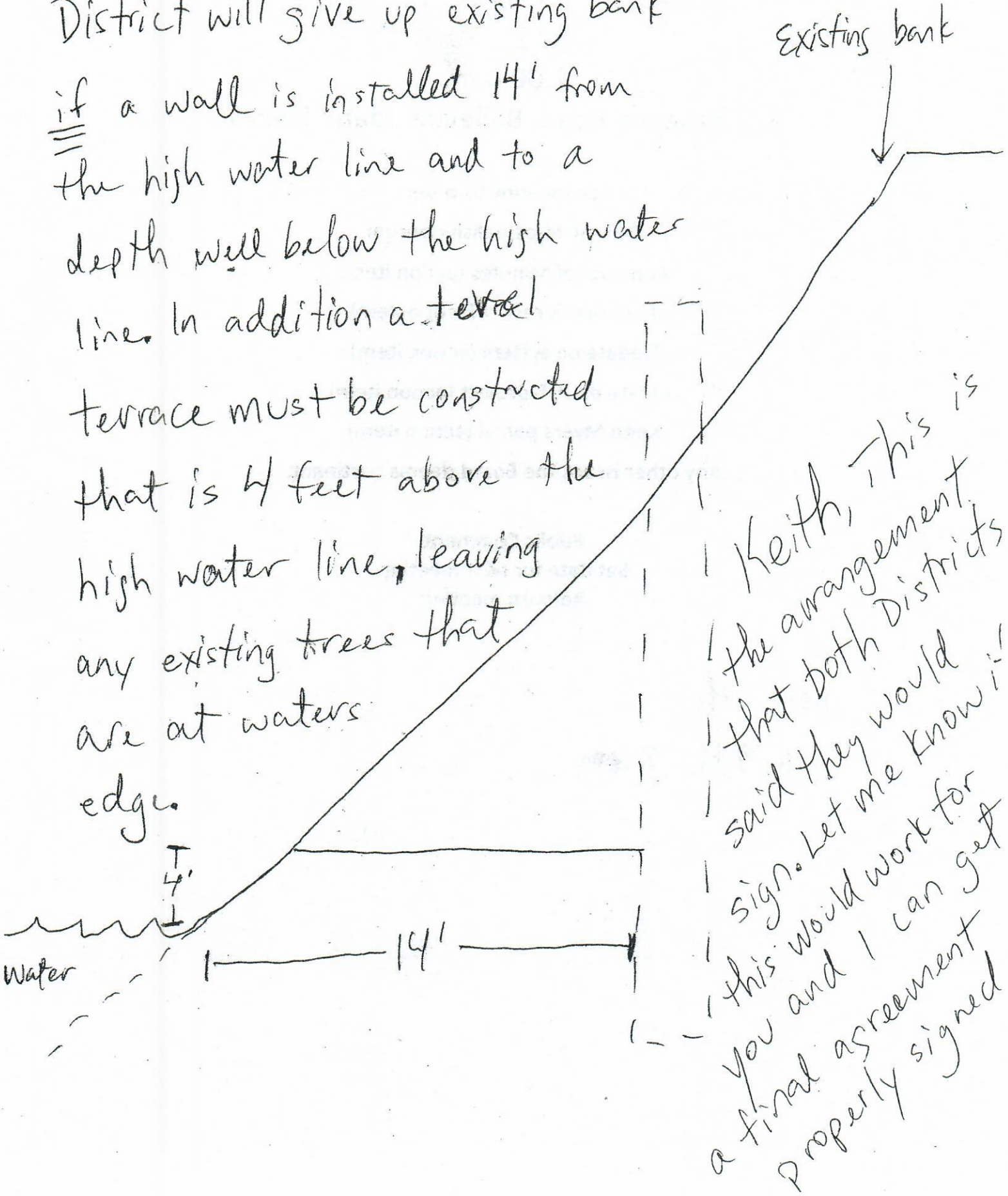
Greg, Clark, Chairman of the board, WRVID45:

Greg Clark

Keith Myers, Property owner:

Keith Myers

District will give up existing bank if a wall is installed 14' from the high water line and to a depth well below the high water line. In addition a ~~level~~ terrace must be constructed that is 4 feet above the high water line, leaving any existing trees that are at waters edge.



Keith, this is the arrangement that both Districts said they would sign. Let me know if this would work for you and I can get a final agreement properly signed

Diversion 45 Right of Way

Agreement only for Bellevue lots 1-6 Block 96, east bank of canal

Overview:

These six lots have the Diversion 45 canal running through the middle of them. The east bank of the canal rises from the bottom of the canal up to street level. It is characterized by a largely inaccessible sloughing bank. State statute allows the irrigation district to determine the width of the right-of-way it needs on either side of the canal. Any encroachment into that ROW requires written permission from the District. In this case, at this location, no encroachment has ever been allowed between the water and the top of the bank.

Agreement:

At the location stated above, the two irrigation districts, Triangle Irrigation District and the Wood River Valley Irrigation District 45, are willing to allow permanent construction in the form of a retaining wall or building, to be placed no closer than 14 feet in parallel to the east mean high water mark. No other type of encroachment will be allowed. No portion of the construction may extend into that 14 foot space above the high water level.

Conditions:

The owner must first have the construction designed by a competent engineer to be appropriate for this steep loose bank. They must present this plan to the irrigation districts for a review by the district's engineers, before they can proceed with the work.

In addition, the owner must leave the bank between the construction and the high watermark with a leveled terrace, which is 4 feet above the High Water mark and running parallel to the water for the length of the construction. Steps must be taken so that the terrace never becomes eroded or sloughs off towards the bottom of the canal. It would be preferred that the terrace has a width of roughly 10 to 12 feet, runs along the foot of the wall, and the west side of the terrace slopes towards the water.

It will then become the responsibility of the owner to maintain the integrity of both the construction and the terrace.

Signed:

Sarah Gardner, Chairman of the board, TID:

Sarah Gardner

Greg Clark, Chairman of the board, WRVID45:

Greg Clark

Keith Myers, Property owner:

Keith Myers

MARIA PALOMERA
Comm Expires 11/15/28
NOTARY PUBLIC
COMM NO. 68860
STATE OF IDAHO

M Palomera
Maria Palomera
City of Bellevue, Idaho

State of IDAHO,

County of BLAINE, ss.

This record was acknowledged before me on 4/9/2025 by Greg Clark as chairman of the Board of WRVID 45.

Notary Public

My Commission Expires: 9/19/30

ALI WARNER
NOTARY PUBLIC
Comm. No. 34720
STATE OF IDAHO

State of Idaho,

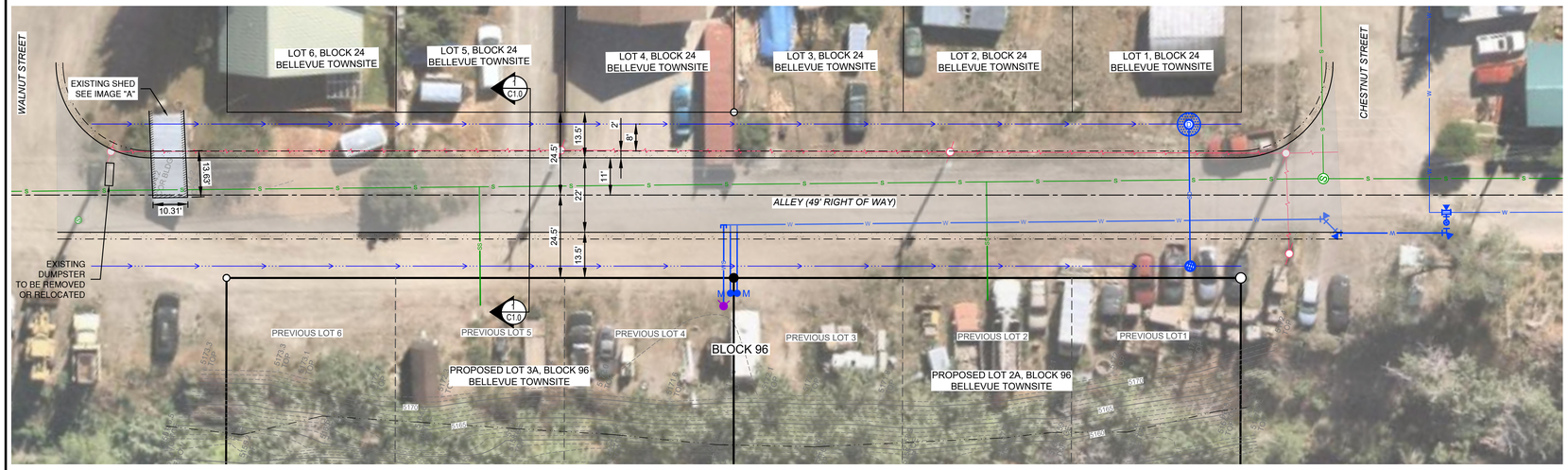
County of Blaine, ss.

This record was acknowledged before me on April 09 2025 by Sarah R Gardner as Chairman of the Board of TID.

Notary Public

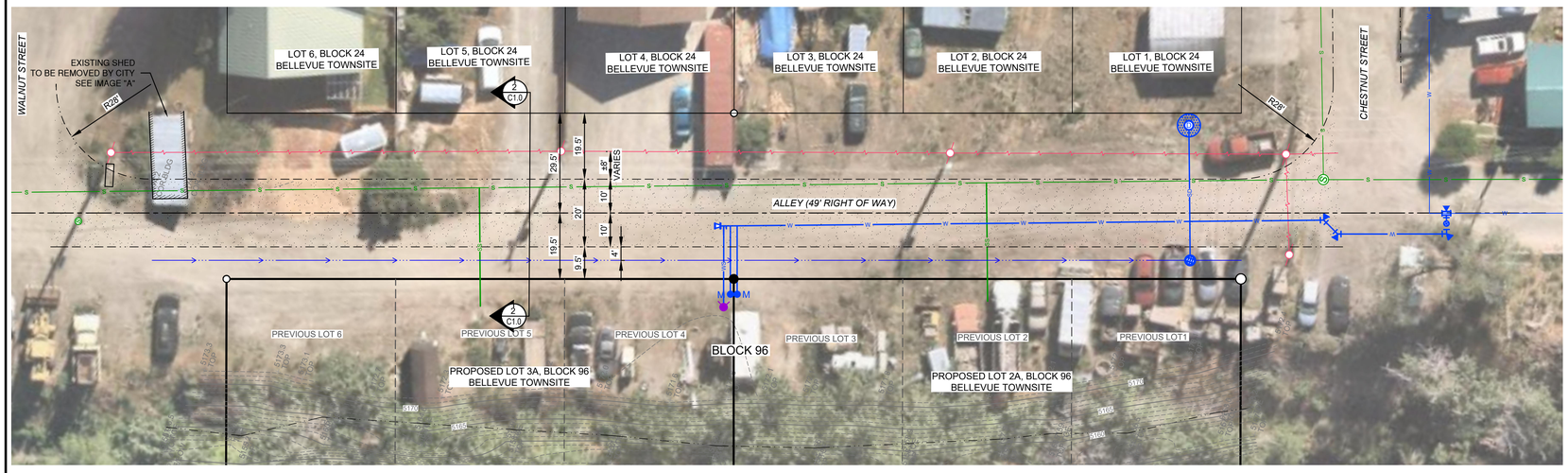
My Commission Expires: July 26, 2030

SANDRA P EHRMANTRAUT
Comm. No. 33778
NOTARY PUBLIC
Expires: 07/26/2030
STATE OF IDAHO



PLAN VIEW: CITY OF BELLEVUE STANDARD ROAD SECTION

SCALE: 1" = 20'



PLAN VIEW: PROPOSED ALLEY SECTION

SCALE: 1" = 20'

NOTES:

1. PROPERTY BOUNDARIES SHOWN HEREON ARE PER A SURVEY CONDUCTED BY PHILLIPS LAND SURVEYING, PLLC RECEIVED ON APRIL 29, 2024.
2. AERIAL IMAGERY SHOWN HEREON PER 2024 NEARMAP DATED. AERIAL IMAGERY MAY NOT SHOW CURRENT CONDITIONS.

LEGEND:

EXISTING ITEMS

- Property Boundary
- Adjoiner's Lot Line
- Canal Easement
- 5' Contour Interval
- 1' Contour Interval
- Found 1/2" Rebar
- Power Pole
- Overhead Power Line
- Sewer Main

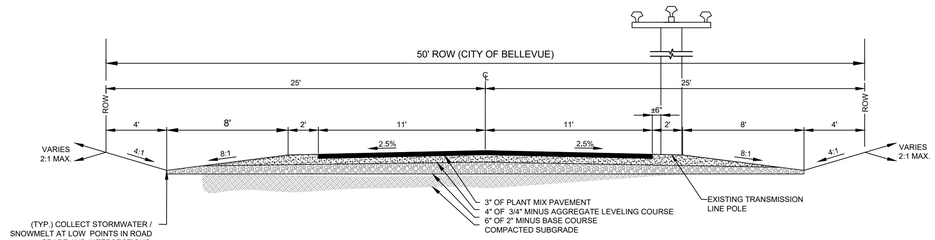
PROPOSED ITEMS

- Property Line
- Previous Lot Line
- Centerline of Right of Way
- Gravel
- Asphalt
- Flow Line
- Set 5/8" Rebar
- Drywell
- Catch Basin
- Storm Drain
- Sewer Service
- Water Main
- Water Service
- Water Valve
- Water Main Fitting
- Water Meter
- Water Hydrant

0 20 40 Feet

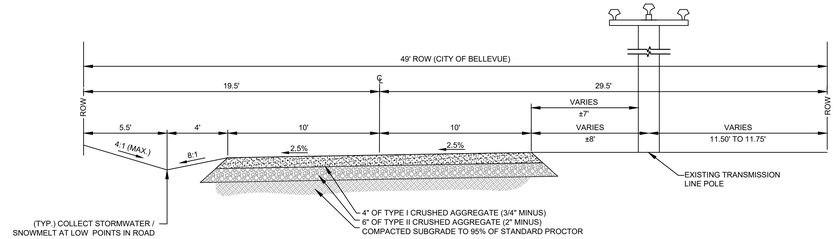


IMAGE "A" - LOOKING SOUTH



1 CITY OF BELLEVUE ROAD SECTION
RESIDENTIAL STREET WITHOUT CURB & GUTTER OR SIDEWALK (50' R/W)

N.T.S.



2 PROPOSED ALLEY SECTION

N.T.S.

opal
OPAL ENGINEERING, PLLC
POST OFFICE BOX 1933
WWW.OPALENGINEERING.COM

PURPOSE: ISSUE FOR PPLAT SUBMITTAL (02/11/2025)

REVISION NO.	DATE	DESCRIPTION
1	03/17/25	SHED REMOVAL

EXHIBIT ONLY
NOT FOR
CONSTRUCTION

ROAD SECTION COMPARISON EXHIBIT

LOTS 1A,2A, & 3A, BLOCK 96, BELLEVUE TOWNSITE

PREPARED FOR KEITH & JUDITH MYERS

24019
PROJECT NUMBER

C1.0

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Opal Engineering, PLLC.

Bellevue Block 96

Existing Conditions

February 27, 2025



Northwest Corner of Proposed Lot 1A, Facing East



Northwest Corner of Proposed Lot 1A, Facing South
Trail within proposed 20’ Fisherman’s Easement Visible



Northern Property Line @ Center of Proposed Lot 1A (Walnut Street) Facing South



Northern Property Line @ Center of Proposed Lot 1A (Walnut Street) Facing East



Middle of Lot 1A Facing East Towards Proposed Lots 2A/3A Boundary



Middle of Proposed Lot 1A Facing South



Middle of Proposed Lot 1A Facing West



Middle of Proposed Lot 1A Facing North



Western Boundary @ Center of Proposed Lot 1A Facing North
Southern Limits of Proposed Fisherman's Easement Visible



Western Boundary @ Center of Proposed Lot 1A Facing South



Western Property Line @ Center of Proposed Lot 1A Facing East



Southern Property Line @ Center of Proposed Lot 1A (Chestnut Street) Facing East



Southern Property Line @ Center of Proposed Lot 1A (Chestnut Street) Facing West



Southern Property Line @ Center of Proposed Lot 1A (Chestnut Street) Facing North



Approx. Intersection of Chestnut Street and Alley Facing North



Southeast Corner of Proposed Lot 2A, Facing North



Southeast Corner of Proposed Lot 2A, Facing West



Eastern Edge of Alley ROW Near Proposed Lots 2A/3A Boundary Looking North



Alley ROW Near Proposed Lots 2A/3A Boundary Looking East



Alley ROW Near Proposed Lots 2A/3A Boundary Looking West





Alley Near Northwest Corner of Lot 6, Block 24 (Shed Encroachment)



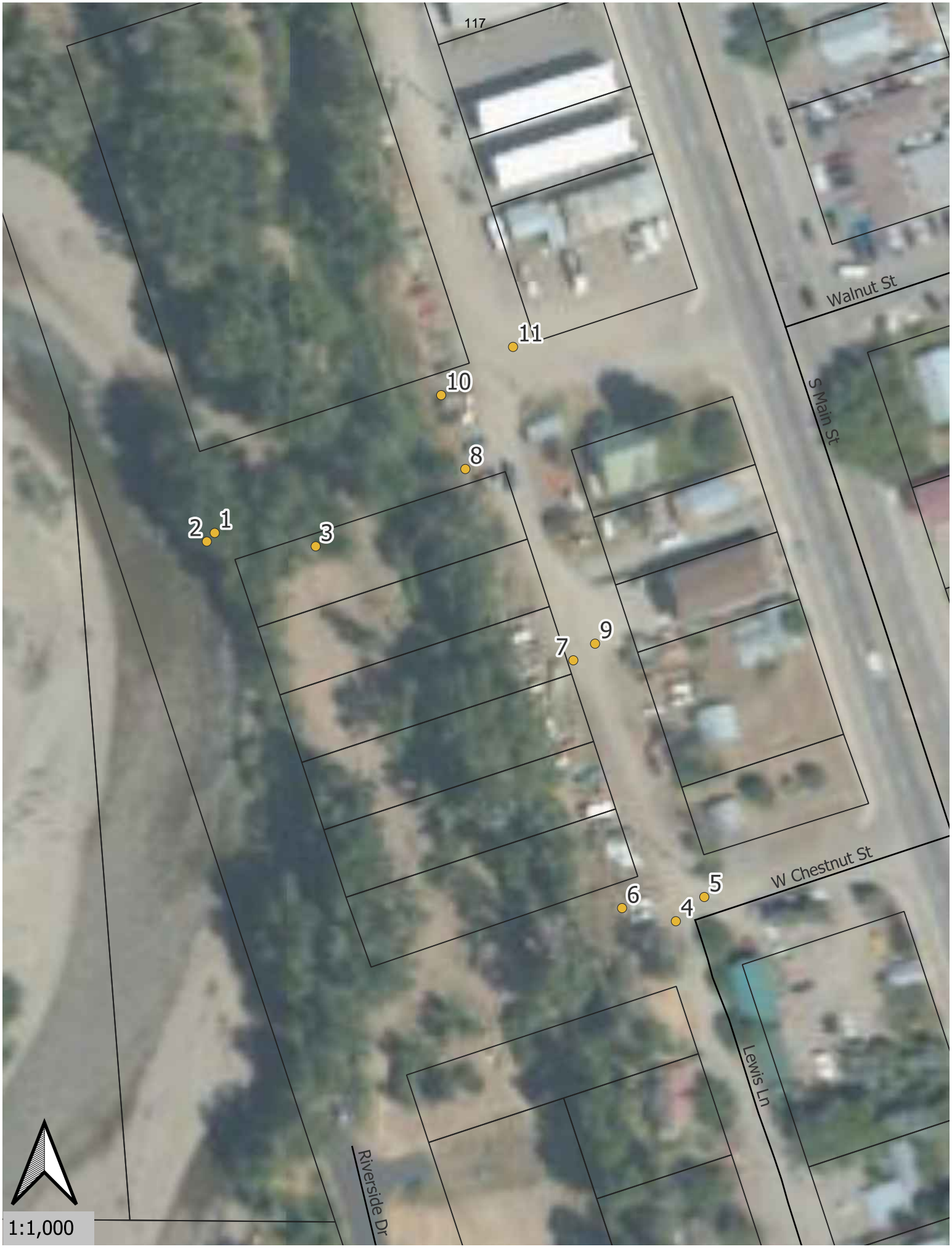
Northeast Corner of Proposed Lot 3A Looking West



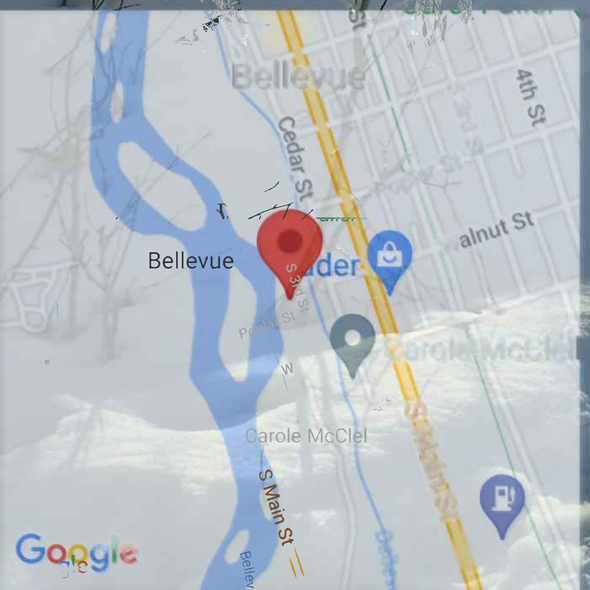
Northern Property Line @ Top of Bank of Proposed Lot 3A (Walnut Street) Facing South



Approx. Intersection of Alley and Walnut Street Facing East


117
Walnut St
S Main St
W Chestnut St
Lewis Ln
Riverside Dr
1
2
3
4
5
6
7
8
9
10
11
1:1,000

1



Feb 27 2025 09:03:24
43.4604N 114.2608W
500 South Main Street
Bellevue
Blaine County
Idaho


Feb 27, 2025 09:04:01
43.4604N 114.2608W
500 South Main Street
Bellevue
Blaine County
Idaho
Bellevue
S Main St
Cedar St
Walnut St
Poplar St
S 3rd St
4th St
Carole McClel
Google

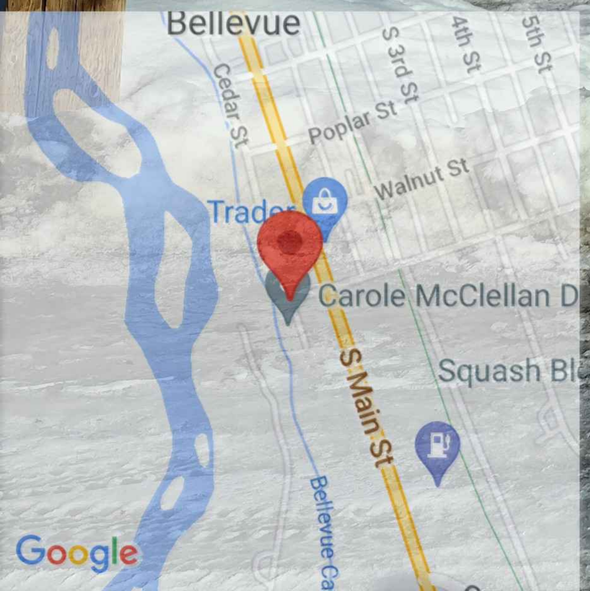
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3



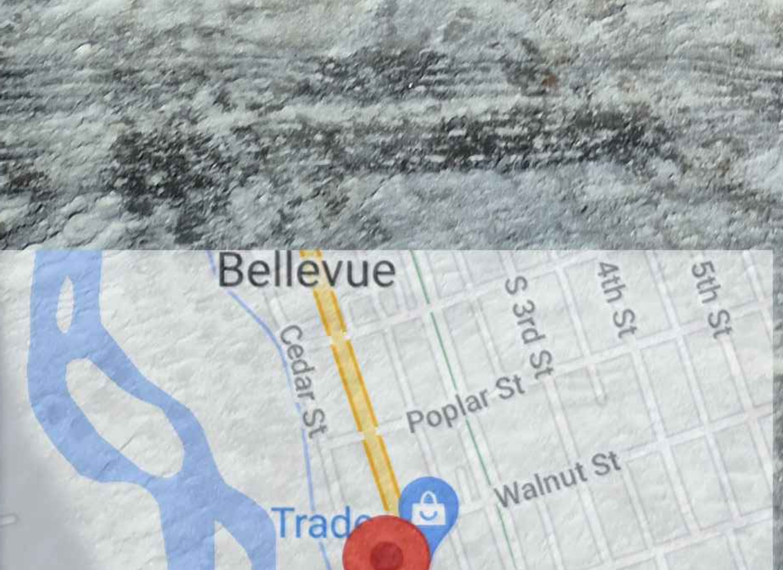
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512 Main Street
Bellevue
Blaine County
Idaho

4



Feb 27, 2025 09:17:43
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120 Chestnut Lane
Bellevue
Blaine County
Idaho

5



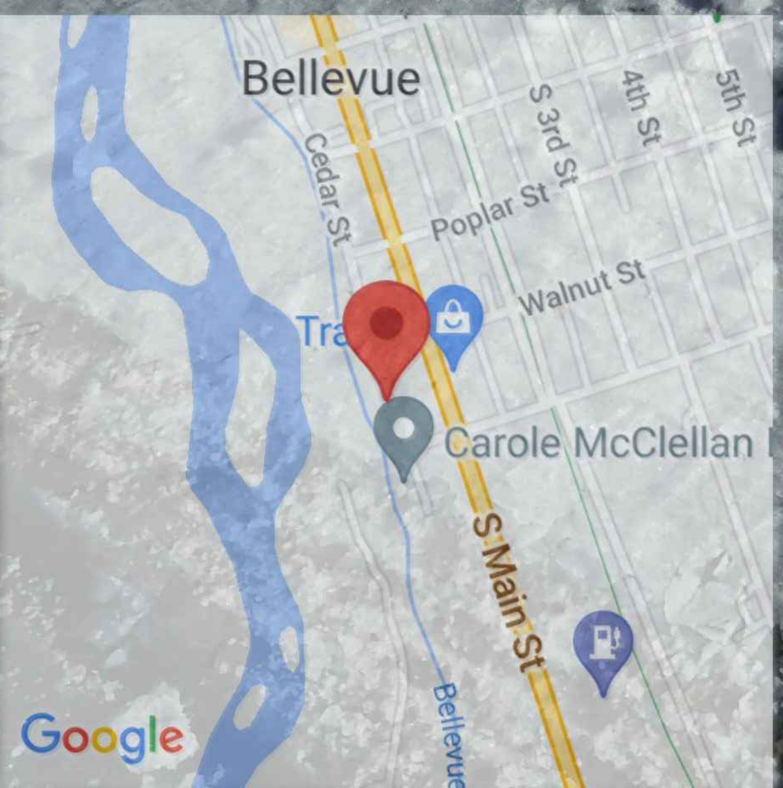
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120 Chestnut Lane
Bellevue
Blaine County
Idaho

6

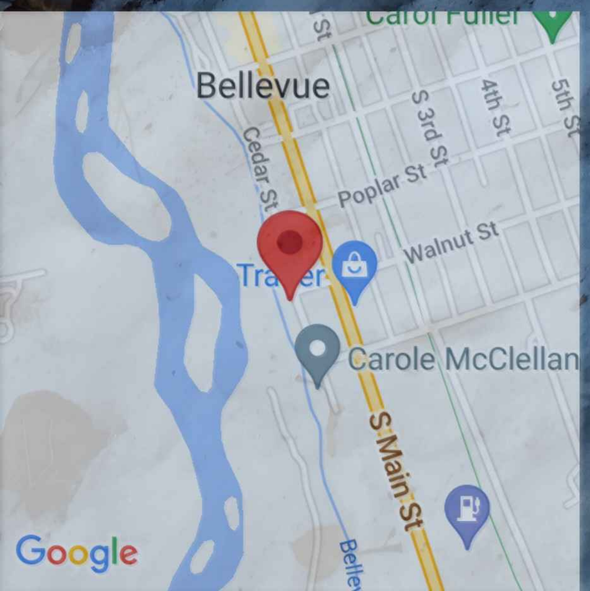


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120 Chestnut Lane
Bellevue
Blaine County
Idaho

7

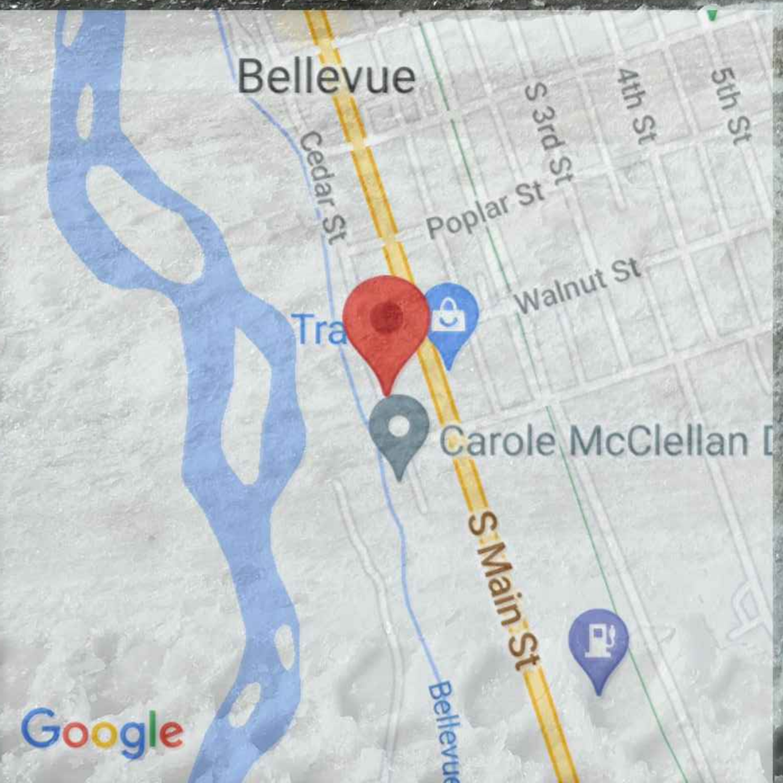


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508 South Main Street
Bellevue
Blaine County
Idaho



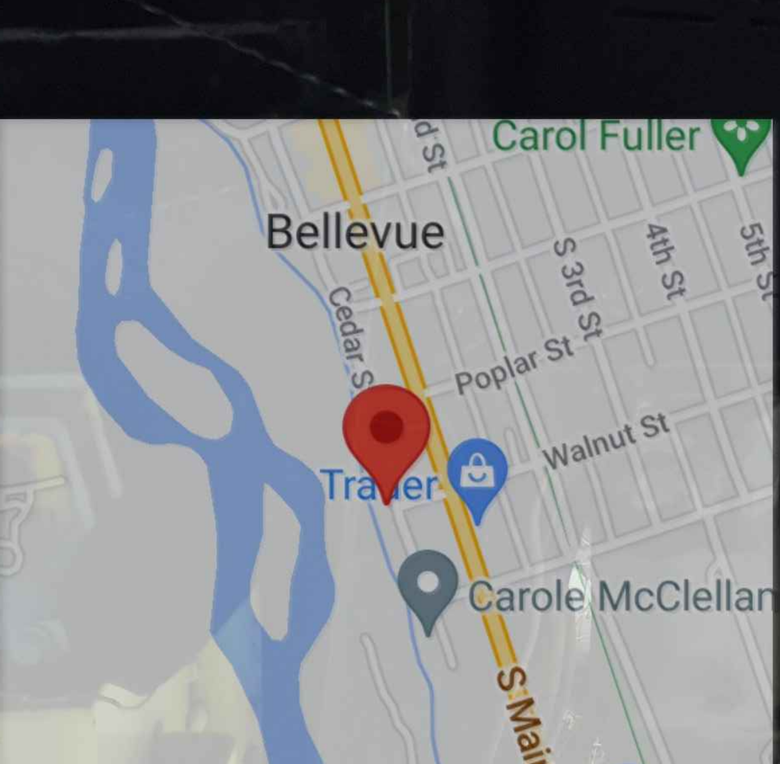
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500 South Main Street
Bellevue
Blaine County
Idaho

9



Feb 27, 2025 11:36:56
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512 Main Street
Bellevue
Blaine County
Idaho

10



Feb 27, 2025 11:38:28
43.4607N 114.2602W
416 Main Street
Bellevue
Blaine County
Idaho

11



Feb 27, 2025 11:38:59
43.4608N 114.2600W
320 South Main Street
Bellevue
Blaine County
Idaho

CITY OF BELLEVUE

PLANNING & ZONING COMMISSION

REGARDING AN APPLICATION OF:	**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION**
Judy & Keith Meyers for a lot line adjustment for Lots 1-6, Block 96 of the Bellevue Townsite Original Plat. The proposed lot line adjustment will reconfigure the existing six (6) parcels into three (3) parcels and include a request for waivers from code requirements.	

DESCRIPTION: An application for a lot line adjustment for Lots 1-6, Block 96 of the Bellevue Townsite Original Plat. The proposed lot line adjustment will reconfigure the existing six (6) parcels into three (3) parcels and include a request for waivers from code requirements.

The Bellevue Planning and Zoning Commission held a properly noticed public hearing on February 18, 2025, and voted to continue the subject application to March 3, 2025, at which time the Commission voted to recommend approval of the subject application as conditioned herein.

I. GENERAL BACKGROUND

1. **Notice** of this hearing was:
    i. Published in the Idaho Mountain Express on January 29, 2025
    ii. Posted on the door of Bellevue City Hall and the Bellevue Post Office & on the City website on January 27, 2025.
    iii. Mailed to all adjoiners within 300’ of the exterior property lines on January 27, 2025.
2. The Commission was asked to disclose any conflicts of interest or *ex parte* communications on the subject application. Commissioner Grootveld noted that he lived in the vicinity of

the subject property. The Commission and City Attorney did not determine that this was a conflict of interest.

3. Attached to this report are the following exhibits:

Exhibit A—Application Materials

Document Name	Receipt of Last Revision
Application	January 22, 2025
Preliminary Plat	January 22, 2025
Application Narrative	January 22, 2025
Letter from Triangle Irrigation and Wood River Irrigation District #45	January 22, 2025
Road Section Comparison Exhibit	February 11, 2025
Findings of Fact, Conclusions of Law, and Decision from 2023 LLA application	October 23, 2023

Exhibit B—Department Head Comments

Prior to opening the public hearing, Staff had received comment from the following agencies and departments:

- Bellevue Fire Department
- Bellevue Marshall's Office
- Bellevue Water and Sewer Department
- Bellevue City Engineer
- Triangle Irrigation District

All agency comments received were transmitted to the Commission.

Exhibit C— Public Comments

Prior to opening the public hearing, Staff had received public comment from the following individuals or entities:

- Wood River Land Trust

Additional public comment from the Wood River Land Trust was received prior to the March 3, 2025 meeting. All public comments received were transmitted to the Commission.

II. LOT LINE ADJUSTMENT STANDARDS OF EVALUATION

BELLEVUE CITY CODE SECTION 11-6-1

11-6-1: PROCEDURE:

An owner or subdivider wishing to readjust lot lines, as defined in section 11-2-1 of this title, shall be required to file two (2) copies of a plat and application with the Administrator for administrative review. Additional information reasonably required for thorough review of the application and plat may be required by the Administrator to be provided by the applicant. Waivers shall be requested according to chapter 13 of this title. The Council shall remand any application and/or waiver request to the commission for recommendation prior to taking final action. The Administrator shall provide written notice of said application to owners of property immediately adjacent to the subject property. Said notice shall inform adjacent property owners they may comment on the application during a period of not less than ten (10) days after mailing of the notice and prior to final action on said application. Following expiration of the said comment period and upon a finding by the Administrator that the plat conforms to the readjustment of lot line definition and is in compliance with the provisions of this title, the Administrator shall approve same or approve with conditions necessary to find same in

compliance with the provisions of this title. Upon a finding by the Administrator that the application does not conform to said definition or is not in compliance with this title, the Administrator shall deny the application and shall state the reasons therefor in writing, and a copy signed by the Administrator, attached to one copy of the plat, shall be returned to the applicant. Upon Council approval of an application and upon satisfaction by the applicant of any conditions attached thereto, the Administrator shall inform the City Clerk and the City Clerk shall sign the plat. Any questions with regard to the interpretation and/or applicability of this section or other sections shall be referred to the Council by the Administrator for determination.

FACTS: The applicant has submitted a preliminary plat to the Administrator, along with additional clarifying information and documentation.

The applicant's narrative has specifically requested waivers of Bellevue City Code.

The Administrator properly noticed the public hearing.

The plat submitted shows a reconfiguration of six (6) existing parcels into three (3).

The subject property is zoned B – Business.

The proposed lots are 17,990, 18,017, and 23,960 square feet in size.

The minimum lot size in the B – Business zone is 6,000 square feet.

The proposed parcels identified on the preliminary plat as Lots 2A and 3A each have 149.98 feet of street frontage.

The minimum street frontage in the B – Business zone is fifty (50) feet.

The proposed parcel identified as Lot 1A does not have any developed

street frontage, but does abut public rights-of-way.

The submitted preliminary plat includes a plat note stating "No building shall be constructed on Lot 1A until a time when an approved access to the lot is developed."

The Bellevue Canal runs through the subject property and the undeveloped portions of the Walnut and Chestnut Street rights-of-way to the north and south of the subject property, respectively.

The subject property abuts the Howard Preserve and Big Wood River.

Public testimony received during the public hearings indicated a desire for public access through or public ownership of the parcel identified on the preliminary plat as Lot 1A.

The applicant's authorized representative stated during the March 3, 2025 meeting that the applicant was willing to offer the City of Bellevue and the Wood River Land Trust the first right of refusal to purchase the property identified on the preliminary plat as Lot 1A.

FINDINGS: The applicant has submitted a complete application, including additional information and written requests for waivers of Bellevue City Code.

The public hearings on the subject application were properly noticed and conducted.

The proposed lot configuration meets the applicable zoning and subdivision standards for parcels within the B – Business zone, except for the required street frontage of the proposed Lot 1A.

Due to the sensitive environment surrounding the proposed Lot 1A, it is preferable to not construct additional roadway to the property until a time that development should occur, which is consistent with Plat Note #10 on the submitted preliminary plat.

Due to the topography, presence of the Bellevue Canal and Big Wood River, and existing conservation easements on the property surrounding the subject property, extension of Walnut and Chestnut Streets is infeasible, and would not serve properties other than the subject property.

CONCLUSION: As conditioned herein, the subject application meets the requirements for granting approval of a lot line adjustment application.

II. WAIVER STANDARDS OF EVALUATION

BELLEVUE CITY CODE SECTION 11-13-1

11-13-1: WAIVERS:

A. Commission Recommendation; Council Approval: Waiver of any of the requirements of this title may be granted by the Council on a case basis upon the recommendation of the commission.

B. Application For Waiver:

1. Application for such waiver(s) must be in writing and must show that there are special physical characteristics or conditions affecting the property in question where a literal enforcement of this title would result in undue hardship not the result of actions by the subdivider, and that the waiver would not be detrimental to the public welfare, health, and safety, nor injurious to the property owners in the immediate area.

FACTS: The applicant has submitted a written request for waivers of Bellevue City

Code.

The applicant requested that the buildable area of the proposed Lots 2A and 3A in relation to the location of the Bellevue Canal be expanded beyond the top of the bank.

The applicant submitted documentation from the Triangle Irrigation and Wood River Irrigation District consenting to the expanded building area subject to construction of proper retainage.

Bellevue City Code has no specific setback requirements from irrigation canals.

The applicant requested a waiver from the requirements of Bellevue City Code Section 11-4-6(C) to identify building envelopes on corner lots outside of a seventy-five foot (75') radius from the center point of the intersection of adjacent streets.

All proposed parcels identified on the submitted preliminary plat have rights-of-way on two (2) or more sides.

Only the right-of-way to the east of the subject property is currently developed.

The Bellevue Canal runs through the subject property and the undeveloped portions of the Walnut and Chestnut Street rights-of-way to the north and south of the subject property, respectively.

The subject property abuts the Howard Preserve and Big Wood River.

The proposed Lot 1A has an identified building footprint located outside

of any seventy-five foot (75') radii from the centers of the adjacent undeveloped rights-of-way.

The applicant has requested a waiver of Bellevue City Code Section 11-4-8(B) requiring the right-of-way to the east of the subject property be improved to adopted City Standards.

The applicable City Standard street section generally requires a twenty-two foot (22') wide paved traveled way, two feet (2') of shoulder on each side, and drainage swales on either side.

The applicant has provided an alternative street section showing a twenty foot (20') wide gravel traveled way, no shoulders, and a drainage swale on one side of the roadway.

Above-ground electrical power transmission and distribution lines are currently situated within the right-of-way.

A small structure is located within the right-of-way near the intersection of Chestnut Street and the right-of-way to the east of the subject property.

The portions of Walnut and Chestnut Streets west of Main Street are not currently paved.

Idaho Power does not have a specified setback requirement between roadways and power poles, but requires a reasonably safe roadway design in regard to the siting of poles.

Idaho Power has a setback requirement of ten feet (10') from power lines to structures.

FINDINGS: Expanding the buildable area of proposed lots 2A and 3A is not a waiver of Bellevue City Code, and is allowable provided adequate design and assurances to the Triangle Irrigation and Wood River Irrigation District are made to ensure safe and efficient function of the Bellevue Canal is maintained.

Because of the presence of the canal and the conservation easement on the Howard Preserve, the undeveloped Walnut and Chestnut Street rights-of-way are unlikely to ever be improved and used as roadways. As such, the proposed lots 2A and 3A are unlikely to ever function as corner lots, and the requirements of Bellevue City Code Section 11-4-6(C) are not applicable.

Construction of the wider City Standard roadway would require relocation of the power poles to provide a safe separation between the roadway and the poles.

Integrating the paved roadway with unpaved sections of Walnut and Chestnut Streets would be cumbersome.

CONCLUSION: The requested waivers for the expanded building area relative to the Bellevue Canal and the corner lot building envelopes are not waivers of Bellevue City Code, and therefore are not required to be in compliance with the standards of this section.

Because of the special physical site-specific conditions of the rights-of-way in the immediate vicinity of the subject property, improving the right-of-way to the east of the subject property would create an undue hardship,

and therefore the applicant's request for a waiver to construct the street to City Standards is recommended to be granted.

2. Applications shall be made to the Administrator in writing at the time of subdivision application. Said waiver, together with such related data and maps as are necessary to fully illustrate the relief sought, shall be filed at the same time. Such application shall be processed and considered with the preliminary plat application.

FACTS: The applicant has submitted a preliminary plat to the Administrator, along with additional clarifying information and documentation.

The applicant's narrative has specifically requested waivers of Bellevue City Code.

FINDINGS: The applicant has submitted a complete application, including additional information and written requests for waivers of Bellevue City Code.

CONCLUSION: The application was complete and adequate, and this standard has been met.

III. DECISION AND ORDER

►**Motion:** Upon a Motion by Commissioner Beiser and a second by Commissioner Grootveld, a unanimous vote, the Bellevue Planning and Zoning Commission hereby **recommends approval** of the subject application submitted by Judy & Keith Meyers, finding the application **complies** with the applicable criteria set forth in Bellevue City Code, subject to the following conditions of approval (Commission additions to Staff recommended conditions underlined, deletions in strikethrough):

1. No building shall encroach into the space between the top of the eastern bank (elevation of the street or alley) of the canal and east high water mark of the canal, unless otherwise allowed per Diversion 45 Right of Way Agreement. This Agreement shall be recorded prior to final plat recordation.

2. Prior to the issuance of a building permit for the proposed parcel identified on the submitted preliminary plat as Lot 1A, the applicant shall receive approval from the City and construct a suitable vehicular and pedestrian access to the property.

~~3. Prior to the submittal of a final plat application, the applicant shall provide a revised preliminary plat identifying building envelopes for all corner lots in accordance with Bellevue City Code Section 11-4-6(C).~~

4. Prior to the submittal of a final plat application, the applicant shall construct all required improvements, including improving the roadway within right-of-way to the east of the subject property from Walnut Street to Chestnut Street to the specifications provided in the Alley Improvements Exhibit attached to these findings. ~~City Standards in accordance with Bellevue City Code Section 11-4-8(B)~~.

5. Prior to the submittal of a final plat application, the applicant shall submit a revised preliminary plat identifying an easement for the Bellevue Canal District and documentation that the proposed easement has been reviewed and accepted by the Bellevue Canal District.

6. Prior to the submittal of a final plat application, the applicant shall submit a revised preliminary plat identifying the ordinary high water mark and a twenty foot (20') wide fisherman's easement along the landward side of the ordinary high water mark.

7. No construction or grading shall occur until the Bellevue City Engineer has reviewed and approved the construction drawings.

8. The City of Bellevue and/or the Wood River Land Trust shall have the first right of refusal on the purchase of the property identified on the preliminary plat as Lot 1A. Prior to the submittal of a final plat application, the applicant shall provide a draft First Right of Refusal Contract to be approved by the City of Bellevue and the Wood River Land Trust Board of Directors prior to recordation of the final plat.

Notice of Expiration

Pursuant to Bellevue City Code Section 11-3-4(D), failure to obtain final plat approval by the Council of an approved preliminary plat within one year after approval by the Council shall cause all approvals of said preliminary plat to be null and void. The final plat shall be filed with the Blaine County Recorder within one year after final plat approval by the Council. Failure to file said final plat within that time shall cause all approvals of said final plat to be null and void. No building permit shall be issued with regard to any parcel of land within a proposed subdivision until the final plat has been recorded. A copy of the final recorded plat shall be placed on file with the City. For good cause shown, the deadlines in this section may be extended for up to twelve (12) months. The Council shall hold a duly noticed public hearing prior to granting said extension.

IT IS SO ORDERED this 17th day of March, 2025

_____	_____
John Kurtz	Brian Parker
Chair	Community Development Director

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the ____ day of March 2025, I served a true and correct filed copy of the within and foregoing document upon the parties named below, in the manner noted:

☐ U.S. Mail
☐ via email
☐ hand delivered

Judy & Keith Meyers
PO Box 242
Bellevue, Idaho 83313
judymeyersinc@aol.com

CITY OF BELLEVUE

_____
Brian Parker
Community Development Director

CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, February 18, 2025, 5:30 PM
115 Pine Street, Bellevue, Idaho 83313

Minutes

The Planning and Zoning Commission of the City of Bellevue, Idaho, met for a Regular Meeting, on Monday, February 18, 2025, 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
Chair Kurtz called the Meeting to order at 5:30 P.M.

ROLL CALL

John Kurtz, Planning and Zoning Chair - Present
Alexis Lindberg, Commission Member - Present
Eric Grootveld, Commission Member – Present
Aaron Heugly, Commission Member - Present
Genoa Beiser, Commission Member – Present

Staff Present:
Brian Parker, Community Development Director
Rick Allington, City Attorney

Others Present:
Tony Evans, *Idaho Mountain Express*
Jim Kuehn
Keith Meyers
Carrie Wesson
Mike Howard
Samantha Stahlnecker
Scott Howard
Cece Osborn, Wood River Land Trust
Tom Blanchard
Dorothy Schinella

1. **NOTICE OF AGENDA COMPLIANCE - ACTION ITEM**
   Motion: Commissioner Grootveld motioned that the notice for the February 18, 2025, Regular Meeting was completed in accordance with Idaho Code, Section §74-204, Commissioner Beiser seconded, all voted in favor, and the motion carried.

2. **CALL FOR CONFLICT:**

   Commissioner Grootveld noted that he lived in the vicinity of the site of LLA-25-01, but had no interest or connection with the applicant or property. City Attorney Allington did not see any conflict of interest in this disclosure.

3. **PUBLIC COMMENT:**

   Tony Evans of the *Idaho Mountain Express* asked for information regarding construction activity near the Big Wood River. Community Development Director Parker noted that the City was aware of the situation, but it was within the jurisdiction of Blaine County and that the public should direct their questions to the County.

4. **APPROVAL OF MINUTES – ACTION ITEM**

a. October 21, 2024 Regular Meeting Minutes

Commissioner Grootveld moved to approve the October 21, 2024 meeting minutes, Commissioner Lindberg seconded, all voted in favor and the motion carried.

b. November 4, 2024 Regular Meeting Minutes

c. Commissioner Grootveld moved to approve the November 4, 2024 meeting minutes, Commissioner Beiser seconded, all voted in favor and the motion carried.

d. November 21, 2024 Special Joint Work Session Meeting Minutes

Commissioner Grootveld moved to approve the November 21, 2024 meeting minutes with the correction of the meeting start time, Commissioner Lindberg seconded, all voted in favor and the motion carried.

e. December 2, 2024 Regular Meeting Minutes

Commissioner Lindberg moved to approve the December 2, 2024 meeting minutes, Commissioner Grootveld seconded, all voted in favor and the motion carried.

5. **PUBLIC HEARING – ACTION ITEM**

a. **LLA-25-01 – TBD Lewis Lane – Judy & Keith Meyers**

An application for a lot line adjustment for Lots 1-6, Block 96 of the Bellevue Townsite Original Plat. The proposed lot line adjustment will reconfigure the existing six (6) parcels into four (4) parcels and include a request for waivers from code requirements.

Mr. Parker noted that the description provided above was incorrect and that the application was to configure the parcels into three (3) parcels, and that there was an error in the staff report regarding one of the applicant's requested conditions of approval.

Mr. Parker provided an overview of the Staff Report. Chair Kurtz requested more information on the fisherman's easement along the Big Wood River. Commissioner Beiser requested more information on the determination of a "hardship" from City Attorney Allington. Engineer Samantha Stahlnecker provided a presentation on behalf of the applicant. The Commission asked Ms. Stahlnecker questions regarding the purpose of the application and public access through the property.

Chair Kurtz opened the public comment portion of the hearing. The Commission received testimony from the following individuals:

Cece Osborn, Wood River Land Trust
John Wright, Bellevue Canal Company
Dorothy Schinella, 1217 Glen Aspen Drive
Tom Blanchard, 33 Lower Broadford Road
Jim Keuhn, address not provided
Carrie Wesson, 500 South Main Street

Ms. Stahlnecker provided additional information regarding the public access easement requested during public comment. Chair Kurtz asked about the existing pathway on the property. The property owner, Kieth Meyers, provided additional information on the origin and existing access control of pathway through the property.

Mr. Parker advised the Commission to base any decision on the record, and to request additional information at this time prior to closing the public hearing.

Chair Kurtz requested additional information regarding relocation of the power lines. Ms. Stahlnecker added some details on relocation of the power lines.

Chair Kurtz asked if the owner of the shed in the right of way had been contacted. Ms. Stahlnecker stated that she had not, but the owner was in attendance.

Commissioner Beiser asked for a clarification regarding setbacks. Mr. Parker provided information that since the property was in the Business zone, there was not a difference in front or side setbacks.

Commissioner Lindberg asked for options on how to get more a hands-on assessment of the site and its unique features. The Commission discussed. The Commission requested photos/videos of the site for more clarification on the availability of public access through the property, additional information on the shed in the public right of way, emergency access through the site into the Howard Preserve.

Commissioner Grootveld motioned to continue the subject application to the March 3, 2025 meeting, Commissioner Beiser seconded, all voted in favor, and the motion carried.

6. **NEXT MEETING**
   a. Regular Meeting – March 3, 2025
7. **ADJOURNMENT - ACTION ITEM**

Motion: Commissioner Beiser voted to adjourn the meeting, Commissioner Heugly seconded, all voted in favor, and the meeting was adjourned at 7:12 P.M.

_____ _____

John Kurtz, Planning & Zoning Chair Planning Commission Secretary

CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, March 3, 2025, 5:30 PM
115 Pine Street, Bellevue, Idaho 83313

Minutes

The Planning and Zoning Commission of the City of Bellevue, Idaho, met for a Regular Meeting, on Monday, March 3, 2025, 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
Acting Chair Lindberg called the Meeting to order at 5:31 P.M.

ROLL CALL

John Kurtz, Planning and Zoning Chair - Absent
Alexis Lindberg, Commission Member - Present
Eric Grootveld, Commission Member – Present (Arrived at 5:34)
Aaron Heugly, Commission Member - Present
Genoa Beiser, Commission Member – Present

Staff Present:
Brian Parker, Community Development Director
Rick Allington, City Attorney

Others Present:
Tony Evans, *Idaho Mountain Express*
Jim Kuehn
Keith Meyers
Carrie Wesson
Mike Howard
Samantha Stahlnecker
Scott Howard
Cece Osborn, Wood River Land Trust
Tom Blanchard
Dorothy Schinella

1. **NOTICE OF AGENDA COMPLIANCE - ACTION ITEM**
   Motion: Commissioner Heugly motioned that the notice for the March 3, 2025, Regular Meeting was completed in accordance with Idaho Code, Section §74-204, Commissioner Beiser seconded, all voted in favor, and the motion carried.
2. **CALL FOR CONFLICT:**

   None identified.
3. **PUBLIC COMMENT:**

   None provided.
4. **CONSENT AGENDA– ACTION ITEM**
   a. **Approval of Minutes**
      i. February 3, 2025 Regular Meeting Minutes
      ii. February 18, 2025 Regular Meeting Minutes

Commissioner Beiser motioned to approve the Consent Agenda. Commissioner Heugly seconded, all voted in favor, and the motion carried.

5. **PUBLIC HEARING – ACTION ITEM**

   a. **LLA-25-01 – TBD Lewis Lane – Judy & Keith Meyers – Continued from February 18, 2025**

Acting Chair Lindberg noted that the hearing had been continued from the February 18, 2025 meeting.

Samantha Stahlnecker of Opal Engineering provided an overview of updates since the prior meeting.

1. The applicant had met with Community Development Director Parker on the subject property and photos taken during the site visit had been added to the meeting packet.
2. Additional information from Idaho Power regarding the cost required to relocate the existing transmission lines has been added to the meeting packet
3. The applicant and staff had discussed the feasibility of relocating the shed currently located on public right-of-way. The shed did not appear to be on a permanent foundation and would likely not survive relocation.

Commissioner Beiser asked for clarification regarding the clearance requirements from power transmission lines and poles. Ms. Stahlnecker stated that in order for the poles to remain at the current location, the poles would be placed at the edge of the roadway, which would not likely be a safe roadway design.

Director Parker concurred with the applicant's descriptions and provided additional detail.

Acting Chair Lindberg opened the public comment portion of the hearing. The Commission received testimony from the following individuals:

Mike Howard
Dorothy Schinella, 1217 Glen Aspen Drive
Tom Blanchard, 33 Lower Broadford Road
Stephanie Wilkes, 412 South Main Street
Amy Trujillo, Wood River Land Trust
Cece Osborn, Wood River Land Trust
Carrie Wesson, 500 South Main Street
Jim Kuehn, 214 Buttercup Road, Hailey

Upon receipt of all public testimony, Ms. Stahlnecker provided clarification to questions raised by the public regarding the location of the transmission lines, emergency access onto the subject property, and the current status of the roadway fronting the property.

Commissioner Heugly requested clarification on the determination of the "front" property boundary. Director Parker provided clarification.

Director Parker provided the specific code sections required to grant approval of a lot line adjustment with waivers of code standards. The Commission read and reviewed the findings required. Director Parker read the Staff proposed conditions of approval.

The Commission discussed the proposed conditions of approval. The Commission found that the likelihood of Chestnut or Walnut being extended beyond the subject property was extremely low, and therefore the need to treat the eastern parcels as "corner lots" was unnecessary. As such, the Commission determined that striking condition of approval #3 was appropriate.

The Commission discussed the determination of what constitutes an "undue hardship" in order to grant a waiver in regard to condition of approval #4, the development potential of the subject property, and the potential impacts of granting or not granting a waiver of the standard to improve the roadway to City standards. The Commission determined that the

lack of paving on nearby streets constituted a special physical condition, and the scale of the improvements required was not proportionate with the development potential of the property, and therefore the applicant's requested waiver should be granted.

The Commission discussed the feasible options for granting an easement or public access through the subject property to allow legal access to the Howard Preserve. Finding no scenarios that adequately meet the needs of the applicant and community, the Commission requested Mike Howard to provide additional testimony. Mr. Howard suggested that the City could place a condition of approval requiring the City to have the first right of refusal if the property identified as Parcel 1A should be sold. The Commission found that this was a reasonable compromise. The Commission requested adding the Wood River Land Trust to the condition. The applicant agreed to the proposed condition. The Commission stated that the proposed condition should be included in the conditions of approval.

Upon conclusion of the Commission's discussion, Commissioner Beiser moved to recommend LLA-25-01 to the Bellevue Common Council for approval with the conditions of approval identified within the staff report as modified in the discussion prior and directed Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this recommendation based on the record provided. Commissioner Grootveld seconded the motion, all voted in favor, and the motion carried.

6. **NEXT MEETING**
   a. Regular Meeting – March 17, 2025
7. **ADJOURNMENT - ACTION ITEM**

Motion: Commissioner Beiser voted to adjourn the meeting, Commissioner Grootveld seconded, all voted in favor, and the meeting was adjourned at 7:29 P.M.

_____ _____

John Kurtz, Planning & Zoning Chair Planning Commission Secretary

Samantha Stahlnecker

From: Beesley, Daron <DBeesley@idahopower.com>
Sent: Friday, February 21, 2025 4:05 PM
To: Samantha Stahlnecker
Cc: Bennett, Cheryl
Subject: RE: transmission question
Attachments: 46809_OverheadLineSafety_Act_ID_2009.pdf

Sam,
Hope this answered your questions. Let me know if you have any additional.
I have included the Idaho Overhead Line safety Act foe reference.

Thanks

Daron Beesley
Senior Engineer
Idaho Power | Transmission Design
Office 208-388-6178 | Mobile 208-866-6078
idahopower.com

From: Samantha Stahlnecker <sam@opal-engineering.com>
Sent: Thursday, February 20, 2025 8:31 AM
To: Bennett, Cheryl <CBennett2@idahopower.com>
Cc: Beesley, Daron <DBeesley@idahopower.com>
Subject: [EXTERNAL] RE: transmission question

Hi Cheryl- Thanks for the introduction.

Nice to meet you, Daron. I'll look forward to your feedback on the below questions regarding the transmission lines in Bellevue.

1. Can you tell me if it is possible to shift those posts 5' east? Would that require running new wire? If it is possible, how much would something like that cost?
   If the question is can the existing poles be moved back 5', then the answer would be no. If the question is can the line be relocated back 5' then the answer would be Yes.
   It would probably require stringing new wire.
   It is difficult to give an estimate without having the exact distance and location but it would probably be around $100k - $200k.
2. What are the setback requirements from the transmission lines? Right now the poles are about 12' from the edge of right-of-way (not sure how close the lines are to the property). The property on both sides of the alley is zoned Business which allows for 0' setbacks. Theoretically, people could build up to the property line along the alley. If shifting the transmission lines east prohibits someone from building up to that setback, I want the city to understand that very clearly.
   The clearances from energized conductors to buildings and other objects is defined in the National Electric safety code(NESC). On the particular structures in question there is a 138-kV transmission line and a 12.47-kV distribution line.

The minimum horizontal clearance from a building to and energized 138-kV line is 10.0'. The insulators for 138-kV are 5' in length which would mean a distance of 15' from the poles or the centerline. If the line is currently 12' form the property lines the closest building would have to be 3' from the property line to meet minimum clearances. Moving the line 5' east would mean that a new building would need to be a minimum of 8' from the property line.
For a 12.47-kv distribution line the minimum distance is 7.5' with an arm length of 5' for a total distance of 12.5'. Since the distribution is lower on the pole this would potentially be controlling clearance if the line was moved 5' east.
Another consideration is the Idaho Overhead Line safety Act which prohibits worker from being less than 10' from and energized distribution line and 13' from an energized 138-kV transmission line.

Thank you,

Samantha Stahlnecker, P.E.
208-720-9608

www.opal-engineering.com

From: Bennett, Cheryl <CBennett2@idahopower.com>
Sent: Thursday, February 20, 2025 8:23 AM
To: Samantha Stahlnecker <sam@opal-engineering.com>
Cc: Beesley, Daron <DBeesley@idahopower.com>
Subject: FW: transmission question

Hi Sam,

Introducing you to Daron out of our transmission department – he would handle any of the questions you provided – I'll let you two work through the transmission stuff – you know I'm always available for the distribution plans.

Thanks!

CB

From: Samantha Stahlnecker <sam@opal-engineering.com>
Sent: Wednesday, February 19, 2025 5:37 PM
To: Bennett, Cheryl <CBennett2@idahopower.com>
Subject: [EXTERNAL] RE: transmission question

Hey Cheryl,

I met with the city last night on this project in Bellevue. They were curious about the possibility of relocating the overhead transmission lines east about 5' to provide more clearance between a road centered in the ROW.

1. Can you tell me if it is possible to shift those posts 5' east? Would that require running new wire? If it is possible, how much would something like that cost?

2. What are the setback requirements from the transmission lines? Right now the poles are about 12' from the edge of right-of-way (not sure how close the lines are to the property). The property on both sides of the alley is zoned Business which allows for 0' setbacks. Theoretically, people could build up to the property line along the alley. If shifting the transmission lines east prohibits someone from building up to that setback, I want the city to understand that very clearly.

Thank you in advance for looking at this relocation alternative!

Samantha Stahlnecker, P.E.
208-720-9608

www.opal-engineering.com

From: Bennett, Cheryl <CBennett2@idahopower.com>
Sent: Thursday, February 13, 2025 8:23 AM
To: Samantha Stahlnecker <sam@opal-engineering.com>
Subject: FW: transmission question

Hi Sam,

I'm sending a portion of what our transmission department had to say – I just sent the topic related to you as I had to chat with him about some other business. Let me know if this answers your questions. As you can see that undergrounding a transmission line is quite expensive - $15M a mile – even with a much shorter span – you would still have the up and down costs that are significant and likely would encompass more than just the alley as we would have to guy the structures somewhere and would have to look at driveways etc for placement. Just the per foot x the alley length would put the cost at $1.4M and I would suspect you could add another $500k – $1M for the up and down.. Just guessing on that. If you need to go further with it, I would connect you with Daron to start the process to get an actual estimate.

This is from our Transmission Department:

So we don't have any specific distance for vehicles traveling next to our poles. We just have guidance from the NESC Code, section231 B1 which is "sufficient distance".
As long as vehicles can pass by without hitting the poles then it should be ok, but of course, we want them as far back as possible.

B. Streets, roads, and highways

1. Where there are curbs: supporting structures, support arms, anchor guys, braces, and equipment attached thereto, up to 15 ft (4.6 m) above the road surface shall be located a sufficient distance behind the curb to avoid contact by ordinary vehicles using and located on the traveled way.
2. Where there are no curbs: supporting structures, support arms, anchor guys, braces and equipment attached thereto should be located a sufficient distance from the roadway to avoid contact by ordinary vehicles using and located on the traveled way.
3. Location of overhead utility installations on roads, streets, or highways with narrow rights-of-way or closely abutting improvements are special cases that must be resolved in a manner consistent with the prevailing limitations and conditions.

As for undergrounding the transmission, if the customer is willing to pay, we could take a look at it. The last estimate was about $15 million/mile for materials and construction. This does not include engineering, procurement, permitting, etc..
I know that this is much less than 1 mile but so it would be less but it' not a linier cost because the transition structures and terminations are there no matter the length
If they were interested we would have to get an estimate.

Have a Great Day

Daron Beesley
Senior Engineer
Idaho Power | Transmission Design
Office 208-388-6178 | Mobile 208-866-6078
idahopower.com

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CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, March 17, 2025, 5:30 PM
115 Pine Street, Bellevue, Idaho 83313

Minutes

The Planning and Zoning Commission of the City of Bellevue, Idaho, met for a Regular Meeting, on Monday, March 17, 2025, 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
Chair Kurtz called the Meeting to order at 5:31 P.M.

ROLL CALL

John Kurtz, Planning and Zoning Chair - Present
Alexis Lindberg, Commission Member - Absent
Eric Grootveld, Commission Member – Present
Aaron Heugly, Commission Member - Present
Genoa Beiser, Commission Member – Present

Staff Present:
Brian Parker, Community Development Director
Rick Allington, City Attorney
Diane Shay

Others Present:
Tony Evans, *Idaho Mountain Express*
Clint Carver, representing Maverik (online)

1. **NOTICE OF AGENDA COMPLIANCE - ACTION ITEM**
   Motion: Commissioner Grootveld motioned that the notice for the March 17, 2025, Regular Meeting was completed in accordance with Idaho Code, Section §74-204, Commissioner Beiser seconded, all voted in favor, and the motion carried.
2. **CALL FOR CONFLICT:**

   None identified.
3. **PUBLIC COMMENT:**

   None provided.
4. **CONSENT AGENDA– ACTION ITEM**
   a. **Approval of Minutes**
      i. March 3, 2025 Regular Meeting Minutes
   b. **Findings of Fact, Conclusions of Law, and Decision documents from previous meeting(s)**
      i. LLA-25-01 – TBD Lewis Lane – Judy & Keith Meyers

   Chair Kurtz noted that he had appeared in the minutes despite being absent, and Mr. Parker noted that it was a typographical error to be corrected. Commissioner Grootveld motioned to approve the consent agenda. Commissioner Beiser seconded, all voted in favor, and the motion carried
5. **NEW BUSINESS – ACTION ITEM**
   a. **DR-25-01 – Change of Exterior Finish for Betty's Authentic Peruvian Restaurant - 120 South Main Street**

Mr. Parker presented the application and noted that the proposal is to modify the exterior paint colors of the building, which requires approval by the Commission. The Commission stated that the application was straightforward and consistent with the applicable standards. Commissioner Beiser motioned to approve DR-25-01 and directed staff to prepare Findings of Fact, Conclusions of Law, and Decision Documents reflecting the decision based on the record provided. Commissioner Grootveld seconded, all voted in favor, and the motion carried.

6. **PUBLIC HEARING – ACTION ITEM**

   a. **Appeal of SG-24-14 – Sign Permit for Maverik Inc. – 851 North Main Street**

   Mr. Parker provided an overview of the sign permit application, applicable standards, the appeal and the reasoning of the staff determination that the application was not consistent with the applicable code requirements. Chair Kurtz requested clarification on the total sign area and noted that other proposed signage could be reduced. Commissioner Heugly asked about the proposed signage located on the side of the building. Mr. Parker stated that the sign is probably not in conformance with code requirements and should be removed.

   Mr. Carver presented on behalf of the appellant. He stated that other similar businesses in Bellevue have signage similar to what was proposed and that Maverik wanted to be provided with the opportunity to have the same.

   Chair Kurtz opened the public hearing. The following individuals provided comment:

   - Chris Alexander, 501 North 4th Street, Bellevue

   Upon receipt of public testimony, Chair Kurtz closed the public hearing. Chair Kurtz asked for history on the sign ordinance and when it came into effect. Commissioner Beiser discussed the appeal and stated that appropriate management of signage was important to maintain the community character of Bellevue. Commissioner Grootveld discussed the existing code language and noted that there may be room for improved clarity in the written language.

   Commissioner Beiser moved to deny the appeal of SG-24-14. Commissioner Grootveld seconded, all voted in favor, and the motion carried.

7. **NEXT MEETING**
   a. Regular Meeting – April 7, 2025
8. **ADJOURNMENT - ACTION ITEM**

   Motion: Commissioner Heugly voted to adjourn the meeting, Commissioner Beiser seconded, all voted in favor, and the meeting was adjourned at 6:03 P.M.

_____ _____

John Kurtz, Planning & Zoning Chair Planning Commission Secretary

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Memorandum

To: **Bellevue Common Council**

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

Re: **Right-of-Way Management Work Session**

Date: **May 12, 2025**

Background

The majority of the streets in Bellevue have a travelled roadway between eighteen feet (18') and twenty-two feet (22') contained within an eighty-foot (80') wide right-of-way (ROW). Alleys within the original Bellevue Townsite are contained within a twenty-foot (20') ROW and are typically unpaved roads of varying width. The right-of-way areas outside of the travelled roadway serve important public functions to store snow, accommodate stormwater runoff, place utilities, plan for future sidewalks and pathways, and so on. These areas are also prone to adoption by adjoining property owners who place landscaping, irrigation systems, firewood, sheds, gardens, mailboxes, flagpoles, and other obstacles within the ROW.

These intrusions can create challenges to ensuring that the public benefit of ROW is maintained. Utility work and snow plow operations are particularly challenging to complete with excessive private activity within public rights-of-way. However, properly permitted and limited private use of public ROW can enable mutual benefits such as improved aesthetics, weed control, traffic calming, and community pride.

Recommendation and Next Steps

This is a work session. The Council should discuss desired processes and outcomes.

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Memorandum

To: **Bellevue Common Council**

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

Re: **Additional Comprehensive Plan Advisory Committee Members**

Date: **May 12, 2025**

Background

At the April 28, 2025 meeting, the Bellevue Common Council adopted Resolution 25-14 establishing a Comprehensive Plan Advisory Committee (the Committee). Section 7 of Resolution 25-14 states that additional members may be added to the Committee by subsequent resolution. The Council expressed a desire for more representation by Bellevue residents on the Committee. At this time Staff is recommending the following residents be added to the Committee:

- Amanda Bauman
- Dana Brazelton
- Evan Stelma
- Ian Blacker
- Jose Baeza
- Kim Mazik
- Michael Costello
- Michele Minailo

Recommendation and Next Steps

Staff recommends the approval of Resolution 25-15 adding the aforementioned individuals to the Comprehensive Plan Advisory Committee.

Once the Advisory Committee has had an initial meeting, a scope of work, engagement plan, and similar materials will be presented to Council.

Enclosures

1. Draft Resolution 25-15

CITY OF BELLEVUE RESOLUTION NO. 25-15

A RESOLUTION OF THE CITY OF BELLEVUE, IDAHO ADDING MEMBERS TO THE COMPREHENSIVE PLAN ADVISORY COMMITTEE.

WHEREAS, the City of Bellevue, Idaho ("City") is desiring to update the City's Comprehensive Plan; and

WHEREAS, Idaho Statute 67-6508 requires comprehensive plans to consider a variety of specific topics; and

WHEREAS, there are members of the community with expertise in these topics and a willingness to participate; and

WHEREAS, the Common Council of the City desires to meaningfully engage and empower all residents to participate in the development of the updated Comprehensive Plan; and

WHEREAS, there are members of the community with established relationships and resources to facilitate citizen participation; and

WHEREAS, the Common Council adopted Resolution 25-14 forming the Comprehensive Plan Advisory Committee and allowing the Council to add members by resolution.

NOW, THEREFORE, it is hereby RESOLVED by the Common Council of the City of Bellevue, Idaho as follows:

Section 1: The Common Council hereby adds the following individuals to the Comprehensive Plan Advisory Committee (the Committee):

- Amanda Bauman
- Dana Brazelton
- Evan Stelma
- Ian Blacker
- Jose Baeza
- Kim Mazik
- Michael Costello
- Michele Minailo

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR THIS 12th DAY OF MAY 2025.

_____

Christina Giordani, Mayor

ATTEST:

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Amy Phelps, City Clerk