



AGENDA

Agendas may be amended

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MEETING ID: 627 312 2357

PASSCODE: 606XKf

ONE TAP MOBILE

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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 June 5, 2025. **Suggested Motion:** Move that the notice for the June 9, 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. **PRESENTATION:** Water Project Status Report: Kristina Gillespie-Jaques, Merrick & company
5. **CONSENT AGENDA: ACTION ITEMS**
 - a. Approval of Minutes: May 12, 2025: Amy Phelps, City Clerk
 - b. Approval of Claims May 28, through June 9, 2025: Shelly Shoemaker, Treasurer
 - c. Department Head Reports
6. **EXECUTIVE SESSION: PURSUANT TO IDAHO CODE §74-206(F) : ACTION ITEM**
7. **DISCUSSION:**
 - a. Discussion regarding proposed Ordinance 2025-XX amending Bellevue Code Title 3, Chapter 5, Mobile food Vendors- to expand Mobile Vendor Licensing to include non-food related businesses.
8. **NEW BUSINESS**
 - a. Consideration of an Encroachment Permit application submitted by KV Twin Falls for the installation of Natural Gas for 420 N 6th Street: Chris Johnson, Public Works Director | **ACTION ITEM**
 - b. Consideration and approval of Strahorn Phase 2 road seal project: Chris Johnson, Public Works Director | **ACTION ITEM**

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

**De conformidad con la Ley de Estadounidenses con Discapacidades, las personas que necesitan 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.

- c. Consideration of a Resort Restaurant Liquor License Application for Lucy’s Breakfast, LLC: Kirt Gaston, Bellevue Marshal | **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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AGENDA

El orden del día podrá ser modificado

ÚNASE A LA REUNIÓN DE ZOOM:

<https://us02web.zoom.us/j/6273122357?pwd=ekFEckpSQUF6RnVFUFpGYWNjd29Zdz09&omn=87338500703>

ID DE REUNIÓN: 627 312 2357

CÓDIGO DE ACCESO: 606XKF

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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 5 de junio de 2025. **Moción sugerida:** Presentar una moción para que el aviso para la reunión del 9 de junio 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. **PRESENTACIÓN:** Informe sobre el estado del proyecto de agua: Kristina Gillespie-Jaques, Merrick & company
5. **ORDEN DEL DÍA CONVENIDO: PUNTOS DE ACCIÓN**
 - a. Aprobación de actas: 12 de mayo de 2025: Amy Phelps, Secretaria Municipal
 - b. Aprobación de reclamaciones del 28 de mayo al 9 de junio de 2025: Shelly Shoemaker, Tesorera
 - c. Informes del Jefe de Departamento
6. **SESIÓN EJECUTIVA: DE CONFORMIDAD CON EL CÓDIGO DE IDAHO §74-206(F) : ELEMENTO DE ACCIÓN**
7. **DISCUSIÓN:**
 - a. Discusión sobre la Ordenanza propuesta 2025-XX que enmienda el Código Bellevue Título 3, Capítulo 5, Vendedores Móviles de Alimentos, para expandir las Licencias de Vendedores Móviles para incluir negocios no relacionados con alimentos.
8. **NUEVOS NEGOCIOS**
 - a. Consideración de una solicitud de permiso de invasión presentada por KV Twin Falls para la instalación de gas natural en 420 N 6th Street: Chris Johnson, Director de Obras Públicas |
ELEMENTO DE ACCIÓN

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- b. Consideración y aprobación del proyecto de sellado de carreteras de la Fase 2 de Strahorn:
Chris Johnson, Director de Obras Públicas | **ELEMENTO DE ACCIÓN**
 - c. CONSIDERACIÓN DE UNA SOLICITUD DE LICENCIA DE LICOR EN UN RESTAURANTE RESORT PARA LUCY'S BREAKFAST,
LLC: KIRT GASTON, BELLEVUE MARSHAL | **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: June 9, 2025

Suggested Motion

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

Enclosures

1. May 12, 2025, Regular Common Council Meeting Minutes
2. Claims Payable May 28 through June 9, 2025
3. Department Head Reports



The Common Council of the City of Bellevue, Idaho met at a Regular Meeting on Monday, May 12, 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 5:31 p.m. *(00:00:07 in video)*

Roll Call: *(00:00:13 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 *via zoom*
Tom Bergin, Council Member – Absent
Jessica Obenauf, Council Member – Present

Staff Present:

Amy Phelps, City Clerk
Rick Allington, Legal Counsel
Brian Parker, Community Development Director
Greg Beaver, Fire Chief
Kirtus Gaston, Marshal

Others in Attendance: Cassandra Lemmons, Collin Glass, Raphael Ericson (DEQ), Carrie Wesson, Tom Blanchard, Chris Cey, Tim Frazier, Jim Kuehn, Liji Waite, Samantha Stahlnecker, John Wright, Michele Minailo

1. Notice of Agenda Compliance: *(00:00:59 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 *May 8th, 2025*.

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

2. CALL FOR CONFLICT (AS OUTLINED IN IDAHO CODE §74-404): ACTION ITEM

No conflict was noted at this time.

3. MAYOR AND COUNCIL REPORT: *(00:01:40 in video)*

Mayor Giordani thanked the Bellevue community and agencies for their participation in the ERC Clean Sweep event, highlighting the strong turnout and collective effort in cleaning up the area. She expressed appreciation for citizens picking up various types of waste, from small litter to large debris. Special thanks were given to Mike from Clear Creek Disposal, Council Member Obenauf for coordinating dumpsters, and Building Thrift for collecting reusable materials. She also acknowledged Council Member Wrede and others who actively participated.

Mayor Giordani went on to report that Bellevue received an \$85,000 grant from Blue Cross of Idaho for a park project. She encouraged residents to complete the related survey before it closes at the end of the week, emphasizing the importance of community input. Representatives Tasha and Courtney from Blue Cross will be in town conducting in-person interviews at locations like the grocery store and Coffee Corner on Friday. She also mentioned the BCRD's "Bike to School" event happening Wednesday morning and concluded by recognizing National Police Week, especially the memorial on the 15th honoring fallen officers.

Council Member Obenauf said she had a conversation with Ashton from the ERC about possible funds available to help with beautification of the crosswalks after the resurfacing of Main Street occurs.

Council Member Wrede praised the ERC Clean Sweep as a major success, noting the large number of participants and the noticeable improvement in cleanliness throughout the area. She appreciated the momentum it created for spring and remarked on how more people continued to join in as the day went on. Overall, she found the effort impressive and impactful. More council discussion was had about the success of the event.

4. **CONSENT AGENDA: ACTION ITEMS** (00:7:53 in video)

- 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

Council Member Wrede asked if the roadway data noted on the Community Development Director's Department Head Report was available to view. Brian Parker, Community Development Director said that he has not published it yet, but he could.

Council Member Shay asked about three wrenches that were purchased and listed in the claims payable report. Public Works Director Chris Johnson explained they were water keys and were collapsible and could fit in one toolbox instead of taking up extra room. Council Member Shay then asked about a charge for a Planning and Zoning Conditional Use Permit Application notice to which Mr. Parker said we paid for the mailers for the CUP application to be created and sent and the bill would be delivered to the applicant for receipt of payment.

Council Member Obenauf asked why there were monthly bills for legal expenses and additional charges on top of those. Mayor Giordani explained the monthly amount is a retainer for the prosecution contract and everything else is billed at a rate for the additional legal services.

(00:12:15 in video) Council Member Wrede asked for clarification about the ongoing sewer project, noting confusion around terms like "pilot projects" when taken out of context. She wanted to confirm whether all current efforts are focused solely on restoring the existing wastewater plant to its original, well-functioning condition. Specifically, she asked if the listed activities and pilot projects are temporary measures to support the plant's return to operation, or if they indicate longer-term fixes due to deeper issues with the sewer system's overall robustness.

Mr. Johnson explained that he and the team, including Bryson and their engineer, created a categorized list of tasks needed to repair and maintain the wastewater plant for full reactivation. He clarified that the pilot programs are optional upgrades aimed at improving efficiency and reducing operational costs, not replacements for core restoration work. For example, he mentioned a pilot project involving an oxygen generator that could eliminate the need for costly chemicals, offering long-term savings. Overall, the efforts involve multiple "buckets" of work—some focused on restoration, others on potential improvements.

(00:14:42 in video) Chris Johnson, Public Works Director, informed the council that work on the main water tank, part of the MOU with a local ranch, is scheduled for completion by May 15. Final parts arrived, and engineers will conduct one last assessment before beginning work on the tank's valve station Thursday. This requires draining the tank, with water temporarily supplied directly from the spring and supplemented by wells to maintain

pressure. He asked residents to reduce water use—particularly avoiding sprinkler use—on Thursday and Friday. Mayor Giordani explained that notifications will be distributed via social media, the city website, etc, with special attention to lower pressure areas like Sunrise Ranch.

Motion: (00:17:05 in video) Council President Shay moved to approve the Consent Agenda as presented. Council Member Obenauf Seconded the Motion. **Council Members Voting Aye:** Council Member Obenauf, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

5. Discussion

- a. Idaho Department of Environmental Quality (DEQ) led discussion on ACAS compliance: Raphael Erickson, Cassandra Lemmons, Collin Glass: DEQ Representatives

(00:17:29 in video) Mayor Giordani explained that the Idaho Department of Environmental Quality had been invited to speak about and answer any questions about ACAS compliance in regards to the Bellevue Water Project.

(00:18:16 in video) Raphael Erickson, representing the DEQ's Twin Falls Regional Office, addressed the Mayor and Council to reaffirm the shared goal of ensuring safe, reliable drinking water. He emphasized that the City of Bellevue continues to monitor for drinking water contaminants and that current sampling shows public health is being protected. He explained that the Amended Compliance Agreement Schedule (ACAS) is a mutual agreement that sets specific timelines for regulatory compliance. While some items in the ACAS are currently behind schedule, the agreement remains legally enforceable, though it carries no penalties. Mr. Erickson highlighted DEQ's focus on compliance assistance and collaboration with water providers, noting that Bellevue has maintained communication and is actively working toward meeting ACAS requirements. DEQ is currently awaiting an updated project timeline from the city or its engineer to account for delays. Once received, DEQ will internally review and decide how to proceed with the overdue items in coordination with regional and division administrators.

(00:18:16 in video) Council Member Davis asked if DEQ provides a suggested way to process a project in order to keep focused on goals and objectives. Mr. Erickson explained that the document is a bilateral mutual agreement, and a discussion was had between DEQ and the City's engineers and using the best information they had at the time, built the compliance agreement schedule. He explained it is legally enforceable as written and there are provisions in the ACAS for requests for extensions and deadlines as well. Member Davis asked for clarification on the timing of the bidding process. Mr. Erickson explained that DEQ has specific engineering requirements such as facility plan – a high-level overview of the general scope of the project and the next step would be a preliminary engineering report which would be more of the project-specific details which are some items under the ACAS that have been delayed.

(00:24:01 in video) Council Member Wrede asked for clarification about funding timelines, specifically regarding the expiration of ARPA, LIF, and SRF funds. She referenced documentation noting that LIF funds may have a different expiration date than the others and wanted to confirm whether this question about varying deadlines had been addressed. Mr. Erickson explained that the Leading Idaho Fund (LIF) is state grant money provided by Governor Little after the distribution of federal ARPA funds. While ARPA (American Rescue Plan Act) funds have specific federal deadlines—typically by 2027—LIF does not carry those same restrictions, as it is state funding. Bellevue has received just over \$3.3 million from the LIF, which, unlike ARPA, is not a loan and does not have a federal expiration date.

(00:26:05 in video) Council Member Wrede asked whether the loan amount would be adjusted if a major component of the project—valued around \$1 million—is ultimately deemed unnecessary. She wanted to know if the bond amount would be reduced, if the loan would be reset, and whether there are any caveats or concerns related to drawing less than the originally approved amount.

(00:27:25 in video) Kristina Gillespie, Merrick & Company, explained to the council that the City of Bellevue will first use the *Leading Idaho Fund* (LIF), a \$3.3 million state grant with no repayment or federal deadline requirements. Only after those funds are used will the city and DEQ turn to the *State Revolving Fund* (SRF) loan portion of the project funding. Now that the city and the landowner have signed a memorandum of understanding, the next step is to conduct a preliminary engineering report and finalize design plans. Once that's complete, the project can go out to bid, and actual costs will be determined. Addressing Council Member Wrede's question, Gillespie clarified that if certain parts of the project—such as land acquisition—are ultimately unnecessary, the city simply wouldn't use those funds. The city is not required to draw the full loan amount. She also noted that, although in some cases reducing a loan amount could reduce *principal forgiveness* (PF) under SRF loans, that's not a concern in this case because the LIF and SRF funds are treated as separate funding sources. The city can use the LIF grant in full without affecting the SRF loan terms. Mayor Giordani asked Miss Gillespie to confirm that Bellevue has not drawn on any dollars from the loan at this time. She confirmed that was correct.

(00:31:36 in video) Council Member Wrede clarified that her question was specifically about the *process* of reducing the bond amount if a clearly defined part of the project no longer required funding. She asked whether doing so would require creating a new agreement for the SRF loan and what steps would be needed to adjust the bond accordingly. Her focus was on the financial implications—particularly whether the city would still need to secure bond-backed funds if they're no longer necessary. She acknowledged that the answer might not be immediately known.

Miss Gillespie explained that if the city decides to reduce the SRF loan amount, the process would involve a simple one-to-two-page amendment signed by both the city and DEQ, formally stating the new loan amount and restricting further draws beyond that limit. She noted that any changes should be clearly communicated with DEQ and shared publicly with the community. Regarding the bond paperwork itself, she deferred to legal counsel (Rick Allington), as she is not an attorney. Gillespie added that some communities choose to keep the full bond amount authorized in case future needs arise, which can help leverage additional grants or loans. She cited an example of another city using unused bond capacity to secure funding for a future project phase.

(00:34:43 in video) Council Member Wrede clarified that her concern was not just about reducing the loan amount, but about whether doing so would affect the interest rate with DEQ. She also raised a broader issue about the voter-approved bond: since the election was based on funding five specific project components, she questioned whether the city could legally or ethically repurpose those funds if one component is no longer needed. Miss Gillespie clarified that DEQ did not request the funding specifics—those came from the City Council's direction in the bond proposal. She then deferred the legal and procedural aspects of repurposing voter-approved bond funds to City Attorney and Public Works Director Chris Johnson.

Mr. Allington stated that, in his view, the city likely cannot request bond funds for one purpose and then use them for another. However, he emphasized that bond law is a specialized area he does not practice in. For that reason, the city hires dedicated bond counsel to handle those matters. He recommended consulting with that legal expert to get a definitive answer and confirmed the city can follow up with bond counsel when needed.

(00:36:18 in video) Mr. Johnson explained that the facility plan presented three alternatives, with Alternative A costing \$9.3 million, another option at around \$12–14 million, and Alternative C at \$22 million. The City Council chose Alternative A because it would bring the city back into compliance, which is the sole goal of the project. He

emphasized that the bond was pursued specifically to fund this compliance-based plan and that there is no attempt to expand or alter the scope of the project. The only additional effort being made is to seek more grant funding in order to reduce the amount of the loan the city has to take on.

(00:37:11 in video) Council Member Wrede asked if there is a way for the city to work with DEQ to establish more consistent and transparent reporting, as there have been varying understandings about the city's status with the agency. She suggested that more timely and reliable updates or publications from DEQ could help keep residents better informed. She also noted that inconsistent communication has led to confusion and proposed creating a reporting standard to ensure everyone has the same, accurate information. Mr. Erickson responded that DEQ staff at both the regional and state levels meet regularly to discuss these matters. He acknowledged the importance of the city determining its own direction and emphasized that DEQ's role is to support the city by providing compliance assistance and education. He added that DEQ aims to be accessible and responsive to the city's needs and invitations.

(00:38:59 in video) Mayor Giordani explained that the perceived lack of information was due to the early phase of the project, which primarily involved behind-the-scenes discussions with landowners, engineers, and the water team. Now that the project is progressing, she said the community can expect more detailed updates, including survey and engineering information. She emphasized the city's commitment to improving communication and keeping both the council and residents informed.

Council Member Wrede emphasized the need for clear and explicit communication regarding the city's compliance status with the Amended Compliance Agreement Schedule (ACAS). She acknowledged that while DEQ is satisfied with the city's current efforts and communication, it is also officially stated—by the Bureau Water Chief—that the city is not in compliance due to missed deadlines. She stressed the importance of being transparent about this distinction: the city is cooperating and making progress, but amendments are needed because compliance has not yet been achieved. Mr. Erickson clarified that while the city has technically missed deadlines in the ACAS, but DEQ considers the city to be in compliance in practice because it has maintained ongoing communication and transparency about the delays. He emphasized appreciation for the strong working relationship and noted that a formal compliance conference wasn't necessary due to the consistent communication.

(00:42:28 in video) Mayor Giordani emphasized that while timelines in the ACAS haven't been met, DEQ has acknowledged the city's ongoing communication and effort, which maintains a practical level of compliance. She expressed concern that the focus on technical noncompliance felt like a "gotcha" moment, despite DEQ not requiring an amended ACAS—only an updated timeline. Mr. Erickson followed up by taking responsibility for previously stating that an amendment wasn't needed, clarifying that such decisions are made at the department level, not individually. He reiterated that DEQ is waiting for an updated timeline based on survey access and new information. He acknowledged that this process will take time, and DEQ will evaluate the revised timeline to determine the next steps. Council Member Wrede asked the Mayor to stop framing her comments in a particular light, clarifying she was simply repeating what had been communicated to her. Mayor Giordani responded that she too was relaying information—from the regional DEQ representatives present at the meeting—while Wrede was citing communication from the state-level DEQ, with whom City Hall had not directly interacted.

(00:45:25 in video) Cassandra Lemmons, from the Drinking Water Bureau of the State office for DEQ, explained that DEQ cannot decide on extending or amending the compliance schedule until they receive the updated timeline from the city's engineer. Once that information is submitted, it will go through an internal review process involving Raphael, herself, the bureau chief, division administrators, and the director. She emphasized that decisions are made collectively—not unilaterally—and that DEQ's goal remains ensuring safe, reliable drinking water, which the city is currently providing through compliant sampling.

She also clarified that DEQ has options: they can issue an amendment or offer an administrative extension, depending on the content of the updated timeline. In either case, the timeline would be formally adopted and enforced, without replacing the original agreement.

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**

[\(00:49:34 in video\)](#) The Mayor opened the Public Hearing was opened at 6:20 pm.

Community Development Director Brian Parker presented the lot line adjustment application to reconfigure six city lots into three on a site west of Main Street between Chestnut and Walnut Streets. The proposal includes modifying prior conditions, such as allowing buildings closer to a canal and removing a requirement for building envelope setbacks. A main point of concern was a request to waive street improvement standards for Lewis Lane due to the high cost of relocating power poles. The Planning and Zoning Commission supported the waiver, citing the surrounding unpaved streets. Staff and Commission recommendations were provided for Council consideration.

Mr. Parker elaborated on public access near the site, particularly noting existing informal use of the fire truck turnaround area and public right-of-way access to the Howard Preserve. The applicant proposes adding a 20-foot fisherman's easement along the Big Wood River, aimed at formalizing and preserving access while minimizing ecological impact by routing traffic through less vegetated, more durable areas. He highlighted environmental considerations, including riparian buffers and floodplain constraints on Lot 1A, and explained that no development can occur there until adequate access is approved or constructed to city standards.

Parker then read into the record concerns submitted by Council Member Bergin, who questioned the safety and planning wisdom of allowing development near a dynamic river floodplain. Council Member Bergin also raised concerns about access roads and the lack of a formal public hearing on any road extensions. Parker responded that current regulations don't require a public hearing unless road construction is proposed.

He concluded by addressing two applicant objections to staff report conditions: (1) the requirement for an option agreement with the Land Trust, and (2) language in the fisherman's easement. Parker expressed support for revising the easement language to allow it to shift naturally with the river's course. He recommended that any motion include a plat note formalizing the easement's dimensions and flexibility.

[\(01:12:21 in video\)](#) Council Member Obenauf asked whether, due to the property being zoned as "business", residential living would still be allowed in business-zoned areas. She sought clarification on what types of uses are currently permitted in the business zone, such as whether uses like gas stations are still allowed. To which Mr. Parker answered yes.

Mr. Parker confirmed that the canal access road was owned by the canal company. Discussion transpired about the business' surrounding the property.

Council Member Wrede questioned why the application was submitted without building envelopes for proposed lot 2 and 3. Mr. Parker explained the theoretical building area on the east side of the property where it is level up until you hit the boundaries as stated in the irrigation district agreement – 14 feet from the edge and upon construction of a retaining wall. He went on to confirm that the property is zoned business answering council member Wrede’s concern about light industrial uses in close proximity to the river.

[\(01:15:43 in video\)](#) More discussion was had in regard to clarifying that the right-of-way in question is city-owned and technically a public street, but it has historically been treated and maintained as an alley. The issue arose around whether the right-of-way should be upgraded to a street standard—particularly if the city is expected to plow it—since alleys are not normally plowed. It was noted that for lots fronting Main Street, the right-of-way functions as a secondary access and thus qualifies as an alley, but for the subject property with no other developed street access, it effectively functions as a street. The council discussed the need to formally clarify and define its designation, as it cannot simultaneously be considered both a street and an alley.

Council Member Obenauf asked whether the applicant was proposing to waive the requirement to improve the alley. Mr. Parker clarified that the applicant is proposing some improvements to the alley, but not to full city street standards. He then noted that the city’s future plans include updating alleyways, based on ongoing discussions.

[\(01:16:53 in video\)](#) A discussion was had about whether the right-of-way in question should be treated as a street or an alley. It was noted that the city technically owns the right-of-way and would typically be responsible for maintenance like plowing though the applicant has taken on some of that responsibility. It was pointed out that if the city expects to plow the area, it should be upgraded to full street standards; otherwise, it should remain classified as an alley, which the city does not plow. There was concern that allowing partial improvements could set a precedent for requiring plowing in alleys citywide. Mr. Parker clarified that for properties fronting Main Street, the right-of-way functions as a secondary access and thus qualifies as an alley. However, for the subject property with no other street access, the right-of-way serves as the primary street. Council President Shay asked about the building envelope for proposed lots 2a and 3a and Mr. Parker said there was no proposed building at this time. Mayor Giordani asked for clarification about conditions if the lots were treated as corner lots, and if there would be enough area for a buildable envelope. Mr. Parker explained that the corner lots must contain a building envelope outside of the 75-foot radius from the corners and there is technically room to build outside of that on those lots.

[\(01:21:06 in video\)](#) Council Member Wrede asked if a potential building or development on one of the lots could affect or change the way the (river) water disperses if a future flood were to occur. Mr. Parker explained that the building envelope meets the city’s code requirements, but rivers are complicated and tend to change. Answering a question posed by Council Member Davis, Mr. Parker confirmed that the point of access is undetermined at this time. He explained possible ways to create a point of access to the proposed lot 1A. Discussion was had about current zoning around the parcels being residential and if there was potential to change the zoning. Mr. Parker told the council that no re-zoning application had been submitted.

[\(01:26:50 in video\)](#) Samantha Stahlnecker of Opal Engineering presented on behalf of Judy and Keith Myers to summarize the lot line adjustment application for the property between Walnut and Chestnut Streets, west of Main Street. The original 2023 application approved a four-lot subdivision; the updated

request proposes a three-lot subdivision, reducing the number of lots fronting the alley from three to two and retaining Lot 1A as originally approved. She explained that Lot 1A's boundaries and building envelope remain unchanged.

Key updates included adjustments to conditions of approval and requests for waivers related to alley improvements. Due to physical and financial constraints, including the proximity of Idaho Power transmission lines and encroachments in the alley, a full standard street improvement is not feasible. Instead, the applicant proposes shifting the alley road 5 feet west, reducing the width to 20 feet, and using gravel rather than asphalt, with improved drainage.

She discussed challenges with undergrounding or relocating power poles due to high costs and impacts to neighboring properties. Regarding Lot 1A access, she noted existing access from Riverside Drive and proposed a driveway easement rather than a full street. She highlighted the owners' willingness to work with the City or Land Trust to potentially transfer Lot 1A to expand the Howard Preserve, though they could not make that a condition of approval. Finally, she emphasized that the plat remains compliant with city standards, and the modifications aim to balance feasibility with the City's goals.

[\(01:40:50 in video\)](#) Council Member Davis expressed her uneasiness about the zoning of the lots regarding potential businesses on the property. She expressed further concern about leaving the alleyway unpaved if the traffic increases with the possible building on the property.

Miss Stahlnecker responded by acknowledging that development may increase traffic, but emphasized that the proposed waiver would result in a safer situation than attempting to meet full city street standards given existing site constraints. She explained that while unsafe conditions can't always be eliminated in engineering, they can be mitigated. By shifting the road away from the power poles and narrowing it to 20 feet, the design would help reduce vehicle speeds and provide more space for drivers to correct before potentially hitting the poles.

Council Member Wrede asked if the intended outcome for this application would be to sell the property. Miss Stahlnecker explained that the applicant and team are in negotiations with the Wood River Land Trust for an option agreement to sell lot 1-A to the Land trust and there are also two interested buyers for the upper lots-local construction companies that are currently utilizing the properties.

Council Member Wrede raised concerns about the difficulty of building on the two lots without proper access and noted the significant encumbrances faced by residents. She suggested that a more appropriate roadway should be considered if the area is going to be actively used. She also questioned the purpose of the application, implying that the main goal appeared to be facilitating a future sale. Additionally, Council Member Wrede expressed confusion about why this small section of land, surrounded by the Preserve and residential areas, is zoned as a business district. Mayor Giordani suggested reviewing the zoning map for better context.

[\(01:45:20 in video\)](#) Questions were raised about whether a 20-foot-wide alley would be sufficient for city snowplows and expressed concerns about the proposed gravel surface, particularly regarding potential impacts on nearby homes and businesses from debris. Chris Johnson explained that while a grader might not fit, other tracked vehicles could access the area for snow removal. Miss Stahlnecker clarified that the choice to propose gravel rather than asphalt was intentional, due to the alley's isolated location and adjacency to two existing gravel streets. She emphasized that the alley has functioned as a gravel road for decades, with the applicant maintaining it, including snow removal, and argued the proposed gravel upgrade would be an improvement without being excessive for the area.

Mayor Giordani asked for clarification on Condition #2, specifically regarding whether the applicant is proposing to expand the buildable area on Lots 2A and 3A beyond what was approved in 2023. She pointed out that the previous Council had restricted building past the slope drop-off and questioned whether the new proposal—based on a private agreement with the Canal Company—would allow construction beyond that point. Miss Stahlnecker confirmed that the prior restriction limited development to the top of the slope. However, after negotiating with the Canal Company, they reached an agreement allowing construction up to 14 feet from the canal bank. She emphasized that this land is not restricted by Bellevue code, and the private agreement includes provisions requiring structural engineering for any buildings near the canal. She also noted that the previous subdivision approval has expired, so earlier findings of fact no longer apply, and this new request stands independently.

The mayor questioned whether the applicant is expanding the buildable area. Stahlnecker confirmed that construction would be allowed closer to the canal due to a private agreement and clarified that this doesn't conflict with current city code or past approvals, which have expired.

Public Comment:

Amy Trujillo, Executive Director of the Wood River Land Trust, provided an update on discussions with the applicant since the Planning and Zoning (P&Z) Commission meeting. She addressed concerns about Lot 1A, which is important for both public access to the Howard Preserve and protection of riparian and floodplain habitat. At the P&Z meeting, the applicant mentioned a willingness to sell Lot 1A to the Land Trust or the City, and a public commenter suggested placing a condition of a right of first refusal on the lot. This condition was adopted by the Commission and seemed to ease concerns at the time, as it indicated an intent to preserve the land for public use. However, Trujillo explained that the right of first refusal does not guarantee the property will be used for conservation or public access. It simply gives the Land Trust or City a chance to match a third-party offer—but only at the price offered. If that price is above the appraised value, the Land Trust cannot legally pay it, due to their accreditation standards. Therefore, the condition falls short of ensuring the land is protected. To address this, the Land Trust proposed working on an option agreement with the applicant, which would set terms such as price, timeline, and conditions for purchase. But the applicant did not agree to making that option agreement a condition of approval, citing concerns about limiting future sale options if the Land Trust couldn't meet the price. Trujillo emphasized that the right of first refusal alone is not sufficient to meet the intent of preserving the land for public benefit. She urged the Council to consider carefully whether that condition truly offsets the waivers being requested, and clarified that the Land Trust is still willing to continue negotiating with the applicant. She also noted the difficulty of only being allowed to speak during public comment when key matters affect their interests.

Kristine Hilt, With Project Bigwood, introduced herself as the former floodplain administrator for Blaine County (8 years) and former City of Hailey floodplain manager (3 years). She is currently with Project Bigwood and noted that the organization submitted public comments including historical flooding data and aerial imagery. Hilt urged the Bellevue City Council to carefully consider the significant decision before them regarding the development of one of the last relatively undeveloped stretches of land along the Big Wood River. Drawing from her experience, she stressed that the proposed buildable area west of the canal is unsafe, especially based on her first-hand knowledge of the 2017 flood of record, which she described as catastrophic marked by evacuations, infrastructure impacts, and neighborhood panic. She warned that if Lot 1A is developed, future owners will likely want to install rock riprap along the riverbank to protect their investment, which has environmental consequences. Hilt argued that the application fails to meet the city's own subdivision criteria, specifically Section 11-6-5(B), which requires lots to minimize adverse environmental and topographic impacts. She also said the proposal conflicts

with the city’s comprehensive plan, particularly with goals to allow the river to naturally meander. She supported concerns raised by Council Member Davis about commercial intrusion in a residential area and stated clearly that any development west of the canal would be a mistake, harmful to the public, the community, and the river. As an alternative to outright denial, she recommended that Lot 1A be designated as undevelopable or open space, or that plat notes prohibit fill, riprap, and storage of flood-prone materials. She concluded by pointing out that the owner still retains six developable lots east of the canal, and that the City has the ability to require all development to remain on that side.

Kristin Fletcher, 200 N. 4th Street Bellevue. Kristin Fletcher emphasized one specific point: the section of the Big Wood River adjacent to the proposed development is a meander, which, during high water events, becomes the outside edge of the river—the point with the strongest and most erosive force. She described how, during the last major flood, a portion of land was rapidly eroded, and she warned that this could happen again. Fletcher stressed that even a 20-foot riparian buffer can vanish quickly if, for example, a tree falls into the river. The fallen tree can redirect the water flow, which then undermines and eats away at the bank behind it. She concluded that this could result in the rapid loss of what appears to be a safe buffer zone, which is primarily composed of cottonwoods, and urged the Council to consider this risk in their decision.

[\(02:01:57 in video\)](#) **Tom Blanchard, 33 Lower Broadford Road, Bellevue.** Mr. Blanchard emphasized the extraordinary complexity of the proposed development site, citing the numerous easements and the canal running through the property as factors that make it difficult to fully evaluate. He questioned why the Council was proceeding with the development review before first resolving the underlying zoning issue. Blanchard presented a hypothetical scenario in which he could build a small house with a coffee shop underneath on the property—something that could serve as a trail-side amenity and tourist draw. However, he stressed that such ideas depend entirely on the zoning being clarified and addressed first. He praised the Planning and Zoning Commission for their efforts in trying to balance the interests of the developer and the neighboring residents. But he argued that there is a third party whose interests must be protected: the City of Bellevue itself, which he believes has historically given too much away to developers at the expense of taxpayers. Mr. Blanchard urged the Council to act as a negotiating partner, not just an arbiter, and emphasized that city assets—such as paved roads—should not be sacrificed. He opposed the proposed gravel road, warning that it would inevitably deteriorate, as has happened in other parts of town (e.g., by Mahoney’s and Cutthroat), leading to costly maintenance burdens on taxpayers. He called this unacceptable and cautioned that unless the city secures its own interests now, it will end up paying for these infrastructure problems in the future.

[\(02:05:26 in video\)](#) **Carrie Wesson, 500 S. Main Street, Bellevue.** Miss Wesson spoke about her personal investment in improving and maintaining the alley area near her home, which she described as part of the city easement but which she has landscaped with grass, lilacs, roses, and shrubbery. She emphasized that her efforts make the area look better, help slow traffic, reduce dust, and prevent damage (such as cars hitting the power pole or cutting through to hit her fence). While she acknowledged that development of the alley could be a positive step, she urged the Council to consider her work and the aesthetic improvements she’s made when making decisions. Wesson expressed hope that the city would pursue a solution that benefits the community without disrupting or damaging the efforts of existing residents and property owners like herself.

[\(02:07:20 in video\)](#) **Doro Schinella, 1217 Glen Aspen Drive, Bellevue.** Miss Schinella spoke in support of comments made by Kristine Hilt, particularly emphasizing the flooding that occurred in 2017, during which Lot 1A was underwater. She strongly opposed any structural development on Lot 1A, calling it a travesty due to flood risks. She also expressed support for the Wood River Land Trust’s efforts to comply

with Condition #7 (related to a memorandum of intent), and urged the Council to ensure the Land Trust has the ability to fulfill that condition. She criticized the use of a right of first refusal as a mechanism for land acquisition by nonprofits, arguing that it is not an effective or helpful tool for such organizations and should not have been recommended by the Planning and Zoning Commission, as it is too restrictive.

[\(02:09:49 in video\)](#) **Florence Blanchard, 33 Broadford Road, Bellevue.** Florence Blanchard shared her deep history of involvement, noting she's attended Bellevue council meetings for 50 years, starting when meetings were held in what is now the museum. She voiced frustration with developers repeatedly citing "undue hardship" as justification for exceptions and concessions, criticizing past city councils for giving in too easily and making costly concessions—specifically referencing the Strahorn development, which she claimed cost the city \$2.4 million and continued to demand more (e.g., refusing to plow snow or install streetlights). Miss Blanchard urged the current Council to prioritize the interests of Bellevue citizens, rather than yielding to developer demands. She stressed the importance of securing public access through the Howard Preserve and called for balance and accountability, stating that residents should not be left covering costs for improvements that developers resist. She concluded with a plea for the Council to finally "look out for Bellevue."

[\(02:12:06 in video\)](#) **Jim Kuehn, 2114 Buttercup Road.** Mr. Kuehn spoke as the representative for property owner Keith and the proposed development. He explained that he's worked on this project for over three years, with the goal of aligning with the shared vision of both the City of Bellevue and the Howard family—that the parcel adjacent to the Howard Preserve would eventually become part of it. Mr. Kuehn stated they offered the land to the Land Trust or city for \$360,000, arguing it was reasonable compared to a nearby Riverview subdivision lot that sold for \$450,000 with significantly less river frontage. He challenged the notion that development west of the canal should be prohibited, questioning whether this standard would be applied consistently to other nearby landowners if this application is denied. He noted the presence of a previously engineered river restoration project valued at \$1 million, implying confidence in its integrity and the stability of the land, in contrast to concerns raised by others. Kuehn also highlighted that the alley in question has been actively used for decades, maintained by property users including two snowplow companies, and that developer Keith himself improved part of the alley. He criticized the idea of reclassifying the alley as a street, stating, "you can't call a dog a chicken." Finally, Mr. Kuehn emphasized the long, difficult effort to provide a solution that benefits the public, the city, and the Land Trust, expressing frustration over the continued opposition to what he believes aligns with community desires.

[\(02:15:53 in video\)](#) At 7:47pm Public Comment was closed.

Samantha Stahlnecker of Opal Engineering clarified that The Meyer's are residents of Bellevue, not developers seeking major profit. She emphasized that the proposed lot line adjustment involves existing lots and is intended to make them more functional, benefiting both the city and enabling a possible land transfer to appropriate stakeholders. She challenged the claim that development west of the canal is prohibited, asserting that Bellevue's code does not ban it, but rather imposes protective standards like the 100-foot riparian setback, which already restricts development and disturbance. She suggested the Council could further strengthen protections by prohibiting fencing on Lot 1A to allow natural flood function. Miss Stahlnecker also argued that in the event of a flood, the property owner has the right to protect their land, and that protecting this parcel could also help safeguard city infrastructure to the south. She concluded by stating that concerns about river protection were overgeneralized and not grounded in the city code, which already includes appropriate environmental safeguards.

[\(02:19:17 in video\)](#) The Council members discussed and clarified several logistical and procedural matters regarding the proposed lot line adjustment and potential development. There is no direct access from Riverside Estates to the lot in question. Any access would have to cross city right-of-way, requiring an encroachment permit for a driveway to serve the lot. The Wood River Land Trust has discussed purchasing the property for \$360,000, but they are limited by appraisal value and cannot pay more than the appraised market value. An appraisal is pending.

Two council members disclosed prior communications with the applicants (the Meyers and/or their representative, Jim Kuehn) before joining or during previous city roles. One member clarified that although there were friendly relationships and past discussions, no formal meetings or influence occurred. With no further ex-parte communications to disclose, the public hearing was closed, and the council prepared to move into formal deliberation.

[\(02:23:14 in video\)](#) During deliberation, council members evaluated the proposed lot line adjustment, expressing mixed concerns and emphasizing the need to balance private development rights with public interest and environmental stewardship. The surrounding property values were referenced to understand context but acknowledged that market value and sale price should not influence the Council's decision, as it falls outside their purview. The discussion clarified that the application is a lot line adjustment—not a rezoning. Several members expressed opposition to granting waivers that could impose environmental, financial, or infrastructural burdens on the city or its residents. One noted that it's not the public's responsibility to absorb risks tied to private development. Concerns were also raised about unclear development potential on the lots and whether the city had sufficient information to support a responsible decision.

Council Member Obenauf emphasized the importance of aligning with floodplain guidance and comments from groups like the Wood River Land Trust and community members. Discussion was had surrounding caution about allowing development in high-risk flood areas and it was stressed that Bellevue has historically borne too much of the infrastructure burden for developers. The Council supported finding compromise but highlighted the need for future developers to take on appropriate responsibilities. The discussion included concern about requiring the applicant to fully pave the alley behind the property, noting that similar alleys in town are not paved. Members discussed the possibility of lower-impact improvements like road mix or gravel instead of asphalt. Given the site's steep topography, proximity to the canal, and other constraints, Council Members agreed a site visit could provide critical insight. They proposed staking the building envelope and beginning the next meeting with an on-site review to better inform their decision-making.

Council Members requested further information from staff for the next meeting.

Motion: [\(02:55:15 in video\)](#) Council President Shay moved continue the application for a lot line adjustment for Lots 1-6, Block 96 of the Bellevue Townsite Original Plat to a date certain of May 27th. Council Member Wrede Seconded the Motion. **Council Members Voting Aye:** Council Member Obenauf, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

7. WORKSHOP

- a. Right-of-Way (ROW) Management Work Session: Brian Parker, Community Development Director *Public Comment/questions will be taken*

Brian Parker, Community Development Director briefly recapped prior public comments concerning a garden located in a public right-of-way, which had been removed, prompting concern and further Council discussion. He

explained the definition and purpose of public rights-of-way, which typically include roads, sidewalks, utilities, drainage, and snow storage. In Bellevue, rights-of-way generally measure 80 feet wide on interior streets, 100 feet on Main Street, and 25 feet for alleys.

He presented photographic examples of widespread code violations within rights-of-way, including private landscaping, irrigation systems, mailboxes, fencing, construction material storage, and vehicle encroachments. One example included a prominent tree that, while visually appealing, obstructs snow storage and visibility at a corner. Mr. Parker noted that alleys often house critical utilities but are not actively maintained by the city. Some are plowed or maintained through informal, private agreements. He compared a well-maintained, paved alley with designated driveways to others that were cluttered or obstructed with personal property. He emphasized the need for balance between community use and the city's responsibility to manage infrastructure like utilities, drainage, snow removal, and future development. He concluded by asking the council to consider what policy outcomes or changes they want to see regarding right-of-way use and standards.

Council Member Wrede expressed support for allowing residents to continue using and caring for public spaces they've informally maintained over the years, particularly for gardening and environmental stewardship. She emphasized the value in residents improving neglected areas, like turning unused alleys into well-kept lawns. Wrede advocated for seasonal or annual reviews of these spaces, encouraging community engagement while ensuring communication with the city so that public services can function properly and residents understand any required changes to their efforts.

[\(03:03:53 in video\)](#) Council Member Obenauf supported allowing gardens in public rights-of-way but emphasized the need for clear criteria to ensure safety and functionality—especially during winter maintenance like snow plowing. She suggested restrictions, such as no tree planting on corners for visibility, and proposed a permit system to track and manage these gardens. Obenauf also raised concerns about long-term maintenance, noting that some residents may abandon their gardens after initial enthusiasm fades.

Mayor Giordani emphasized the need to assess the City's capacity for managing right-of-way code compliance, especially if allowing limited citizen use of these areas. She highlighted the importance of understanding the labor and financial impacts on staff and how that might translate into permit systems or fees. She also stressed the value of public input to determine what types of right-of-way uses residents are most interested in.

Council President Shay expressed concerns about allowing permanent structures in the public right-of-way, particularly those that could be damaged by or damage city equipment like snowplows. She also raised questions about regulating plant types and sizes and emphasized the need to consider city resources. She was especially concerned about water usage, noting the potential strain if many residents installed gardens with varying irrigation systems, some of which might waste water.

Council Member Obenauf asked how the city could incentivize citizens to take care of the right of way.

[\(03:09:16 in video\)](#) Mayor Giordani opened public comment at 8:46 pm.

[\(03:09:52 in video\)](#)

[\(03:09:52 in video\)](#) A public commenter shared that he had recently re-landscaped his yard, including part of the public right-of-way, because the city does not maintain those areas and they would otherwise become overgrown. He implemented mostly zero-scaping for better water management, acknowledging that the landscaping technically encroaches on city property. He asked for clarity on his rights as a property owner, expressing concern that if the city decided to reclaim the right-of-way, much of his landscaping could be lost. He also mentioned hesitating to build a new fence without understanding the city's stance.

[\(03:11:23 in video\)](#) **Liji Waite, 317 Pine Street** proposed a collaborative approach between the city and residents to manage right-of-way areas. He emphasized that many residents already care for these spaces but lack clear

guidance. He suggested the city provide explicit rules about acceptable use, a respectful enforcement process, and possibly a registry where residents can document and share how they're using the space. Waite shared that he has maintained a garden in the right-of-way for over 10 years and sees this stewardship as a way to beautify Bellevue and reduce the city's workload.

[\(03:14:09 in video\)](#) **Michele Minailo, 209 Cottonwood Street** shared that she transformed her previously unsightly property to help beautify Bellevue. Encouraged by then-Mayor Koch, she planted a yard even though much of it lies in the right-of-way. She emphasized the importance of maintaining a nice appearance on a main road and expressed pride in the community's creativity, especially in alleyways. Minailo strongly advocated for respectful communication—urging the city to notify residents before removing trees or landscaping. She supports the idea of shared stewardship as a “win-win” for residents and the city.

[\(03:16:15 in video\)](#) **Greg Beaver, 117 S 7th Street**, a Bellevue resident since 1990, emphasized the need for fairness and consistency in right-of-way rules. He noted that if gardens are allowed in alleyways, then residents should also be permitted to store items like campers there. He shared that he maintains the right-of-way next to his property, keeps weeds down, and avoids installing sprinklers too close to the street to prevent damage. While he complies with regulations, he observed that others do not. He urged the council to be mindful of equity and enforcement when creating new policies.

[\(03:18:44 in video\)](#) **Kristin Fletcher 200 North 4th Street**, expressed strong support for the ongoing discussion about right-of-way use. She highlighted two key considerations: the presence of established, mature trees (some over 50 years old) that property owners like herself have invested in maintaining, and the importance of planning for new plantings. She emphasized that many residents already take care of these areas, managing weeds and landscaping to beautify both their properties and the city. Fletcher recommended hosting open houses or community meetings to gather input and ideas, advocating for a collaborative, co-managed approach between the city and its residents.

Public Works Director, Chris Johnson acknowledged past inaction by the city but emphasized that efforts have been made over the past three to five years to improve, especially under staff like Casey who take pride in maintaining Bellevue. He explained his actions regarding a specific alley issue were not personal, but aimed at preventing problems like overwatering, ruts, and access issues that impact neighbors. Johnson stressed the need for clear rules and potentially encroachment permits to manage right-of-way use fairly and consistently.

Brian Parker Read a public comment from Caitlin McCarthy into the record. Please see attached comment.

[\(03:27:12 in video\)](#) **Liji Waite, 317 Pine Street** Liji Waite expressed disappointment that action was taken on his garden space before he had a chance to speak at public comment, despite being invited to do so. He supports community use of public space, like parking campers if emergency access is maintained, and opposes a permitting process, arguing it would add unnecessary burden to city staff. Instead, he advocates for clear, accessible guidelines for right-of-way use and a collaborative approach between residents and the city. He emphasized that residents want to care for adjacent spaces responsibly and help lighten the city's load, not claim ownership.

Mayor Giordani clarified that the City of Bellevue already has clear ordinances regulating right-of-way use, which generally prohibit any unapproved activity. The recent increase in enforcement, particularly regarding right-of-way encroachments, reflects long-standing citizen demands for stronger code enforcement. The current discussion aims to explore potential alternatives or adjustments to existing rules—especially to accommodate residents’ desire to beautify public spaces through gardens or other means. She emphasized the need for collaboration between the city and citizens to find workable solutions that align with both regulatory requirements and community interests.

Brian Parker emphasized the importance of maintaining a positive tone in the discussion, noting that the city is actively performing its duties—maintaining right-of-ways and enforcing codes. He acknowledged that challenges

exist but framed them as opportunities to improve systems that aren't working perfectly. Parker also reframed the issue as one of public lands management, stressing that right-of-ways are public spaces, and like with other public lands (e.g., Forest Service property), their use should involve clear processes and possibly permitting. He encouraged viewing the situation through this structured and responsible lens.

[\(03:32:42 in video\)](#) The Bellevue Common Council discussed a citizen-led proposal to create a formal structure for community stewardship of public right-of-way areas through gardening and beautification. Council members expressed general support for the idea and agreed that further exploration was warranted. They emphasized the importance of community input and suggested holding a town hall and conducting a city-led survey to gather feedback. While the council appreciated the grassroots initiative, members raised concerns about staff workload, equitable access, legal issues, and ongoing maintenance. Residents, including Kristen and Liji, are already organizing and offered to assist with data collection. The council endorsed continued development of the concept, with a focus on clear guidelines, community participation, and manageable implementation.

8. [\(03:56:04 in video\)](#) **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**

Motion: Council President Shay moved to approve Resolution No. 25-15 adding members to the Comp Plan Steering Committee. Council Member Mahoney Seconded the Motion. **Council Members Voting Aye:** Council Member Obenauf, Council Member Wrede, Council President Shay, Council Member Mahoney, Council Member Davis. **Council Members Voting Nay:** None. **The Motion Passed.**

Adjournment:

[\(03:57:12 in Video\)](#) 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 9:34 p.m. The motion passed unanimously.

Christina Giordani, Mayor

Attest:

Amy Phelps, City Clerk

Submission Received:

Caitlin McCarthy

caitlinjennifermccarthy@gmail.com

9043030713

I wanted to submit a public comment regarding the Beautiful Bellevue proposal that may be addressed at Monday's City Council meeting. As a Bellevue resident I am in full support of allowing residents to have small gardens in the alleys. As long as the gardens do not impinge on the right of way or restrict access of emergency vehicles, I think that allowing alleyway gardens is a perfect way to support Bellevue residents by giving them additional access to a healthy, low-cost food source. More gardens mean healthier families, a healthier environment and the opportunity for building stronger relationships with our neighbors as we share veggies and gardening tips. Hailey has numerous gardens being grown outside of property lines along the bike path. Yes to gardens!

Caitlin McCarthy

2nd Street

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Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Advanced Control Systems, LLC. (120)							
40545	1	Invoice	PLC Programming & troubleshooting	05/21/2025	1,687.50	200-20-51169	R & M - Water
Total Advanced Control Systems, LLC. (120):					1,687.50		
Association of Idaho Cities (330)							
200013312	1	Invoice	Registration Fee - Shelly	06/03/2025	375.00	100-01-52120	Training & Meetings
Total Association of Idaho Cities (330):					375.00		
Atkinson's Market (350)							
02853384	1	Invoice	Supplies for CC Mtg.	05/22/2025	31.52	100-01-52090	Supplies
03859672	1	Invoice	Supplies	05/20/2025	24.47	100-01-52090	Supplies
Total Atkinson's Market (350):					55.99		
BDE Water Professionals (400)							
BDE-25-5-1	1	Invoice	Wastewater Operations - May	06/04/2025	12,855.00	300-30-51073	Contract Labor
BDE-25-5-2	1	Invoice	Water Operations - May	06/04/2025	12,320.00	200-20-51073	Contract Labor
Total BDE Water Professionals (400):					25,175.00		
Christensen Inc. dba United Oil (640)							
CL88114	1	Invoice	Card #261340/Wastewater	05/31/2025	208.59	300-30-51110	Fuel
CL88115	1	Invoice	Fuel - Card #263953/Gaston	05/31/2025	213.01	100-08-51110	Fuel
CL88115	2	Invoice	Fuel - Card #263954/Shelamer	05/31/2025	82.35	100-08-51110	Fuel
CL88115	3	Invoice	Fuel - Card #263955/Thayer	05/31/2025	172.56	100-08-51110	Fuel
CL88115	4	Invoice	Fuel - Card #263956/Rawson	05/31/2025	115.75	100-08-51110	Fuel
CL88116	1	Invoice	Fuel - Card #263139/McGehee	05/31/2025	167.46	100-10-51110	Fuel
CL88117	1	Invoice	Fuel - Card #8191665/Streets Equipment	05/31/2025	101.33	100-10-51110	Fuel
Total Christensen Inc. dba United Oil (640):					1,061.05		
Clear Creek Disposal (690)							
0001815553	1	Invoice	Museum - April & May	05/28/2025	205.59	100-09-52146	Utilities - Trash/Toilet/Recyc
0001891651-	1	Invoice	Shop - May	05/28/2025	171.29	100-09-52146	Utilities - Trash/Toilet/Recyc
0001815546-	1	Invoice	O'Donnell Park - April & May	05/28/2025	410.68	100-04-52146	Utilities - Trash/Toilet/Recyc
0001815547-	1	Invoice	Memorial Park - April & May	05/28/2025	352.91	100-04-52146	Utilities - Trash/Toilet/Recyc
0001815547-	2	Invoice	Memorial Park - Annual Clean Sweep - cleanup tires	05/28/2025	251.49	100-04-52146	Utilities - Trash/Toilet/Recyc
0001815548-	1	Invoice	Howard Preserve - April & May	05/28/2025	205.34	100-04-52146	Utilities - Trash/Toilet/Recyc
0001815549-	1	Invoice	City Hall - May	05/28/2025	87.06	100-09-52146	Utilities - Trash/Toilet/Recyc

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
0001815550-	1	Invoice	31 Alyson Lane - Dumpsters - May	05/28/2025	204.47	300-30-52146	Utilities - Trash/Toilet/Recyc
0001815552-1	1	Invoice	Fire Station - May	05/28/2025	34.00	100-09-52146	Utilities - Trash/Toilet/Recyc
0001815551-2	1	Invoice		05/28/2025	.00	100-09-52146	Utilities - Trash/Toilet/Recyc
0001815546-	1	Invoice		05/28/2025	.00	100-09-52146	Utilities - Trash/Toilet/Recyc
0001815547-	1	Invoice		05/28/2025	.00	100-09-52146	Utilities - Trash/Toilet/Recyc
0001815549-	1	Invoice		05/28/2025	.00	100-09-52146	Utilities - Trash/Toilet/Recyc
000181550-2	1	Invoice		05/28/2025	.00	100-09-52146	Utilities - Trash/Toilet/Recyc
0001815552-	1	Invoice		05/28/2025	.00	100-09-52146	Utilities - Trash/Toilet/Recyc
Total Clear Creek Disposal (690):					1,922.83		
Clearwater Power Equipment LLC (720)							
79426	1	Invoice	Trimmer Heads	05/28/2025	68.18	300-30-52090	Supplies
Total Clearwater Power Equipment LLC (720):					68.18		
DL Evans - Fire Dept. (970)							
052225	1	Invoice	Idaho Fire Chiefs Assoc.	05/22/2025	150.00	100-05-52124	Travel Expense
052225	2	Invoice	Office Supplies purchased @ Amazon	05/22/2025	68.36	100-05-52010	Office Supplies
Total DL Evans - Fire Dept. (970):					218.36		
DL Evans - Library (980)							
4580-06	1	Invoice	Amazon	05/22/2025	169.59	100-07-55010	Library Programs
4580-06	2	Invoice	Amazon - books	05/22/2025	194.95	100-07-55010	Library Programs
4580-06	3	Invoice	Vista Print	05/22/2025	261.89	100-07-55010	Library Programs
Total DL Evans - Library (980):					626.43		
DL Evans - Marshal (990)							
1814	1	Invoice	Fed-ex - postage for lab	05/22/2025	19.00	100-05-52010	Office Supplies
1814	2	Invoice	Travel - Training in Washington DC	05/22/2025	501.60	100-08-52124	Travel Expense
Total DL Evans - Marshal (990):					520.60		
DL Evans - Mayor (1000)							
2563-6	1	Invoice	MSFT	05/22/2025	120.00	100-01-51062	Computers - Software & Subscri
2563-6	2	Invoice	Zoom	05/22/2025	40.00	100-01-51062	Computers - Software & Subscri
2563-6	3	Invoice	MSFT	05/22/2025	132.00	100-01-51062	Computers - Software & Subscri
2563-6	4	Invoice	Canva	05/22/2025	400.00	100-03-58110	Computer/Software Purchase
2563-6	5	Invoice	ZoHo	05/22/2025	70.00	100-01-51062	Computers - Software & Subscri

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
2563-6	6	Invoice	Amazon	05/22/2025	77.45	100-01-52010	Office Supplies
2563-6	7	Invoice	Amazon - Name Plates	05/22/2025	83.14	100-01-52010	Office Supplies
2563-6	8	Invoice	Mailchimp	05/22/2025	13.00	100-01-58110	Computer/Software Purchase
2563-6	9	Invoice	Paypal - Mold Test Kit Lab Fee	05/22/2025	40.00	100-01-52010	Office Supplies
Total DL Evans - Mayor (1000):					975.59		
First Net (1150)							
2872946568	1	Invoice	Clerk	05/20/2025	45.23	100-01-52100	Telephone
2872946568	2	Invoice	Treasurer	05/20/2025	45.23	100-01-52100	Telephone
2872946568	3	Invoice	Comm. Dev. Director	05/20/2025	45.23	100-03-52100	Telephone
2872946568	4	Invoice	Fire Chief	05/20/2025	50.28	100-05-52100	Telephone
2872946568	5	Invoice	Library	05/20/2025	45.23	100-07-52100	Telephone
2872946568	6	Invoice	Deputy Marshal	05/20/2025	45.23	100-08-52100	Telephone
2872946568	7	Invoice	Streets - 208-309-8895	05/20/2025	62.23	100-10-52100	Telephone
2872946568	8	Invoice	Mayor & Council	05/20/2025	316.61	100-11-52100	Telephone
2872946568	9	Invoice	Public Works - 208-309-0656	05/20/2025	45.23	300-30-52100	Telephone
2872946568	10	Invoice	Public Works - 208-309-1609	05/20/2025	50.28	200-20-52100	Telephone
2872946568	11	Invoice	Laptop 1 - 208-309-3737	05/20/2025	40.09	100-08-52100	Telephone
2872946568	12	Invoice	Laptop 2 - 208-309-8879	05/20/2025	40.09	100-08-52100	Telephone
2872946568	13	Invoice	Laptop 3 - 208-309-8878	05/20/2025	40.09	100-08-52100	Telephone
2872946568	14	Invoice	Laptop 5 - 208-309-8876	05/20/2025	40.09	100-08-52100	Telephone
2872946568	15	Invoice	Public Works on call - 208-309-6733	05/20/2025	45.23	200-20-52100	Telephone
2872946568	16	Invoice	City of Bellevue FN - 208-309-8877	05/20/2025	40.09	100-08-52100	Telephone
Total First Net (1150):					996.46		
Go-Fer It Express Inc. (1300)							
136632	1	Invoice	Delivery of Test Samples to Magic Valley Labs	05/30/2025	136.50	200-20-52110	Test Samples - Water & Sewer
Total Go-Fer It Express Inc. (1300):					136.50		
Great America Financial Services (1330)							
39263830-1	1	Invoice	Konica copier - standard payment	05/21/2025	430.19	100-01-51180	Office Equipment Rental/Repair
39263830-1	2	Invoice	Usage for color images	05/21/2025	430.11	100-01-51180	Office Equipment Rental/Repair
39263830-1	3	Invoice	Usage for black images	05/21/2025	46.44	100-01-51180	Office Equipment Rental/Repair
39263830-2	1	Invoice		05/21/2025	.00	100-01-51180	Office Equipment Rental/Repair
Total Great America Financial Services (1330):					906.74		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Great West Engineering (1340)							
36374-1	1	Invoice		05/26/2025	.00	100-03-51090	Engineering Services
36374-1	2	Invoice	General Planning Services	05/26/2025	609.50	100-03-51090	Engineering Services
Total Great West Engineering (1340):					609.50		
GSE Construction Co., Inc. (3970)							
931.01	1	Invoice	Tank Valve Replacement	05/30/2025	30,000.00	200-20-58120	Construction & Improvement
Total GSE Construction Co., Inc. (3970):					30,000.00		
Idaho Lumber (1580)							
31099-1	1	Invoice	Supplies for Fire Station	05/27/2025	19.99	100-05-52120	Training & Meetings
31099-2	1	Invoice		05/27/2025	.00	100-05-52120	Training & Meetings
Total Idaho Lumber (1580):					19.99		
Idaho Power (1600)							
2227225816	1	Invoice	Wastewater - 1269 Glen Aspen Dr.	05/22/2025	39.83	300-30-52143	Utilities - Power
2227225816	2	Invoice	Wastewater - 130 Riverview Dr. Lift	05/22/2025	187.44	300-30-52143	Utilities - Power
2227225816	3	Invoice	Wastewater - 31 Alyson Rd. Lagoon	05/22/2025	927.43	300-30-52143	Utilities - Power
2227225816	4	Invoice	Wastewater - 31 Alyson Rd. Main	05/22/2025	1,570.32	300-30-52143	Utilities - Power
2227225816	5	Invoice	Wastewater - 80 Honeysuckle Lift	05/22/2025	32.35	300-30-52143	Utilities - Power
2227225816	6	Invoice	Wastewater - Martin Lane Lift	05/22/2025	130.72	300-30-52143	Utilities - Power
2227225816	7	Invoice	Wastewater - 90 Tendoy St. Lift	05/22/2025	40.19	300-30-52143	Utilities - Power
2227225774	1	Invoice	Water - 100 Slaughterhouse Gulch Rd. Pump	05/22/2025	144.10	200-20-52143	Utilities - Power
2227225774	2	Invoice	Water - 32 Muldoon Rd. Wtank	05/22/2025	41.02	200-20-52143	Utilities - Power
2227225774	3	Invoice	Water - 400 Muldoon Rd.	05/22/2025	72.79	200-20-52143	Utilities - Power
2227225774	4	Invoice	Water - 805 Chestnut St. Pump	05/22/2025	156.21	200-20-52143	Utilities - Power
2227225774	5	Invoice	Water - 90 1/2 Tendoy Well	05/22/2025	41.18	200-20-52143	Utilities - Power
2227225774	6	Invoice	Water - 90 Tendoy St. Well	05/22/2025	1,582.28	200-20-52143	Utilities - Power
2203628603	1	Invoice	100 N 8th St Park	05/23/2025	41.65	100-04-52143	Utilities - Power
2203628603	2	Invoice	114 Elm Street	05/23/2025	31.45	100-10-52145	Utilities - Street Lights
2203628603	3	Invoice	City Hall	05/23/2025	157.85	100-09-52143	Utilities - Power
2203628603	4	Invoice	116 Pine St.	05/23/2025	29.53	100-10-52145	Utilities - Street Lights
2203628603	5	Invoice	Library	05/23/2025	80.86	100-09-52143	Utilities - Power
2203628603	6	Invoice	1461 S. Main St.	05/23/2025	32.18	100-10-52145	Utilities - Street Lights
2203628603	7	Invoice	161 Cowcatcher Loop	05/23/2025	3.19	100-10-52143	Utilities - Power
2203628603	8	Invoice	Museum	05/23/2025	40.82	100-09-52143	Utilities - Power
2203628603	9	Invoice	218 N Main	05/23/2025	5.89	100-10-52145	Utilities - Street Lights
2203628603	10	Invoice	300 E Cedar St.	05/23/2025	26.34	100-04-52143	Utilities - Power

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
2203628603-	11	Invoice	318 E Cedar St. - Park	05/23/2025	26.43	100-04-52143	Utilities - Power
2203628603-	12	Invoice	508 Broadford Rd.	05/23/2025	26.97	100-10-52145	Utilities - Street Lights
2203628603-	13	Invoice	Fire Station	05/23/2025	88.78	100-09-52143	Utilities - Power
2203628603-	14	Invoice	714 N. Main St.	05/23/2025	28.62	100-10-52145	Utilities - Street Lights
2203628603-	15	Invoice	Shop	05/23/2025	121.11	100-09-52143	Utilities - Power
2203628603-	16	Invoice	921 Riverside Dr. Lite	05/23/2025	2.56	100-10-52145	Utilities - Street Lights
2203628603-	17	Invoice	Street Lights	05/23/2025	1,349.21	100-10-52145	Utilities - Street Lights
2203628603-	18	Invoice	Street Lights	05/23/2025	26.34	100-10-52145	Utilities - Street Lights
Total Idaho Power (1600):					7,085.64		
Idaho State Police (1630)							
IN3423	1	Invoice	PIT Instructor Evoc In-Service day	05/28/2025	125.00	100-08-52120	Training & Meetings
Total Idaho State Police (1630):					125.00		
Intermountain Gas (1730)							
0767343000	1	Invoice	Fire Station	06/13/2025	44.60	100-09-52140	Utilities - Gas
0767343000	2	Invoice	Museum	06/13/2025	30.89	100-09-52140	Utilities - Gas
0767343000	3	Invoice	City Hall	06/13/2025	68.04	100-09-52143	Utilities - Power
0767343000	4	Invoice	130 Riverview Dr.	06/13/2025	43.46	300-30-52143	Utilities - Power
0767343000	5	Invoice	Shop	06/13/2025	71.47	100-09-52143	Utilities - Power
Total Intermountain Gas (1730):					258.46		
Intermountain Gas - Strahorn Pump Station (1740)							
1315962484	1	Invoice	100 Slaughterhouse - Pump Station	06/18/2025	15.45	200-20-52140	Utilities - Gas
Total Intermountain Gas - Strahorn Pump Station (1740):					15.45		
Katchees Business Forms, Etc. (1860)							
22314-1	1	Invoice	Receipt Books	05/19/2025	241.00	100-01-52010	Office Supplies
22314-2	1	Invoice		05/19/2025	.00	100-01-52010	Office Supplies
Total Katchees Business Forms, Etc. (1860):					241.00		
L.L. Green's Hardware (1900)							
B471860-1	1	Invoice	Supplies for Museum	05/20/2025	14.98	100-09-52090	Supplies
B471860-2	1	Invoice		05/20/2025	.00	100-09-52090	Supplies

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Total L.L. Green's Hardware (1900):							
Micro Tech Systems (2150)							
	87996-1	1	Invoice				
			Service adjustment fee	05/27/2025	2.50	100-01-51062	Computers - Software & Subscri
	87996-2	1	Invoice	05/27/2025	.00	100-01-51062	Computers - Software & Subscri
	88246-2	1	Invoice	06/02/2025	.00	100-01-51062	Computers - Software & Subscri
	88246-1	1	Invoice	06/02/2025	1,389.75	100-01-51060	Computer IT Support
Total Micro Tech Systems (2150):							
Napa Auto Parts (2260)							
	2244531	1	Invoice				
			Supplies	05/22/2025	16.98	100-10-52090	Supplies
	224531-1	1	Invoice	05/22/2025	.00	100-10-52090	Supplies
Total Napa Auto Parts (2260):							
Palomera, Maria (2430)							
	210	1	Invoice				
			Office Cleaning - June	06/01/2025	375.00	100-09-51160	Repairs & Maintenance (General
Total Palomera, Maria (2430):							
Platt (2550)							
	6G95978-1	1	Invoice				
			Lights & supplies - Museum	05/15/2025	81.51	100-09-52090	Supplies
	6G95978-2	1	Invoice	05/15/2025	.00	100-09-52090	Supplies
Total Platt (2550):							
Roberts Electric (2770)							
	13565	1	Invoice				
			Street light repairs - 5/2/25	05/02/2025	492.48	100-10-51168	R & M - Street Lights
	13567	1	Invoice	05/07/2025	192.80	100-10-51168	R & M - Street Lights
	13739	1	Invoice	05/08/2025	1,175.10	100-10-51168	R & M - Street Lights
	13741	1	Invoice	05/06/2025	262.50	100-10-51168	R & M - Street Lights
	13570	1	Invoice	05/09/2025	175.00	100-10-51168	R & M - Street Lights
Total Roberts Electric (2770):							
Rumbles Documents Solutions LL (2800)							
	5034446284-	1	Invoice				
			Bobcat Toolcat - 5/15/25 - 6/14/25	05/21/2025	527.01	100-10-58150	Auto/Equipment Lease (12+ mos)
	5034446284-	2	Invoice	05/21/2025	527.02	200-20-58150	Auto/Equipment Lease (12+ mos)
	5034446284-	3	Invoice	05/21/2025	527.02	300-30-58150	Auto/Equipment Lease (12+ mos)

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
5034446284-	1	Invoice		05/21/2025	.00	100-10-58150	Auto/Equipment Lease (12+ mos)
Total Rumbles Documents Solutions LL (2800):					1,581.05		
Sea-Western, Inc. (3950)							
INV43002-1	1	Invoice	Wildland Shirt	05/21/2025	221.15	100-05-57000	Safety Equipment
INV4302-2	1	Invoice		05/21/2025	.00	100-05-57000	Safety Equipment
Total Sea-Western, Inc. (3950):					221.15		
State Insurance Fund (3110)							
29957490	1	Invoice	WC Insur	05/27/2025	36.61	100-01-50015	Workers Compensation Insurance
29957490	2	Invoice	WC Insur	05/27/2025	25.87	100-03-50015	Workers Compensation Insurance
29957490	3	Invoice	WC Insur	05/27/2025	490.21	100-10-50015	Workers Compensation Insurance
29957490	4	Invoice	WC Insur	05/27/2025	31.82	100-04-50015	Workers Compensation Insurance
29957490	5	Invoice	WC Insur	05/27/2025	79.84	200-20-50015	Workers Compensation Insurance
29957490	6	Invoice	WC Insur	05/27/2025	25.36	300-30-50015	Workers Compensation Insurance
29957490	7	Invoice	WC Insur	05/27/2025	339.12	100-05-50015	Workers Compensation Insurance
29957490	8	Invoice	WC Insur	05/27/2025	1,689.28	100-08-50015	Workers Compensation Insurance
29957490	9	Invoice	WC Insur	05/27/2025	11.20	100-07-50015	Workers Compensation Insurance
29957490	10	Invoice	WC Insur	05/27/2025	5.69	100-11-50015	Workers Compensation Insurance
Total State Insurance Fund (3110):					2,735.00		
The Bancorp Bank, N.A. (3290)							
687739	1	Invoice	1/3 Chevy 5500 lease/June	05/30/2025	608.66	100-10-58150	Auto/Equipment Lease (12+ mos)
687739	2	Invoice	1/3 Chevy 5500 lease/June	05/30/2025	608.66	200-20-58150	Auto/Equipment Lease (12+ mos)
687739	3	Invoice	1/3 Chevy 5500 lease/June	05/30/2025	608.66	300-30-58150	Auto/Equipment Lease (12+ mos)
Total The Bancorp Bank, N.A. (3290):					1,825.98		
ToreUp (3360)							
67214	1	Invoice	Shredding Bin	06/03/2025	45.00	100-01-52010	Office Supplies
Total ToreUp (3360):					45.00		
USA Blue Book (3490)							
INV0072698	1	Invoice	Hach Dispensers & Hydrant Wrench	06/02/2025	470.07	200-20-52080	Small Tools & Equipment
Total USA Blue Book (3490):					470.07		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Valley Wide Cooperative (3510)							
088929/9	1	Invoice	Paint rags	06/02/2025	11.98	100-10-52090	Supplies
088679/9-1	1	Invoice	Supplies	05/23/2025	11.78	300-30-52090	Supplies
H74199-1	1	Invoice	Streets - Card #3816744	05/27/2025	68.65	100-10-51110	Fuel
088823/9	1	Invoice	Supplies	05/29/2025	109.98	100-10-52090	Supplies
088679/9-2	1	Invoice		05/23/2025	.00	300-30-52090	Supplies
H74199-2	1	Invoice		05/27/2025	.00	300-30-52090	Supplies
Total Valley Wide Cooperative (3510):					202.39		
White Cloud Communications, Inc. (3650)							
108842	1	Invoice	Radio Service - Public Works Dept.	06/01/2025	20.00	100-10-56045	Radio Fees
108842	2	Invoice	Radio Service - Public Works Dept.	06/01/2025	20.00	200-20-56045	Radio Fees
108842	3	Invoice	Radio Service - Public Works Dept.	06/01/2025	20.00	300-30-56045	Radio Fees
Total White Cloud Communications, Inc. (3650):					60.00		
Grand Totals:					84,400.51		

Total White Cloud Communications, Inc. (3650):

Grand Totals:

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								
State Insurance Fund	29957490	1	Invoice	WC Insur	05/27/2025	36.61	100-01-50015	Workers Compensation Insurance
Micro Tech Systems	88246-1	1	Invoice	Monthly Service - May	06/02/2025	1,389.75	100-01-51060	Computer IT Support
DL Evans - Mayor	2563-6	1	Invoice	MSFT	05/22/2025	120.00	100-01-51062	Computers - Software & Subscri
DL Evans - Mayor	2563-6	2	Invoice	Zoom	05/22/2025	40.00	100-01-51062	Computers - Software & Subscri
DL Evans - Mayor	2563-6	3	Invoice	MSFT	05/22/2025	132.00	100-01-51062	Computers - Software & Subscri
DL Evans - Mayor	2563-6	5	Invoice	Zoho	05/22/2025	70.00	100-01-51062	Computers - Software & Subscri
Micro Tech Systems	87996-1	1	Invoice	Service adjustment fee	05/27/2025	2.50	100-01-51062	Computers - Software & Subscri
Micro Tech Systems	87996-2	1	Invoice		05/27/2025	.00	100-01-51062	Computers - Software & Subscri
Micro Tech Systems	88246-2	1	Invoice		06/02/2025	.00	100-01-51062	Computers - Software & Subscri
Great America Financial Services	39263830-1	1	Invoice	Konica copier - standard payment	05/21/2025	430.19	100-01-51180	Office Equipment Rental/Repair
Great America Financial Services	39263830-1	2	Invoice	Usage for color images	05/21/2025	430.11	100-01-51180	Office Equipment Rental/Repair
Great America Financial Services	39263830-1	3	Invoice	Usage for black images	05/21/2025	46.44	100-01-51180	Office Equipment Rental/Repair
Great America Financial Services	39263830-2	1	Invoice		05/21/2025	.00	100-01-51180	Office Equipment Rental/Repair
DL Evans - Mayor	2563-6	6	Invoice	Amazon	05/22/2025	77.45	100-01-52010	Office Supplies
DL Evans - Mayor	2563-6	7	Invoice	Amazon - Name Plates	05/22/2025	83.14	100-01-52010	Office Supplies
DL Evans - Mayor	2563-6	9	Invoice	Paypal - Mold Test Kit Lab Fee	05/22/2025	40.00	100-01-52010	Office Supplies
Katchees Business Forms, Etc.	22314-1	1	Invoice	Receipt Books	05/19/2025	241.00	100-01-52010	Office Supplies
Katchees Business Forms, Etc.	22314-2	1	Invoice		05/19/2025	.00	100-01-52010	Office Supplies
ToreUp	67214	1	Invoice	Shredding Bin	06/03/2025	45.00	100-01-52010	Office Supplies
Atkinson's Market	02853384	1	Invoice	Supplies for CC Mtg.	05/22/2025	31.52	100-01-52090	Supplies
Atkinson's Market	03859672	1	Invoice	Supplies	05/20/2025	24.47	100-01-52090	Supplies
First Net	2872946568	1	Invoice	Clerk	05/20/2025	45.23	100-01-52100	Telephone
First Net	2872946568	2	Invoice	Treasurer	05/20/2025	45.23	100-01-52100	Telephone
Association of Idaho Cities	200013312	1	Invoice	Registration Fee - Shelly	06/03/2025	375.00	100-01-52120	Training & Meetings
DL Evans - Mayor	2563-6	8	Invoice	Mailchimp	05/22/2025	13.00	100-01-58110	Computer/Software Purchase
						<u>3,718.64</u>		
100-03								
State Insurance Fund	29957490	2	Invoice	WC Insur	05/27/2025	25.87	100-03-50015	Workers Compensation Insurance
Great West Engineering	36374-1	1	Invoice		05/26/2025	.00	100-03-51090	Engineering Services
Great West Engineering	36374-1	2	Invoice	General Planning Services	05/26/2025	609.50	100-03-51090	Engineering Services
First Net	2872946568	3	Invoice	Comm. Dev. Director	05/20/2025	45.23	100-03-52100	Telephone
DL Evans - Mayor	2563-6	4	Invoice	Canva	05/22/2025	400.00	100-03-58110	Computer/Software Purchase
						<u>1,080.60</u>		
100-04								
State Insurance Fund	29957490	4	Invoice	WC Insur	05/27/2025	31.82	100-04-50015	Workers Compensation Insurance
Idaho Power	2203628603-	1	Invoice	100 N 8th St Park	05/23/2025	41.65	100-04-52143	Utilities - Power

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Idaho Power	2203628603-	10	Invoice	300 E Cedar St.	05/23/2025	26.34	100-04-52143	Utilities - Power
Idaho Power	2203628603-	11	Invoice	318 E Cedar St. - Park	05/23/2025	26.43	100-04-52143	Utilities - Power
Clear Creek Disposal	0001815546-	1	Invoice	O'Donnell Park - April & May	05/28/2025	410.68	100-04-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	0001815547-	1	Invoice	Memorial Park - April & May	05/28/2025	352.91	100-04-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	0001815547-	2	Invoice	Memorial Park - Annual Clean Sweep - cleanup tires	05/28/2025	251.49	100-04-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	0001815548-	1	Invoice	Howard Preserve - April & May	05/28/2025	205.34	100-04-52146	Utilities - Trash/Toilet/Recyc
Total 100-04:						1,346.66		
100-05								
State Insurance Fund	29957490	7	Invoice	WC Insur	05/27/2025	339.12	100-05-50015	Workers Compensation Insurance
DL Evans - Fire Dept.	052225	2	Invoice	Office Supplies purchased @ Amazon	05/22/2025	68.36	100-05-52010	Office Supplies
DL Evans - Marshal	1814	1	Invoice	Fed-ex - postage for lab	05/22/2025	19.00	100-05-52010	Office Supplies
First Net	2872946568	4	Invoice	Fire Chief	05/20/2025	50.28	100-05-52100	Telephone
Idaho Lumber	31099-1	1	Invoice	Supplies for Fire Station	05/27/2025	19.99	100-05-52120	Training & Meetings
Idaho Lumber	31099-2	1	Invoice		05/27/2025	.00	100-05-52120	Training & Meetings
DL Evans - Fire Dept.	052225	1	Invoice	Idaho Fire Chiefs Assoc.	05/22/2025	150.00	100-05-52124	Travel Expense
Sea-Western, Inc.	INV43002-1	1	Invoice	Wildland Shirt	05/21/2025	221.15	100-05-57000	Safety Equipment
Sea-Western, Inc.	INV4302-2	1	Invoice		05/21/2025	.00	100-05-57000	Safety Equipment
Total 100-05:						867.90		
100-07								
State Insurance Fund	29957490	9	Invoice	WC Insur	05/27/2025	11.20	100-07-50015	Workers Compensation Insurance
First Net	2872946568	5	Invoice	Library	05/20/2025	45.23	100-07-52100	Telephone
DL Evans - Library	4580-06	1	Invoice	Amazon	05/22/2025	169.59	100-07-55010	Library Programs
DL Evans - Library	4580-06	2	Invoice	Amazon - books	05/22/2025	194.95	100-07-55010	Library Programs
DL Evans - Library	4580-06	3	Invoice	Vista Print	05/22/2025	261.89	100-07-55010	Library Programs
Total 100-07:						682.86		
100-08								
State Insurance Fund	29957490	8	Invoice	WC Insur	05/27/2025	1,689.28	100-08-50015	Workers Compensation Insurance
Christensen Inc. dba United Oil	CL88115	1	Invoice	Fuel - Card #263953/Gaston	05/31/2025	213.01	100-08-51110	Fuel
Christensen Inc. dba United Oil	CL88115	2	Invoice	Fuel - Card #263954/Shelamer	05/31/2025	82.35	100-08-51110	Fuel
Christensen Inc. dba United Oil	CL88115	3	Invoice	Fuel - Card #263955/Thayer	05/31/2025	172.56	100-08-51110	Fuel
Christensen Inc. dba United Oil	CL88115	4	Invoice	Fuel - Card #263956/Rawson	05/31/2025	115.75	100-08-51110	Fuel
First Net	2872946568	6	Invoice	Deputy Marshal	05/20/2025	45.23	100-08-52100	Telephone
First Net	2872946568	11	Invoice	Laptop 1 - 208-309-3737	05/20/2025	40.09	100-08-52100	Telephone
First Net	2872946568	12	Invoice	Laptop 2 - 208-309-8879	05/20/2025	40.09	100-08-52100	Telephone
First Net	2872946568	13	Invoice	Laptop 3 - 208-309-8878	05/20/2025	40.09	100-08-52100	Telephone

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
First Net	2872946568	14	Invoice	Laptop 5 - 208-309-8876	05/20/2025	40.09	100-08-52100	Telephone
First Net	2872946568	16	Invoice	City of Bellevue FN - 208-309-8877	05/20/2025	40.09	100-08-52100	Telephone
Idaho State Police	IN3423	1	Invoice	PIT Instructor Evoc In-Service day	05/28/2025	125.00	100-08-52120	Training & Meetings
DL Evans - Marshal	1814	2	Invoice	Travel - Training in Washington DC	05/22/2025	501.60	100-08-52124	Travel Expense
Total 100-08:						3,145.23		
100-09								
Palomera, Maria	210	1	Invoice	Office Cleaning - June	06/01/2025	375.00	100-09-51160	Repairs & Maintenance (General)
L.L. Green's Hardware	B471860-1	1	Invoice	Supplies for Museum	05/20/2025	14.98	100-09-52090	Supplies
L.L. Green's Hardware	B471860-2	1	Invoice	Lights & supplies - Museum	05/20/2025	.00	100-09-52090	Supplies
Piatt	6G95978-1	1	Invoice		05/15/2025	81.51	100-09-52090	Supplies
Piatt	6G95978-2	1	Invoice		05/15/2025	.00	100-09-52090	Supplies
Intermountain Gas	0767343000	1	Invoice	Fire Station	06/13/2025	44.60	100-09-52140	Utilities - Gas
Intermountain Gas	0767343000	2	Invoice	Museum	06/13/2025	30.89	100-09-52140	Utilities - Gas
Idaho Power	2203628603-	3	Invoice	City Hall	05/23/2025	157.85	100-09-52143	Utilities - Power
Idaho Power	2203628603-	5	Invoice	Library	05/23/2025	80.86	100-09-52143	Utilities - Power
Idaho Power	2203628603-	8	Invoice	Museum	05/23/2025	40.82	100-09-52143	Utilities - Power
Idaho Power	2203628603-	13	Invoice	Fire Station	05/23/2025	88.78	100-09-52143	Utilities - Power
Idaho Power	2203628603-	15	Invoice	Shop	05/23/2025	121.11	100-09-52143	Utilities - Power
Intermountain Gas	0767343000	3	Invoice	City Hall	06/13/2025	68.04	100-09-52143	Utilities - Power
Intermountain Gas	0767343000	5	Invoice	Shop	06/13/2025	71.47	100-09-52143	Utilities - Power
Clear Creek Disposal	0001815553	1	Invoice	Museum - April & May	05/28/2025	205.59	100-09-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	0001891551-	1	Invoice	Shop - May	05/28/2025	171.29	100-09-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	0001815549-	1	Invoice	City Hall - May	05/28/2025	87.06	100-09-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	000181552-1	1	Invoice	Fire Station - May	05/28/2025	34.00	100-09-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	000181551-2	1	Invoice		05/28/2025	.00	100-09-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	0001815546-	1	Invoice		05/28/2025	.00	100-09-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	0001815547-	1	Invoice		05/28/2025	.00	100-09-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	0001815549-	1	Invoice		05/28/2025	.00	100-09-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	000181550-2	1	Invoice		05/28/2025	.00	100-09-52146	Utilities - Trash/Toilet/Recyc
Clear Creek Disposal	0001815552-	1	Invoice		05/28/2025	.00	100-09-52146	Utilities - Trash/Toilet/Recyc
Total 100-09:						1,673.85		
100-10								
State Insurance Fund	29957490	3	Invoice	WC Insur	05/27/2025	490.21	100-10-50015	Workers Compensation Insurance
Christensen Inc. dba United Oil	CL88116	1	Invoice	Fuel - Card #263139/McGehee	05/31/2025	167.46	100-10-51110	Fuel
Christensen Inc. dba United Oil	CL88117	1	Invoice	Fuel - Card #8191665/Streets Equipment	05/31/2025	101.33	100-10-51110	Fuel
Valley Wide Cooperative	H74199-1	1	Invoice	Streets - Card #3816744	05/27/2025	68.65	100-10-51110	Fuel
Roberts Electric	13565	1	Invoice	Street light repairs - 5/2/25	05/02/2025	492.48	100-10-51168	R & M - Street Lights

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Roberts Electric	13567	1	Invoice	Street light repairs - 5/7/25	05/07/2025	192.80	100-10-51168	R & M - Street Lights
Roberts Electric	13739	1	Invoice	Street light repairs - 5/7/25	05/08/2025	1,175.10	100-10-51168	R & M - Street Lights
Roberts Electric	13741	1	Invoice	Troubleshoot crossing sign not working	05/06/2025	262.50	100-10-51168	R & M - Street Lights
Roberts Electric	13570	1	Invoice	Street light repairs - 5/9/25	05/09/2025	175.00	100-10-51168	R & M - Street Lights
Napa Auto Parts	2244531	1	Invoice	Supplies	05/22/2025	16.98	100-10-52090	Supplies
Napa Auto Parts	224531-1	1	Invoice	Paint rags	05/22/2025	.00	100-10-52090	Supplies
Valley Wide Cooperative	088929/9	1	Invoice	Supplies	06/02/2025	11.98	100-10-52090	Supplies
Valley Wide Cooperative	088823/9	1	Invoice	Streets - 208-309-6895	05/29/2025	109.98	100-10-52090	Supplies
First Net	2872946568	7	Invoice	161 Cowcatcher Loop	05/20/2025	62.23	100-10-52100	Telephone
Idaho Power	2203628603-	7	Invoice	114 Elm Street	05/23/2025	3.19	100-10-52143	Utilities - Power
Idaho Power	2203628603-	2	Invoice	116 Pine St.	05/23/2025	31.45	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	4	Invoice	1461 S. Main St.	05/23/2025	29.53	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	6	Invoice	218 N Main	05/23/2025	32.18	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	9	Invoice	508 Broadford Rd.	05/23/2025	5.89	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	12	Invoice	714 N. Main St.	05/23/2025	26.97	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	14	Invoice	921 Riverside Dr. Lite	05/23/2025	28.62	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	16	Invoice	Street Lights	05/23/2025	2.56	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	17	Invoice	Street Lights	05/23/2025	1,349.21	100-10-52145	Utilities - Street Lights
Idaho Power	2203628603-	18	Invoice	Street Lights	05/23/2025	26.34	100-10-52145	Utilities - Street Lights
White Cloud Communications, Inc	108842	1	Invoice	Radio Service - Public Works Dept.	06/01/2025	20.00	100-10-56045	Radio Fees
Rumbles Documents Solutions LL	5034446284-	1	Invoice	Bobcat Toolcat - 5/15/25 - 6/14/25	05/21/2025	527.01	100-10-58150	Auto/Equipment Lease (12+ mos)
Rumbles Documents Solutions LL	5034446284-	1	Invoice	1/3 Chevy 5500 lease/June	05/21/2025	.00	100-10-58150	Auto/Equipment Lease (12+ mos)
The Bancorp Bank, N.A.	687739	1	Invoice		05/30/2025	608.66	100-10-58150	Auto/Equipment Lease (12+ mos)
Total 100-10:						6,018.31		
100-11								
State Insurance Fund	29957490	10	Invoice	WC Insur	05/27/2025	5.69	100-11-50015	Workers Compensation Insurance
First Net	2872946568	8	Invoice	Mayor & Council	05/20/2025	316.61	100-11-52100	Telephone
Total 100-11:						322.30		
200-20								
State Insurance Fund	29957490	5	Invoice	WC Insur	05/27/2025	79.84	200-20-50015	Workers Compensation Insurance
BDE Water Professionals	BDE-25-5-2	1	Invoice	Water Operations - May	06/04/2025	12,320.00	200-20-51073	Contract Labor
Advanced Control Systems, LLC.	40545	1	Invoice	PLC Programming & troubleshooting	05/21/2025	1,687.50	200-20-51169	R & M - Water
USA Blue Book	INV0072698	1	Invoice	Hach Dispensers & Hydrant Wrench	06/02/2025	470.07	200-20-52080	Small Tools & Equipment
First Net	2872946568	10	Invoice	Public Works - 208-309-1609	05/20/2025	50.28	200-20-52100	Telephone
First Net	2872946568	15	Invoice	Public Works on call - 208-309-6733	05/20/2025	45.23	200-20-52100	Telephone
Go-Fer It Express Inc.	136632	1	Invoice	Delivery of Test Samples to Magic Valley Labs	05/30/2025	136.50	200-20-52110	Test Samples - Water & Sewer
Intermountain Gas - Strahorn Pu	1315962484	1	Invoice	100 Slaughterhouse - Pump Station	06/18/2025	15.45	200-20-52140	Utilities - Gas

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Idaho Power	2227225774-	1	Invoice	Water - 100 Slaughterhouse Gulch Rd. Pump	05/22/2025	144.10	200-20-52143	Utilities - Power
Idaho Power	2227225774-	2	Invoice	Water - 32 Muldoon Rd. Wtank	05/22/2025	41.02	200-20-52143	Utilities - Power
Idaho Power	2227225774-	3	Invoice	Water - 400 Muldoon Rd.	05/22/2025	72.79	200-20-52143	Utilities - Power
Idaho Power	2227225774-	4	Invoice	Water - 805 Chestnut St. Pump	05/22/2025	156.21	200-20-52143	Utilities - Power
Idaho Power	2227225774-	5	Invoice	Water - 90 1/2 Tendoy Well	05/22/2025	41.18	200-20-52143	Utilities - Power
Idaho Power	2227225774-	6	Invoice	Water - 90 Tendoy St. Well	05/22/2025	1,582.28	200-20-52143	Utilities - Power
White Cloud Communications, Inc	108842	2	Invoice	Radio Service - Public Works Dept.	06/01/2025	20.00	200-20-56045	Radio Fees
GSE Construction Co., Inc.	931.01	1	Invoice	Tank Valve Replacement	05/30/2025	30,000.00	200-20-58120	Construction & Improvement
Rumbles Documents Solutions LL	5034446284-	2	Invoice	Bobcat Toolcat - 5/15/25 0 6/14/25	05/21/2025	527.02	200-20-58150	Auto/Equipment Lease (12+ mos)
The Bancorp Bank, N.A.	687739	2	Invoice	1/3 Chevy 5500 lease/June	05/30/2025	608.66	200-20-58150	Auto/Equipment Lease (12+ mos)
Total 200-20:						47,998.13		
300-30								
Slate Insurance Fund	29957490	6	Invoice	WC Insur	05/27/2025	25.36	300-30-50015	Workers Compensation Insurance
BDE Water Professionals	BDE-25-5-1	1	Invoice	Wastewater Operations - May	06/04/2025	12,855.00	300-30-51073	Contract Labor
Christensen Inc. dba United Oil	CL88114	1	Invoice	Card #261340/Wastewater	05/31/2025	208.59	300-30-51110	Fuel
Clearwater Power Equipment LLC	79426	1	Invoice	Trimmer Heads	05/28/2025	68.18	300-30-52090	Supplies
Valley Wide Cooperative	088679/9-1	1	Invoice	Supplies	05/23/2025	11.78	300-30-52090	Supplies
Valley Wide Cooperative	088679/9-2	1	Invoice		05/23/2025	.00	300-30-52090	Supplies
Valley Wide Cooperative	H74199-2	1	Invoice		05/27/2025	.00	300-30-52090	Supplies
First Net	2872946568	9	Invoice	Public Works - 208-309-0656	05/20/2025	45.23	300-30-52100	Telephone
Idaho Power	2227225816	1	Invoice	Wastewater - 1269 Glen Aspen Dr.	05/22/2025	39.83	300-30-52143	Utilities - Power
Idaho Power	2227225816	2	Invoice	Wastewater - 130 Riverview Dr. Lift	05/22/2025	187.44	300-30-52143	Utilities - Power
Idaho Power	2227225816	3	Invoice	Wastewater - 31 Alyson Rd. Lagoon	05/22/2025	927.43	300-30-52143	Utilities - Power
Idaho Power	2227225816	4	Invoice	Wastewater - 31 Alyson Rd. Main	05/22/2025	1,570.32	300-30-52143	Utilities - Power
Idaho Power	2227225816	5	Invoice	Wastewater - 80 Honeysuckle Lift	05/22/2025	32.35	300-30-52143	Utilities - Power
Idaho Power	2227225816	6	Invoice	Wastewater - Martin Lane Lift	05/22/2025	130.72	300-30-52143	Utilities - Power
Idaho Power	2227225816	7	Invoice	Wastewater - 90 Tendoy St. Lift	05/22/2025	40.19	300-30-52143	Utilities - Power
Intermountain Gas	0767343000	4	Invoice	130 Riverview Dr.	06/13/2025	43.46	300-30-52143	Utilities - Power
Clear Creek Disposal	0001815550-	1	Invoice	31 Alyson Lane - Dumpsters - May	05/28/2025	204.47	300-30-52146	Utilities - Trash/Toilet/Recyc
White Cloud Communications, Inc	108842	3	Invoice	Radio Service - Public Works Dept.	06/01/2025	20.00	300-30-56045	Radio Fees
Rumbles Documents Solutions LL	5034446284-	3	Invoice	Bobcat Toolcat - 5/15/25 0 6/14/25	05/21/2025	527.02	300-30-58150	Auto/Equipment Lease (12+ mos)
The Bancorp Bank, N.A.	687739	3	Invoice	1/3 Chevy 5500 lease/June	05/30/2025	608.66	300-30-58150	Auto/Equipment Lease (12+ mos)
Total 300-30:						17,546.03		
Grand Totals:						84,400.51		

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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:06/01/2025

April Report

The Bellevue Marshal's Office responded to 324 calls for service (CFS) resulting in 19 case reports, 46 citations, 7 arrests. Steve England with Hailey and I attended the Star and Shield conference in Virginia at the beginning of May. The conference was taught by the FBI designed for executive leadership for agencies under 50 sworn. It was a great training and networking with Chief's and Sheriff's from all over the U.S. We will be attending firearms training hosted by the Blaine County Sheriff's Office. With nicer weather coming people are taking vacations, which leaves us extremely short staffed and forcing officers to work tiring hours. May like April was fairly slow however with the weather becoming nicer and coming out of slack season we will be getting busier.

We have an officer that is in background, with another agency. We expect him to resign soon, which will leave our agency even more understaffed, going into our busy season.

School is out as of the 5th and we would like to encourage drivers to watch carefully for pedestrian and bike traffic.

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

Year to Date

Call for service	1,574
Case Reports	96
Citations	296
Arrests	45

Thank you,
 K. Gaston



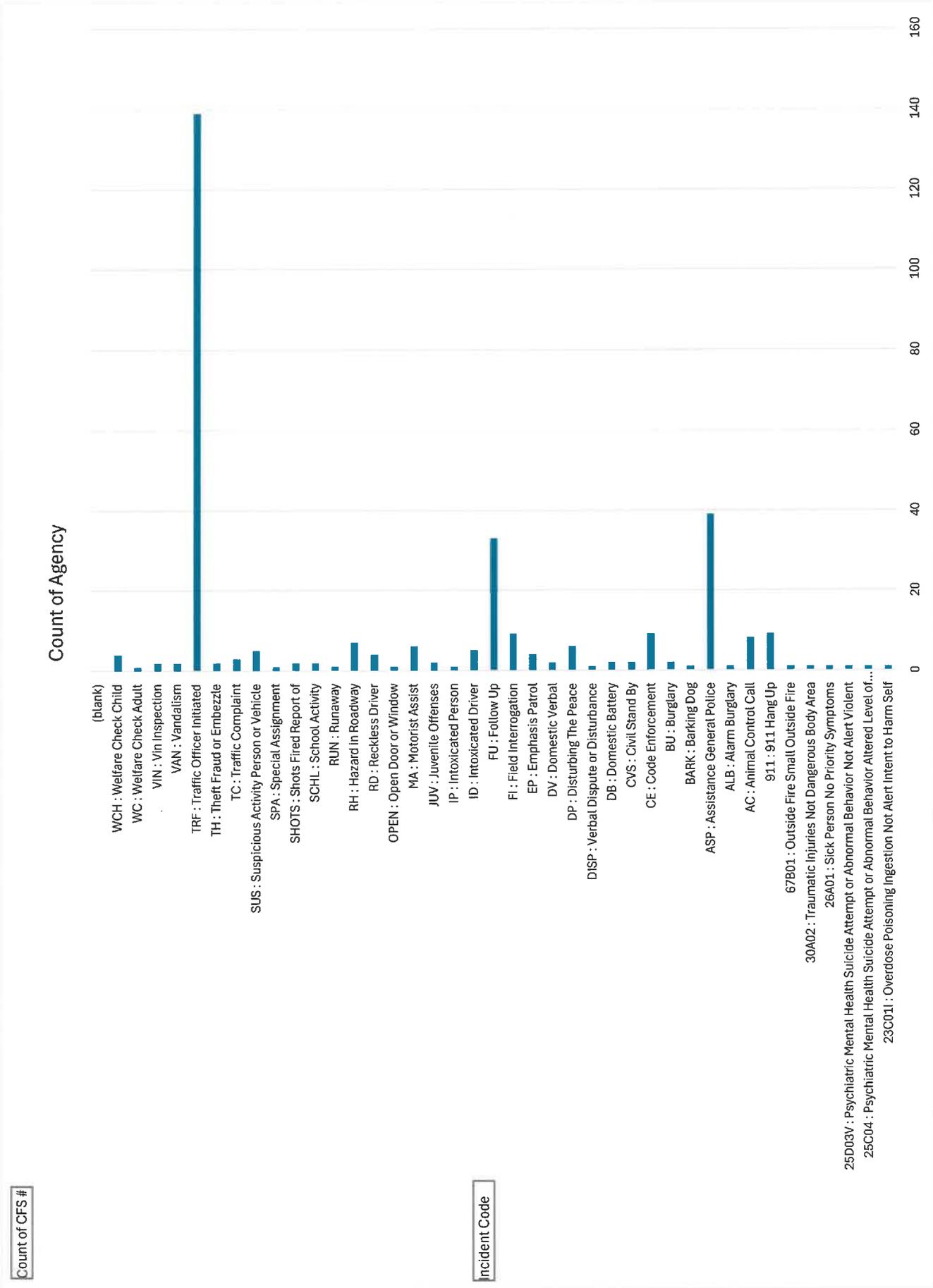
Bellevue Marshal's Office
 115 E Pine Street
 PO Box 825
 Bellevue, ID 83313
 208-7883692

Cases by Month

Printed on June 1, 2025

	Start Date/Time	Primary Officer	Statutes/Offenses	Disposition
BMO20250096	05/30/25 21:17	Thayer, Joseph	18-6409 - DISTURBING THE	18-6409 - DISTURBING
BMO20250094	05/25/25 10:37	Gaston, Kirtus	OFF-CIVIL - OFFICER REPORT -	OFF-CIVIL - OFFICER
BMO20250095	05/25/25 18:02	Thayer, Joseph	18-8004(1)(A)(F) - DRIVING UNDER	18-8004(1)(A)(F) -
BMO20250093	05/24/25 20:03	Thayer, Joseph	OFF - OFFICER REPORT	OFF - OFFICER
BMO20250092	05/23/25 16:21	Rawson, Justin	OFF - OFFICER REPORT	OFF - OFFICER
BMO20250091	05/23/25 00:06	Shelamer, Mike	49-1401(3) - MOTOR VEHICLES -	49-1401(3) - MOTOR
BMO20250090	05/21/25 22:23	Shelamer, Mike	OFF-JUVENILE - OFFICER	OFF-JUVENILE -
BMO20250086	05/11/25 12:39	Gaston, Kirtus	OFF-WELFARE - OFFICER	OFF-WELFARE -
BMO20250089	05/19/25 11:42	Rawson, Justin	7-4-4-2(B) - BCSO - Allow Dogs to	7-4-4-2(B) - BCSO -
BMO20250088	05/19/25 08:40	Rawson, Justin	OFF-JUVENILE - OFFICER	OFF-JUVENILE -
BMO20250087	05/13/25 14:55	Rawson, Justin	OFF - OFFICER REPORT	OFF - OFFICER
BMO20250082	05/07/25 23:57	Thayer, Joseph	18-7001 - MALICIOUS INJURY TO	18-7001 - MALICIOUS
BMO20250080	05/02/25 07:00	Rawson, Justin	18-7001 - MALICIOUS INJURY TO	18-7001 - MALICIOUS
BMO20250085	05/10/25 15:54	Gaston, Kirtus	OFF - OFFICER REPORT	OFF - OFFICER
BMO20250078	05/01/25 20:28	Shelamer, Mike	37-2734A(1) - DRUG	37-2734A(1) - DRUG
BMO20250083	05/09/25 15:19	Rawson, Justin	OFF - OFFICER REPORT	OFF - OFFICER
BMO20250081	05/03/25 23:34	Thayer, Joseph	37-2732(C) (3) - CONTROLLED	37-2732(C) (3) -
BMO20250079	05/02/25 06:41	Rawson, Justin	OFF-THEFT - OFFICER REPORT -	OFF-THEFT - OFFICER
BMO20250084	05/10/25 08:36	Gaston, Kirtus	OFF - OFFICER REPORT	OFF - OFFICER

Total Records: 19



Count of CFS #

Incident Code



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

BMO Citation - By Officer, By Offense

Printed on June 1, 2025

[Citation->Issued Date/Time] is between '2025-05-01 00:00:00' and '2025-05-31 23:59:59' and

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

Ticket #

Gaston, Kirtus

BEP350-0682

BEP350-0681

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

BEP350-0685

MOTOR VEHICLES - IMPROPER USE OF CENTER LANE Total: 1

BEP350-0683

BEP350-0679

BEP350-0678

BEP350-0684

MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 4

Gaston, Kirtus Total: 7

Rawson, Justin

3509

BCSO - Allow Dogs to Run at Large Total: 1

BEP375-0440

BEP375-0442

BEP375-0434

BEP375-0435

BEP375-0432

MOTOR VEHICLES - DISTRACTED DRIVING Total: 5

BEP375-0434

MOTOR VEHICLES - DRIVERS LICENSE - EXPIRED LICENSE Total: 1

BEP375-0432

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

BEP375-0441

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

BEP375-0443

BEP375-0431

BEP375-0437

MOTOR VEHICLES - REGISTRATION - FAIL TO REGISTER ANNUALLY Total: 3

BEP375-0438

BEP375-0433

Ticket #

BEP375-0439

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

BEP375-0436

MOTOR VEHICLES - STOP SIGN - FAIL TO STOP/YIELD FROM Total: 1**Rawson, Justin Total: 16****Shelamer, Mike**

BEP365-0765

MOTOR VEHICLES - DISTRACTED DRIVING Total: 1

BEP365-0761

BEP365-0756

BEP365-0758

BEP365-0759

BEP365-0762

BEP365-0764

MOTOR VEHICLES - DRIVERS LICENSE - INFRACTION Total: 6

BEP365-0757

BEP365-0768

BEP365-0766

BEP365-0760

BEP365-0763

MOTOR VEHICLES - FAIL TO PROVIDE PROOF OF INSURANCE - infraction Total: 5

BEP365-0761

BEP365-0764

MOTOR VEHICLES - IMPROPER OR UNSAFE LANE CHANGE Total: 2

BEP3650767

BEP365-0759

BEP365-0758

MOTOR VEHICLES - IMPROPER RIGHT TURN Total: 3

BEP365-0770

MOTOR VEHICLES - INATTENTIVE DRIVING Total: 1

BEP365-0769

MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT - commercial vehicle Total: 1**Shelamer, Mike Total: 19****Thayer, Joseph**

bep370-0508

CONTROLLED SUBSTANCE - POSSESSION OF LESS THAN 3 OZ - misdemeanor Total: 1**DISTURBING THE PEACE Total: 1**

BEP370-0509

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

BEP370-0509

Ticket #

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

Thayer, Joseph Total: 4

Total Records: 46



Memorandum

To: Bellevue Common Council

From: Brian Parker, Community Development Director

Re: Department Report

Date: June 9, 2025

Building

See attached Building Permit Report.

In an effort to streamline the initial intake and review process, we are requiring all individuals to schedule a time with Staff to submit applications either in person or virtually.

To assist individuals looking to do common construction activities, the City has developed the Residential Building Guide. A copy is attached to this Report.

Current Planning

In May, staff received one (1) Administrative Design Review application and two (2) Design Review applications.

In an effort to streamline the initial intake and review process, we are requiring all individuals to schedule a time with Staff to submit applications either in person or virtually.

Long Range Planning

The initial meeting of the Comprehensive Plan Advisory Committee will have occurred prior to the Common Council meeting. Periodic status checks with Council will be incorporated into the project

Grants

Thank you to everyone who completed the Community Project survey and/or spoke with the Blue Cross of Idaho Foundation team when they were in town. The feedback was very useful, and we are evaluating it now and will be developing recommendations soon.

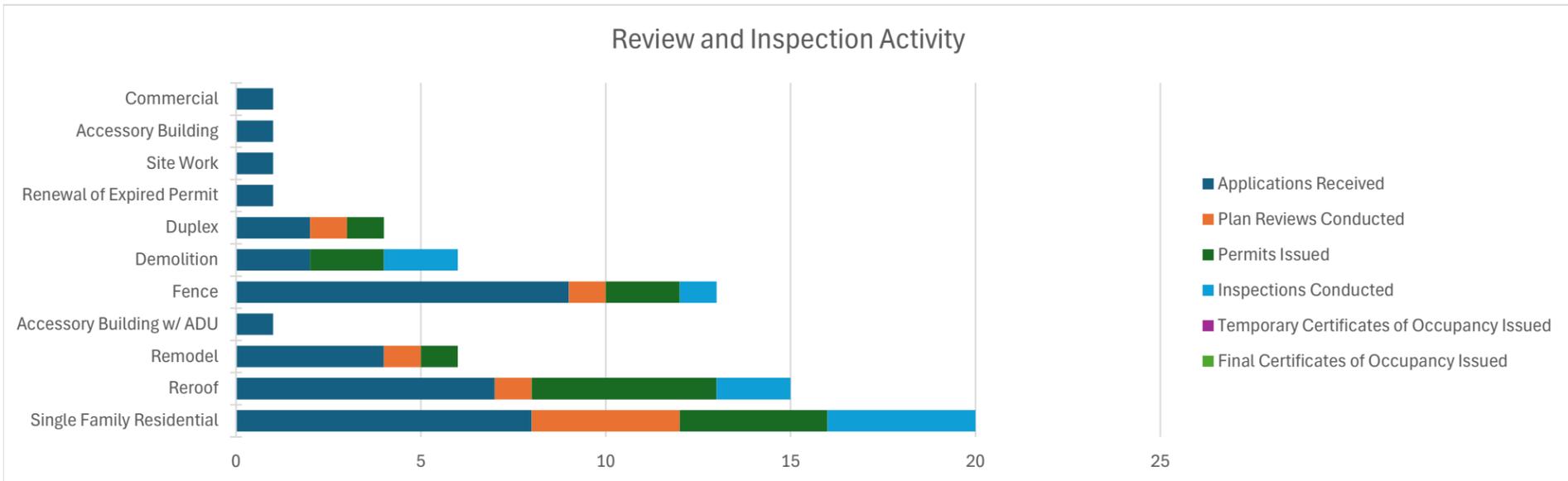
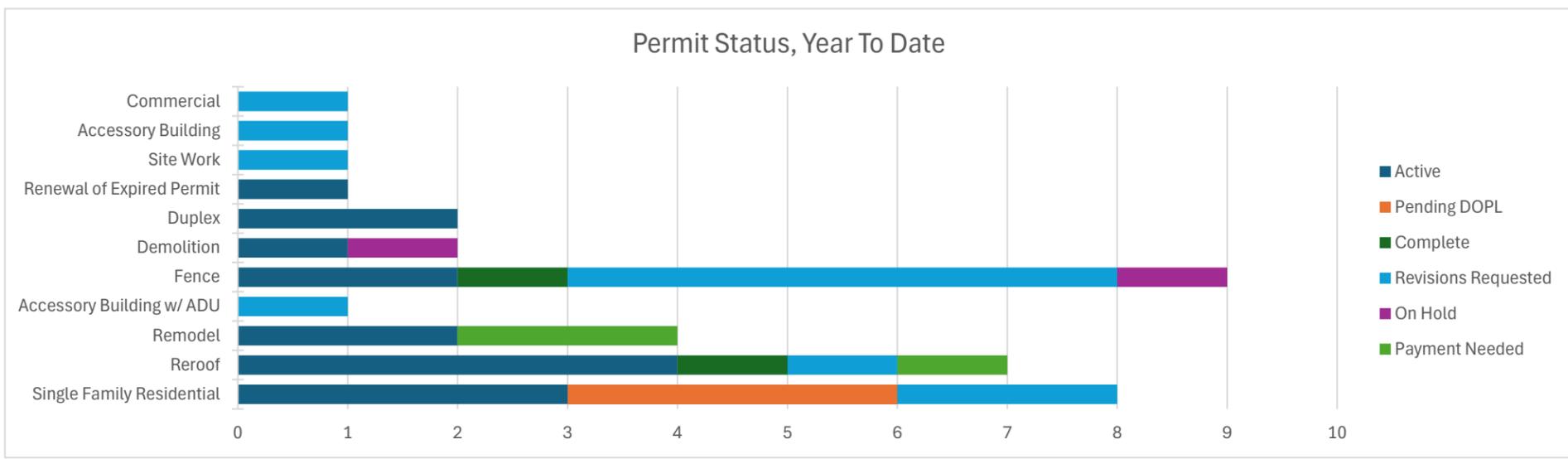
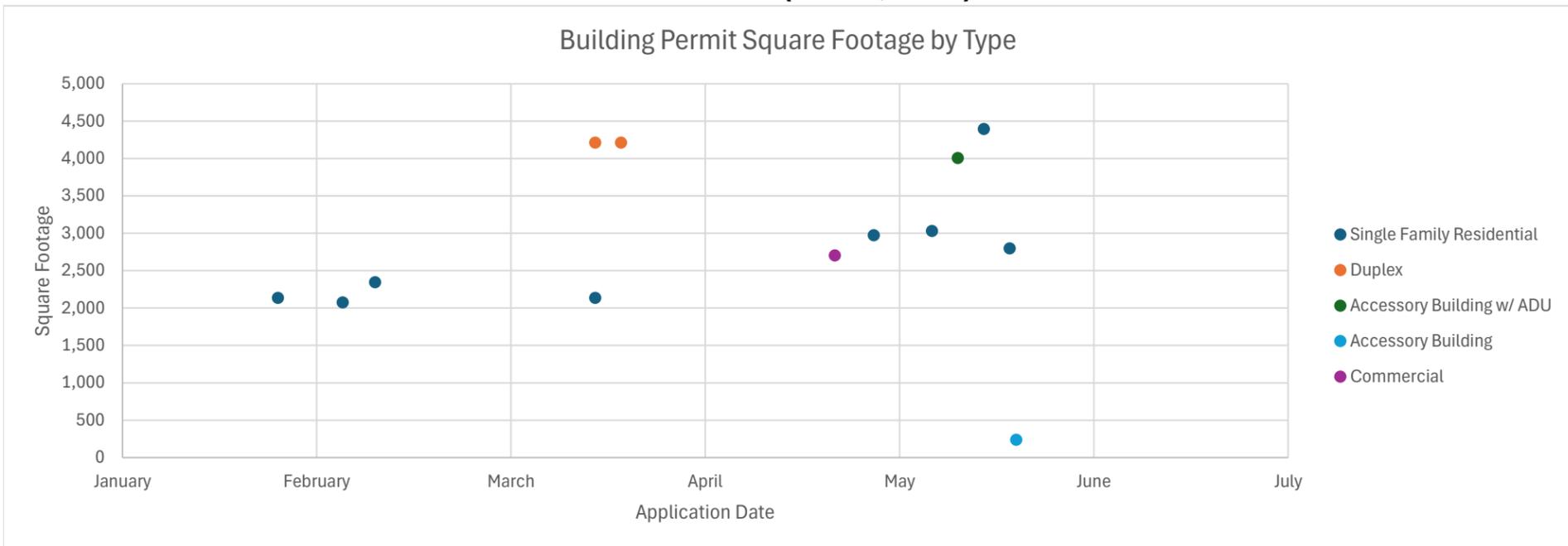
Staff is working with the Idaho Heritage Trust (IHT) on grant funding and technical assistance to ensure the Old City Hall is safe and structurally sound. A structural engineering review has been provided by IHT and will be making an assessment in June.

Staffing

An individual has accepted an offer for the Planner position and will be starting in August.

Building Permit Report

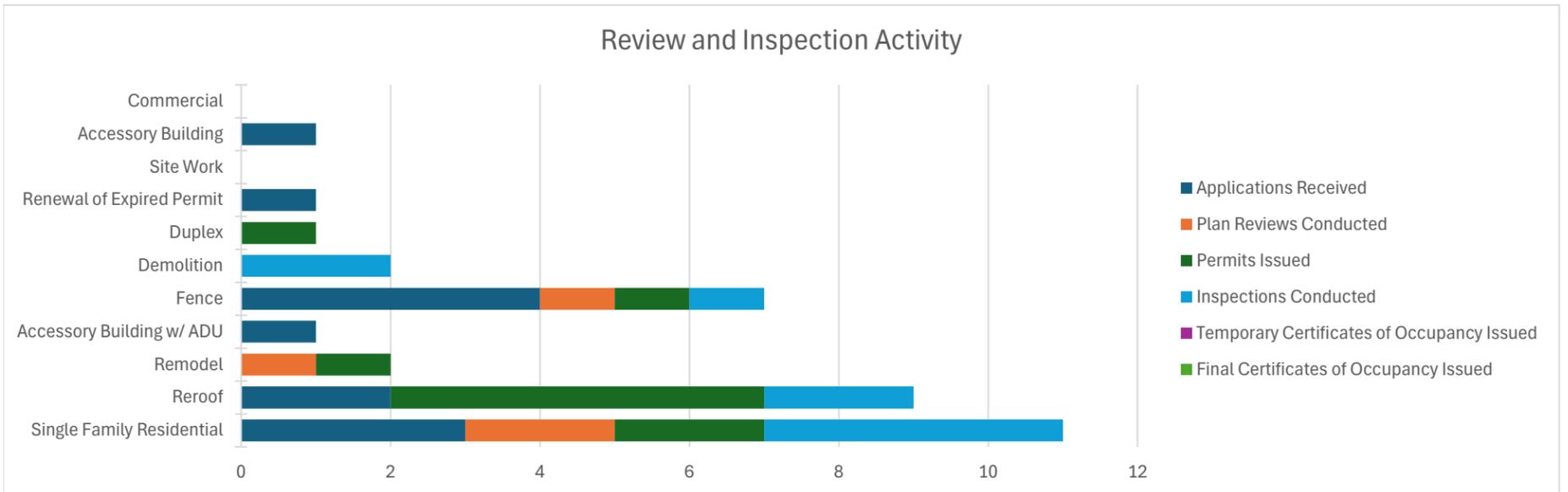
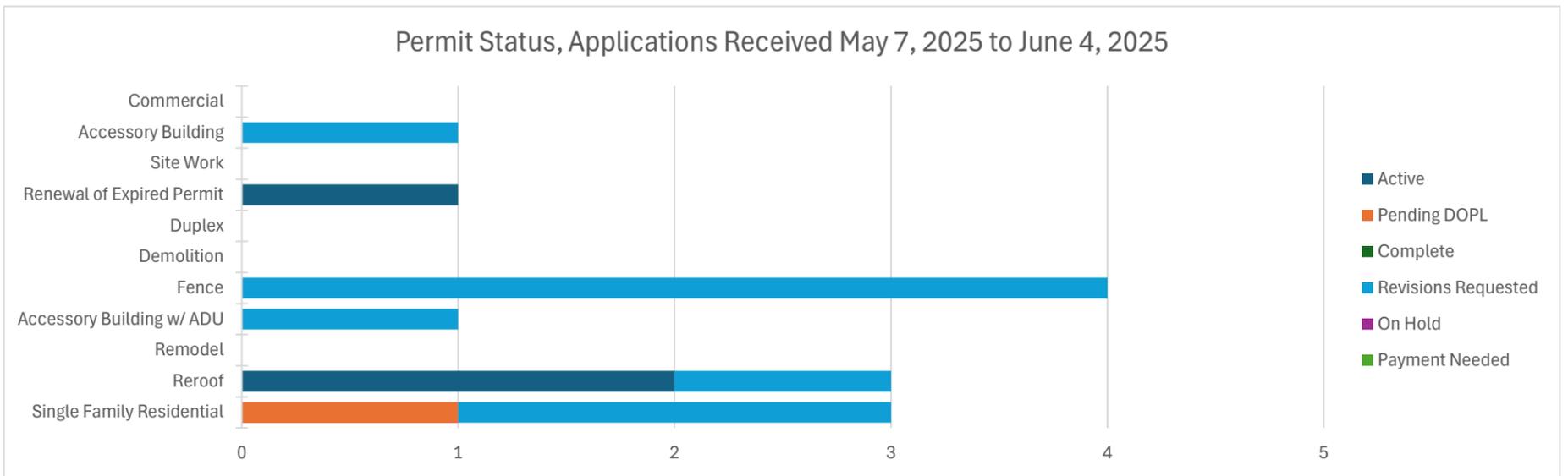
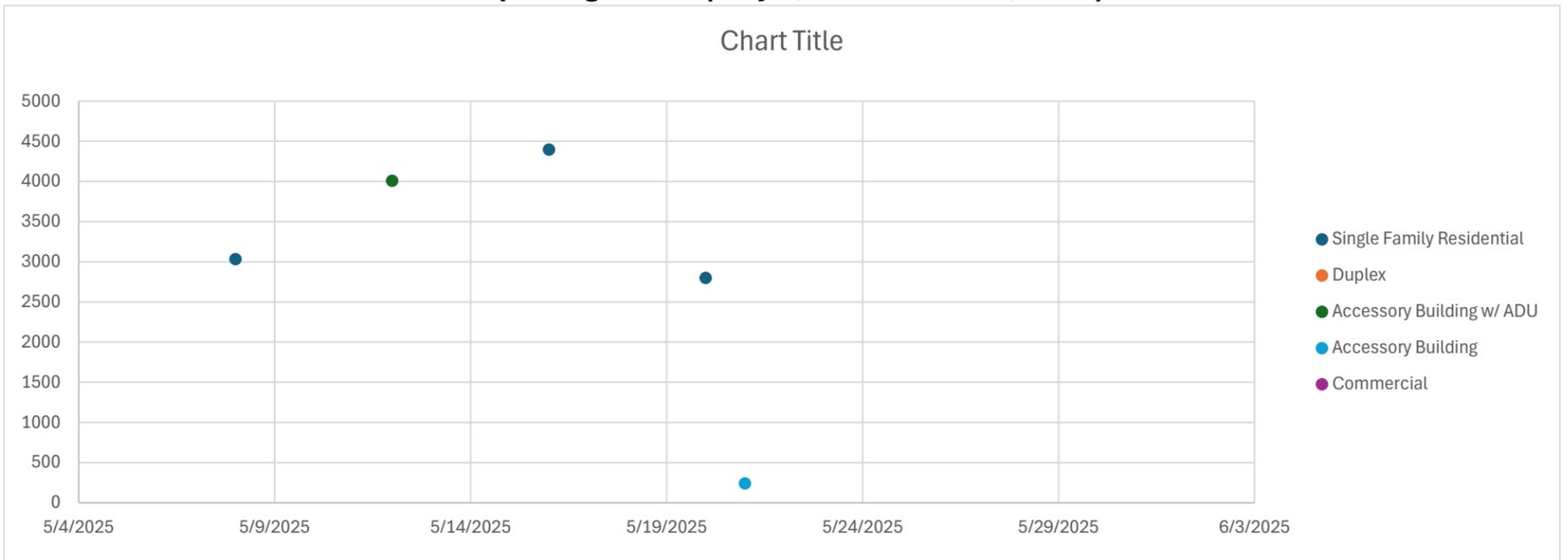
Year to Date (June 4, 2025)



	Average Permit Value	Average Initial Receipt to Transmittal Time	Average Transmittal to Permit Time	Average Permit to First Inspection Time	Average Permit to Certificate of Occupancy Time
Single Family Residential	\$ 428,759.22	37	29	45.5	N/A
Reroof	\$ 21,449.67	17	35	6	N/A
Remodel	\$ 22,850.00	37	-	N/A	N/A
Accessory Building w/ ADU	\$ 298,512.16	N/A	N/A	N/A	N/A
Fence	\$ -	21	7	23	N/A
Demolition	\$ -	5	7	17	N/A
Duplex	\$ 558,866.00	24	43	N/A	N/A
Renewal of Expired Permit	\$ -	N/A	N/A	N/A	N/A
Site Work	\$ -	N/A	N/A	N/A	N/A
Accessory Building	\$ 9,998.40	N/A	N/A	N/A	N/A
Commercial	\$ 541,000.00	N/A	N/A	N/A	N/A

Building Permit Report

Reporting Period (May 7, 2025 to June 4, 2025)



CITY OF BELLEVUE RESIDENTIAL BUILDING GUIDE



May 2025

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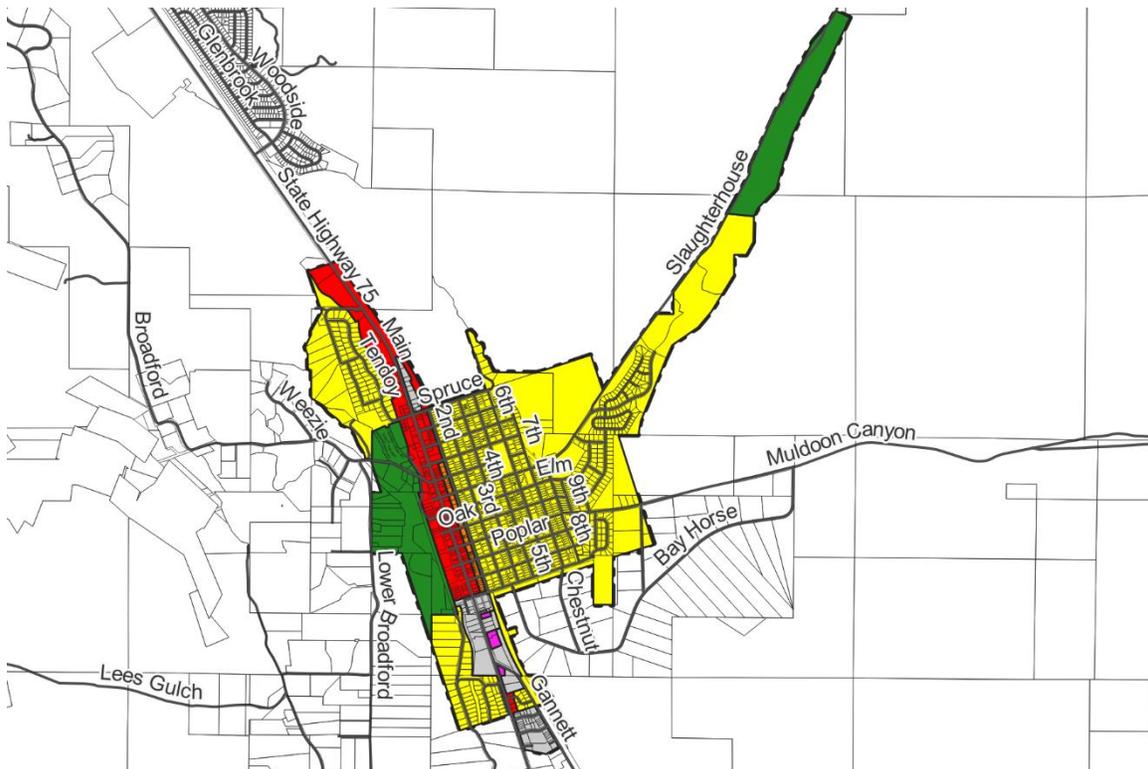
Introduction

The purpose of this guide is to assist builders and property owners to understand the process and expectations for building residential dwellings in the City of Bellevue. Please note that this is intended to be a guidance document, and that Bellevue City Code is the governing law. For convenience, Bellevue City Code references are included in this document in parentheses (BCC XX-XX-XX). Bellevue City Staff is happy to answer questions and assist in the process. Contact information is provided at the end of this guide.

Zoning Districts

The City of Bellevue has the following zoning districts:

Name	City Code Chapter	Abbreviation	Map Color
General Residential	10-6	GR	Yellow
Business	10-7	B	Red
Limited Business/Residential	10-8	LB/R	Orange
Light Industrial/Mixed Business	10-9	LI/B	Pink
Light Industrial	10-10	LI	Grey
Transitional	10-11	T	Green



Uses

Within each of these districts, the following residential uses are one of the following:

	Symbol
Permitted	P
Permitted as accessory to a primary use	PA
Conditionally permitted	C
Prohibited	X

Use	Zoning District					
	GR	B	LB/R	LI/B	LI	T
Single family dwelling	P ¹	X	P	X	X	P ¹
Accessory dwelling unit	PA ²	PA ³	PA ^{2,3}	PA ³	PA ⁶	PA ²
Multi family dwellings	P ¹	C ⁴	P ⁵	X	X	P ¹

1: Allowed on not less than a six thousand (6,000) square foot lot in the City limits unless a reduced lot size is approved by the City through a planned unit development, annexation agreement, development agreement, design review or other similar process, or when the City deems it as a benefit for providing affordable housing. The City Planning and Zoning Commission shall review and approve a design review application that requires a minimum of on-site parking, access is off an improved street, not an alley, and there is compliance with front, rear and side setbacks. The approved reduced lot size shall not be less than three thousand (3,000) square feet per dwelling unit.

2: Accessory dwelling unit sizes shall comply with table A depicted in [BCC 10-2-1](#) and are subject to administrative design review approval.

3: One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is: a) in the same building as the business use of the property; b) clearly ancillary and secondary to the business use which shall, by application, be the primary use of the property; c) of less square footage than the business use of the building; and d) in the back of and/or on an upper floor of the building so as not to adversely reduce the ground level, street frontage business space available. Accessory dwelling units shall be subject to administrative design review approval.

4: Conditionally permitted as part of a mixed used development and approved through a planned unit development application.

5: Multiple (two) family dwellings, including duplexes and townhouses. The minimum lot size for these applications shall be not less than twelve thousand (12,000) square feet.

6: One accessory dwelling unit shall be allowed for each six thousand (6,000) square feet of lot area, provided it is located on the same premises; provided, that it is in the same building as the business and is of a size and function that is clearly subordinate and ancillary to the light industrial use which shall be the primary use of the property. Accessory dwelling units shall be subject to administrative design review approval.

Floodplain

Within the City of Bellevue, floodplain areas are mapped near the Big Wood River, Slaughterhouse Canyon, and Muldoon Canyon. Development within the 1% (Zone A or AE) floodplain requires a Floodplain Development Permit. Early communication with Staff is highly recommended.

Dimensional Standards

Building setbacks and height requirements are based on the zone of the property and are listed below:

Setback	Zoning District					
	GR	B	LB/R	LI/B	LI	T
Front	20'	0'	25'	0'	0'	20'
Front (Garage)	25'	0'	25'	0'	0'	25'
Rear	6'	0'	6'	0'	0'	6'
Interior Side	6'	0'	6'	0'	0'	6'
Street Side ¹	6'	0'	6'	0'	0'	6'
Maximum Building Height	35'	40'	35' ²	40'	40'	35'

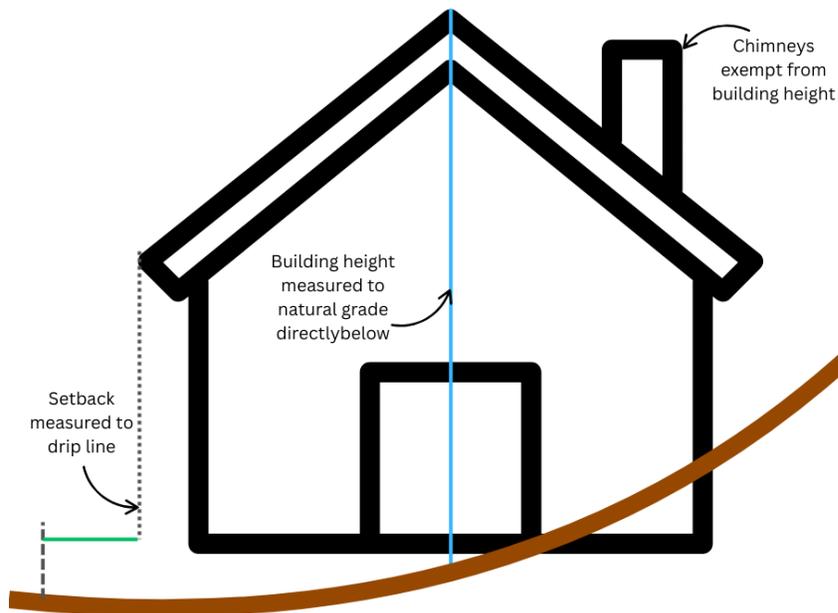
1: Except required vision triangle, see below.

2: No more than two (2) stories.

It is important to note that BCC 10-2-1 includes the following definitions:

Building Setback Line: An imaginary line that requires all buildings to be set back a certain distance from property boundary lines or lot lines, measured from the drip line of the building, not the wall or foundation, to the boundary line or lot line.

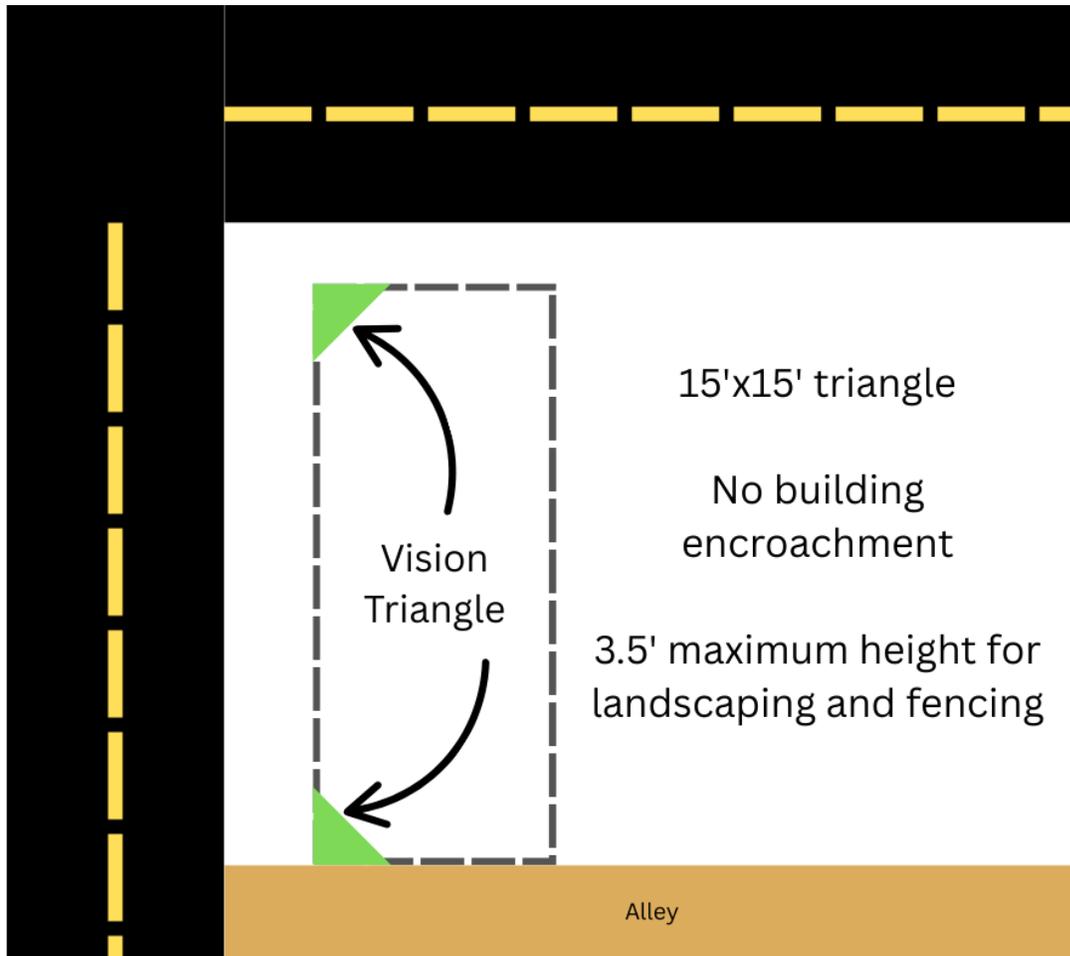
Height of Building: The vertical distance measured at any point from the highest point of the roof directly to the lowest point of natural grade along the building foundation perimeter prior to any site excavation, grading or filling or to the lowest point of the grade existing as of the effective date hereof, whichever is lowest. This definition shall not apply to flagpoles, lightning rods, weather vanes, antennas or chimneys, but not chases constructed with regard thereto.



Property boundaries are not typically located at the edge of the roadway. It is important to correctly identify the location of the property boundary as that is where building setbacks are measured from.

Vision Triangle

On corner lots, obstructions are prohibited within a 15'x15' triangle at the property corners abutting streets or alleys. No building is permitted within these areas, and landscaping and fencing is limited to 3.5 feet.



Parking

Off street parking is required for residential uses. BCC 10-21-4(A) establishes the following requirements:

Type Of Use	Number Of Spaces Required
Boarding and rooming houses, ADUs, dormitories	1 space for each sleeping room or every 3 beds, whichever is greater
Duplexes and townhouse developments	2 spaces for each residential unit
Manufactured/mobile home parks	2 spaces for each mobile home
Single-family residences	2 spaces minimum with a maximum of 5 spaces

Within the LB/R zone, single-family residences are allowed a maximum of four (4) parking spaces, and duplexes are allowed a maximum of six (6) parking spaces.

Accessory Buildings

Within the GR and T zones, accessory buildings are limited to twenty feet (20') in height (BCC 10-6-6(C)).

Accessory Dwelling Units (ADUs)

ADUs are allowed in all zones in Bellevue, subject to Design Review approval. Administrative approval is available for accessory dwelling units in the GR, T, and LI zones. In all other zones, the Planning & Zoning Commission must review the application for approval. BCC 10-2-1 includes the following definition and requirements:

ADU (ACCESSORY DWELLING UNIT): An attached or detached dwelling which is secondary in nature to a primary general residential unit, transitional unit, business unit, light industrial unit, light industrial/mixed business unit and limited business/residential unit, that cannot be sold separately from the primary unit. An accessory dwelling unit provides complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation on the same lot as the primary unit. Accessory dwelling units may be allowed in conjunction with a general residential, transitional, business, light industrial, light industrial/mixed business and limited business/residential unit and are not to be constructed as an addition to a duplex or multi-family unit. Accessory dwelling unit sizes for the General Residential, Transitional, and Limited Business/Residential Districts shall comply with table A depicted below. Accessory dwelling units shall be subject to design review application approval. Accessory dwelling units shall be assessed for applicable water and sewer connections and a monthly user fee equal to a primary residence.

Lot Size	Accessory Dwelling Unit Size (Gross Square Feet)
6,000 sq. ft. - 7,999 sq. ft.	600
8,000 sq. ft. - 9,999 sq. ft.	700
10,000 sq. ft. - 19,999 sq. ft.	850
20,000 sq. ft. - 1 acre	1,000
Over 1 acre	1,200

Small Structures

Non-habitable structures less than 200 square feet do not require a building permit (BCC 9-1-2(A)), but must receive a setback permit (BCC 10-14-4).

Design Considerations

Snow Country

Bellevue receives approximately eighty inches (80”) of snow annually. BCC 9-1-2(E) requires residential roofs to be designed to withstand eighty (80) lbs/sf snow loads, seventy (70) mph winds, and include an ice shield underlayment.

While not required by code, the following tips are recommended:

- If utilizing a roof that sheds snow, the roof should avoid placing snow onto driveways and sensitive landscaping, in front of doorways, or against windows.
- Ice dams form when heat escapes from inside the home, melts ice and snow, which refreezes once it gets away from the heat (typically at eaves), then pushes ice back under shingles and can damage the roof. A well-insulated roof, particularly above exterior walls, is helpful in preventing ice dams from forming.
- Consider how and where snow will be removed when laying out driveways and walkways.

Wildfire Risk

Bellevue is surrounded by public lands and has been rated by the Forest Service’s “Wildfire Risk to Communities” analysis as having a high wildfire risk. See <https://wildfirerisk.org/reduce-risk/ignition-resistant-homes/> to learn ways to reduce the risk of loss through building and site design.

Construction Logistics

A Construction Activity Plan is required for all new buildings. The plan should explain:

- Where contractor vehicles will be parked
- Where construction materials will be staged
- The location, quantity, and dumping schedule of portable restrooms
- The location of dumpsters
- If required, the trucking route of the delivery of any large construction materials
- Tree protection for any mature trees located on the property not proposed to be removed
- If required, a traffic control plan

The following codes are applicable and may be enforced regarding construction activities:

- BCC 4-1-2 prohibits the accumulation of garbage outside of an approved dumpster.
- BCC 4-2-2 prohibits construction noise between 9:00 PM and 8:00 AM on weekdays and between 9:00 PM and 9:00 AM on weekends.
- BCC 5-3-3-3 prohibits off leash dogs outside of fenced areas.

Landscaping & Site Design

Driveways

An encroachment permit is required for any driveway construction or reconstruction within public rights of way. Driveways are required to be a minimum of ten feet (10') and a maximum of twenty feet (20') wide, unless the driveway is off of an alley, in which case there is no maximum width (BCC 10-21-2). The interface between the driveway a public street must be constructed to adopted Bellevue Street Standards (BCC 9-2-2).

Landscaping

Bellevue City Code does not have any specific standards for landscaping unless Design Review is required (see "Uses" section above). It is important to remember the following:

- As discussed above, Bellevue is in a high wildland fire risk area. Quality landscaping and site maintenance can significantly reduce the risk of catastrophic loss due to wildfire.
- The water used for irrigation of lawns is treated, metered, city water. Excessive use of water for irrigation will result in higher water bills.
- Landscaping within public rights-of-way is not recommended and subject to removal for necessary maintenance.

Exterior Lighting

All exterior lighting is required to be shown on plans for building permits and must show the location, type, height, lumen output, and illuminance levels of all exterior light fixtures.

All residential lighting must be fully shielded (bulb only visible from the bottom of the fixture), except:

- Fixtures with an output of less than 1,000 lumens, provided that the bulb is partially shielded and has an opaque top and/or is under a solid overhang.

- Floodlights not angled more than 30 degrees from vertical that only light the subject property.
- Holiday lights from November 1 to March 15 that are turned off by 11:00 PM.
- Sensor-activated lights that only light the subject property, turn off within five (5) minutes of activation, and are not triggered by activity off the subject property.
- Uplighting for the United States and State of Idaho flags, provided the output is less than 1,300 lumens.

Freestanding lighting in residential zones has a maximum height of twelve feet (12').

Application Process

The City of Bellevue contracts building plan review and inspections to the Idaho Division of Occupational and Professional Licenses (DOPL). The general process to apply for a building permit is as follows:

1. **The applicant must schedule a time to review and submit plans with Staff.** Please contact the Community Development Department (contact information below) to schedule a submittal. At this meeting:
 - a. The applicant will provide application with plans, cost estimates, and other information as required on the Building Permit Application. Electronic submittal is preferred.
 - b. Staff will review the application for zoning compliance and discuss any corrections required.
 - c. Staff will estimate the permit fees required.
 - d. The applicant pays the fees.
 - e. Staff will transmit the application and materials to DOPL.
2. DOPL will review the application and plans, and notify the applicant of any deficiencies or issue a building permit.
3. Upon finding that the application meets applicable building codes, DOPL will transmit an approval to the applicant.
4. Staff will prepare a physical building permit and notify the applicant when it is ready to be picked up at City Hall. This permit must be posted on the property, be visible from the street, and remain so throughout the project.
5. Once the permit is posted, construction may begin. No site work or grading is permitted until this point.
6. The applicant calls the DOPL inspection line (208-332-4700) at least 24 hours in advance to schedule inspections. Codes can be found on the back of the permit.
7. Once the final inspection has been passed, DOPL will notify the City and a certificate of occupancy will be issued.

Expiration

The applicant has 180 days from the date of permit issuance to complete the initial inspection, or request a permit extension of an additional 180 days. Each subsequent inspection must be completed within 180 days from the date of the previous inspection. (IRC R105.5).

Additional Permits

A water and sewer permit is required to connect to the City's water and sewer system.

A fence permit is required for all fencing.

Nontypical Building Types

Tiny Homes

Tiny homes (dwellings between 120 and 400 square feet) require a building permit, must be on a permanent foundation, connected to water and sewer, and constructed in accordance with the Idaho Residential Code. Appendix Q includes special provisions for tiny houses. Tiny houses constructed off-site must be inspected by the State of Idaho.

Yurts

Yurts are considered single family dwellings and must be constructed to Idaho Residential Code.

RVs

In the GR – General Residential and T – Transitional zones, occupying an RV is permitted for twenty-one (21) consecutive days every six (6) months. In all other zones, occupying an RV is prohibited. These provisions apply to RVs placed on properties with active building permits.

Links and Additional Information

City of Bellevue Building Department: <https://bellevueidaho.gov/city-departments/bellevue-building-dept/>

City of Bellevue Community Development Department: <https://bellevueidaho.gov/community-development-department/>

Bellevue City Code: https://codelibrary.amlegal.com/codes/bellevueid/latest/bellevue_id/0-0-0-4882

DOPL Inspection Portal: https://edopl.idaho.gov/OnlineServices/_/

DOPL Inspection Numbers: <https://dopl.idaho.gov/bld/bld-inspections-and-ivr-codes/>

Contacts

Name	Title	Email	Phone
Brian Parker	Community Development Director	bparker@bellevueidaho.us	208-913-0187
Chris Johnson	Public Works Director	cjohnson@bellevueidaho.us	208-309-0656
Tracey Thomas	DOPL Permit Technician	Tracey.Thomas@dopl.idaho.gov	208-334-3233
Jim Lynch	DOPL Building Inspector	Jim.Lynch@dopl.idaho.gov	208-576-1837

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Memorandum

To: Bellevue Common Council
From: Amy Phelps, City Clerk
Re: Department Report
Date: June 9, 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 – May: 1
- Mobile Food Vendor License Application – May: 2

Public Records Request:

- Public Records Requests for the Month of May: 2

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

I am currently working on a new fee schedule for Parks applications while following up on research previously done and presented to the Council in 2024 by the Treasurer.

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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Bellevue Fire Department

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

Bellevue Fire Department Council Report – June 9, 2025

Prepared by:
Greg Beaver, Fire Chief
 Date: June 2, 2025

Department Initiatives

The Bellevue Fire Department is actively working on the following initiatives:

1. **Open House Recruitment:**
 We are planning an upcoming open house event to recruit new firefighters. More details will be shared soon.
2. **Cadet Program Launch:**
 A new cadet program is in development for youth aged 16 to 18. This initiative is designed to educate and engage young people who are interested in a future in public service.

If you know someone who lives in Bellevue or within a 10-mile radius of the station and wants to give back to the community, please refer them to us.

Incident Report – January 1 to June 2, 2025

- **Total Incidents:** 33
- **Average Turnout per Incident:** 3 personnel
- **Overall Average Response Time:** 5 minutes, 48 seconds

Incident Breakdown:

- Fires: 12
- Overpressure Rupture: 0

- Rescue & Emergency Medical Service: 14
- Hazardous Condition (No Fire): 6
- Service Calls: 0
- Good Intent Calls: 1
- False Alarms & False Calls: 0
- Severe Weather & Natural Disaster: 0

Thank you for your continued support.

Sincerely,
Greg Beaver
Bellevue Fire Chief

A handwritten signature in black ink, appearing to read "Greg Beaver". The signature is written in a cursive style with a large, stylized "G" and "B".



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	25.00%				
118 - Trash or rubbish fire, contained	1	25.00%	0.00	0.00	0.00	
151 - Outside rubbish, trash or waste fire	1	25.00%				
	Total: 3	Total: 75.00%	Total: 0.00	Total: 0.00	Total: 0.00	Total: 0.00%
Incident Type Category (FD1.21): 3 - Rescue & Emergency Medical Service Incident						
324 - Motor vehicle accident with no injuries.	1	25.00%				
	Total: 1	Total: 25.00%	Total: 0.00	Total: 0.00	Total: 0.00	Total: 0.00%
	Total: 4	Total: 100.00%	Total: 0.00	Total: 0.00	Total: 0.00	Total: 0.00%

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Public Works update June 9, 2025:

Streets – Mowing alleys and various locations around the city. Continuing sweeping operations as needed. Sign replacement and other maintenance continues. Have requested quotes for surface treatment in the Strahorn phase 2 as required by the development agreement. Staff have attended various training courses to improve safety and general technical knowledge.

Water – Valve replacement at the water tank has been completed. Maintenance at Chantrelle has been completed and we have adjusted pump operations to help maintain more consistent pressures in the subdivision. A few service lines at different locations around the city required excavation to address leaks but have been fixed some site work is still needed to repair the streets and landscaping. Surveying has begun on the water project.

Wastewater – Repairs and maintenance continues. We are waiting on parts at this time before the electrical work can be completed. Our SCADA team has been onsite working to update the controls to bring the plant online and monitor the pumps and functionality. DEQ site visit went well, and we will continue working with them on updates and plant progress. We continue to do what we can to control the odors that may exist. Our sensors to monitor air quality have been calibrated and are fully operational. Daily checks have shown that no H₂S or Ammonia have been detected or are below 1 part per million which is the accuracy level the monitors can detect.

Parks, Building and Grounds – Continue to clean graffiti and small repairs as needed. We have requested quotes for new doors at city hall and other buildings. We continue to look for additional improvements and upgrades.

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MEMORANDUM

TO: Mayor Giordani and Common Council Members

FROM: Shelly Shoemaker, Treasurer

RE: Department Report

DATE: June 9, 2025

BUDGETS

The focus of my work involves budgeting. Beginning May 1, I distributed worksheets to department heads to assist them with preparing budget numbers for their departments. On May 20, I made a presentation to you about the budget process. Our first budget workshop was on May 27, in which we did a brief overview of the Water Fund and Wastewater Fund budgets. I continue to work daily on backup and calculations for budget items.

OTHER

- The Intermountain Gas franchise renewal was completed as of May 27, and a summary of the ordinance was published on June 4, 2025.
- Project accounting report for the Water Improvement Project is in the works.
- I spent at least four hours attending two Parks Committee meetings in May. The plan is to assist the committee with developing a capital improvement plan for the parks as well as maintenance plan recommendations.
- I met with Amy Phelps to pass along all the past research and materials I prepared last April for prospective fee structure for the parks.

Please contact me if you have any questions. Thank you!

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Archived: Thursday, June 5, 2025 11:30:17 AM

From: [Kristin Gearhart](#)

Sent: Tuesday, June 3, 2025 12:30:04 PM

To: [Amy Phelps](#)

Cc: [Christina Giordani](#)

Subject: Libe Staff Report June

Importance: Normal

Sensitivity: None

Library Staff Report
June 2025

Mayor and Council:

Here is what has been happening at the library.

- The Burnap Foundation graciously awarded the Friends of the Bellevue Library a grant in the amount of \$20,000 for on-going Tech Services with Cheri Reinke. This grant will allow the library to continue to use Cheri for Senior Tech Services and Tech Corner, as well as having her be able to help staff with website and newsletter related questions and dynamics on a limited basis.
- I went to speak to Kiwanis Club several weeks back, and they generously awarded the library \$750.00 to put towards 2025 Summer Reading programming.
- Local resident, John Marsh, had a successful showing from kids at his teen/tween videography class at the library. This class was for children ages 10-14, although a 17-year-old participated, too! Kids learned how to use their phone to create movie shots on their phone and how to edit it into a mini movie.
- Summer Reading Starts June 18 and runs through July 16. 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.
- Bellevue Elementary 5th Grade classes came for a visit earlier this month. We discussed all things summer reading and how important it is to prevent the "summer learning slide." Samantha Mora, the librarian from the middle school, also came to chat with the incoming middle schoolers about what reading was required for the incoming 6th Graders.
- Tech Corner will be offered on June 12 , from 10 am - 12 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:

Too many kids art/artist themed books (for summer reading) to mention!

What I'm Reading: The Women by Kristin Hannah

Kristin Marlar-Gearhart
Library Director
117 E. Pine
Bellevue, ID 83333
208-788-4503
kgearhart@bellevueidaho.us

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

1
2
3 AN ORDINANCE OF THE CITY OF BELLEVUE, IDAHO, AMENDING BELLEVUE’S
4 CITY CODE BY AMENDING TITLE 3, GENERAL LICENSE AND PERMIT PROVISIONS,
5 CHAPTER 1, DEFINITIONS, BY REVISING THE DEFINITION OF MOBILE FOOD
6 VENDOR TO DELETE THE WORD “FOOD”, AND ADD THE DEFINITION OF
7 FIREWORKS, AND DELETE TWO DEFINITIONS, AND TO EXPAND MOBILE VENDOR
8 LICENSING TO INCLUDE NON FOOD RELATED BUSINESSES, PROVIDING FOR
9 LICENSING CRITERIA, TERM, FEES, AND RELATED REQUIREMENTS; AND
10 PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE,
11 APPROVAL AND PUBLICATION ACCORDING TO LAW.

12
13 WHEREAS, the City of Bellevue wishes to ensure appropriate regulation, safety, and consistency
14 for all mobile vendor operations on public or private property within City limits; and

15 WHEREAS, The City is authorized to amend the city ordinance pursuant to Idaho Code Title 50,
16 Chapter 9; and,

17 WHEREAS, the Common Council finds it in the public interest to adopt regulations that include
18 mobile vendors offering goods or services not involving food or drink; and

19 WHEREAS, the Common Council deems it necessary to amend Title 3, Chapter 5 of the Bellevue
20 City Code to reflect this expanded scope and to promote responsible mobile commerce within the
21 community;

22 NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF
23 THE CITY OF BELLEVUE, IDAHO:

24 **SECTION 1**

25 Title 3, Chapter 1, Section 1 General License and Permit Provisions, Definitions of the Bellevue
26 City Code is hereby amended as follows:

27 **3-1-1: DEFINITIONS:**

28 ~~MOBILE FOOD VENDOR: A self-contained food service operation, located in a readily~~
29 ~~moveable motorized wheeled or towed vehicle, used to store, prepare, display or serve food~~
30 ~~intended for individual portion service.~~

31 ~~A TEMPORARY—SEASONAL USE: Includes uses that support community events and~~
32 ~~celebrations and shall not exceed twenty (20) days per calendar year. Events shall not exceed~~

33 ~~three (3) consecutive days. All temporary uses shall specify beginning and ending dates.~~
34 ~~Fireworks stands and Christmas tree stands shall be exempt from the consecutive day status.~~
35 ~~Extensions for additional days per calendar year shall be approved by the Bellevue Common~~
36 ~~Council.~~

37 ~~LIMITED TEMPORARY USE: Includes uses of a limited duration that are permitted in the~~
38 ~~applicable zoning district. A temporary use of a limited duration shall not exceed twenty (20)~~
39 ~~days per calendar year. All temporary uses shall specify a beginning and ending dates.~~
40 ~~Extensions for additional days per calendar year shall be approved by the Bellevue Common~~
41 ~~Council.~~

42 FIREWORKS: Any combustible or explosive composition, or any substance or combination of
43 substances, or article prepared for the purpose of producing a visible or audible effect by
44 combustion, explosion, deflagration or detonation. Fireworks include items classified as common
45 or special fireworks by the United States bureau of explosives or contained in the regulations of
46 the United States department of transportation and designated as UN 0335 1.3G or UN 0336
47 1.4G. The term "fireworks" shall not include any automotive safety flares, toy guns, toy cannons,
48 caps or other items designed for use with toy guns or toy cannons, party poppers, pop-its or other
49 devices which contain twenty-five hundredths (.25) of a grain or less of explosive substance.

50 MOBILE VENDOR: Any person, whether a resident of the city or not, who conducts a business
51 of selling, displaying, or distributing goods, wares, merchandise, services, or food from a mobile
52 or non-permanent sales unit within the City of Bellevue. This includes, but is not limited to: any
53 self-contained vehicle (e.g., food trucks, service vans, trailers), pushcarts or wagons, kiosks,
54 booths or stands, open-air tents or canopies, any other temporary or movable structure used for
55 the purpose of conducting business in a fixed or roaming location.

56 **SECTION 2**

57 Title 3, Chapter 5, Mobile Food Vendors of the Bellevue City Code is hereby amended as
58 follows:

59 **Chapter 5: Mobile Food Vendors**

60 3-5-1: MOBILE ~~FOOD~~ VENDOR BUSINESS LICENSE REQUIREMENTS:

61 A mobile vendor business license shall be required for each mobile vendor located within the
62 City of Bellevue, Idaho, ~~in which any person is engaged in any business or occupation involving~~
63 ~~a self-contained food service operation.~~ Any person conducting such a business or engaged in
64 such an occupation shall apply for the required business license by filling out an application
65 provided by the City Clerk.

66 3-5-2: CRITERIA:

67 A. Any person who desires to engage in or conduct business at any location shall make
68 application to and receive a vendor's license from the ~~Administrator~~ City Clerk or their
69 designee prior to engaging in or conducting business.

70 B. Applicants for mobile ~~food~~ vendors' licenses shall file a complete application for
71 "vendors license" with the City not less than thirty (30) calendar days prior to the date
72 such person desires to engage in or conduct business. The application shall be furnished
73 by the City and shall contain all information relevant and necessary to determine whether
74 a particular vendor's license may be issued including, but not limited to, the following
75 information:

- 76 1. Applicant name and driver's license number.
- 77 2. Applicant mailing address, physical address (if different) and telephone number.

- 78 3. Mobile Vendor business name.
- 79 4. Property address where applicant proposes to engage or conduct business. Written
80 permission of the owner(s) of the real property reflecting applicant's authority to
81 engage in or conduct business at the specific location(s) identified in the
82 application.
- 83 5. Hours of operation for mobile ~~food~~ vendors are seven o'clock (7:00) A.M. to nine
84 o'clock (9:00) P.M.
- 85 6. Mobile ~~food~~ vendors may operate seven (7) days a week.
- 86 7. Brief description of the nature, character and quality of the goods or services to be
87 offered for sale or delivered, and method of distributing products.
- 88 8. Total number of employees.
- 89 9. State Identification Number.
- 90 10. Federal Taxpayer Identification number.
- 91 11. Description of motor vehicle being used for business. (If applicable)
- 92 12. Motor vehicle registration and license number. (If applicable)
- 93 ~~13. Driver's license number.~~
- 94 ~~14.~~13. Does the applicant hold a current approved Bellevue business license?
- 95 ~~15.~~14. A complete listing of any other licenses or permits issued to the applicant by the
96 City within the past five (5) years; including any revoked permits or licenses.
- 97 ~~16.~~15. A site plan including: proposed parking, loading/unloading, trash area, traffic
98 plan, lighting, pedestrian safety, and a sanitary wash station shall be included in site plan.
- 99 ~~17.~~16. Copy of Mobile Vendor Liability Insurance.
- 100 ~~18.~~17. Minimize noise and fumes distributed by generators.

101 ~~C. A separate mobile vendor's license shall be required for each separate vending stand, such~~
 102 ~~as, but not limited to, each separate tent, cart, or other form of stand. (Ord. 2021-08, 6-~~
 103 ~~14-2021)~~

104 ~~C-D~~ No mobile vendors shall be permitted to sell or offer for sale any fireworks, as
 105 defined in section 3-1-1 of this Chapter.

106 3-5-3: TERM OF VENDOR LICENSE:

107 A. A vendor's license is valid for the following time period:

108 1. Vendor's License: A mobile vendor's license shall be valid for a period of six-months
 109 from ~~the date of issuance.~~ the months of May 1 through October 1.

110 2. The vendor is limited to a six-month license per location. (Ord. 2021-08, 6-14-2021)

111 3-5-4: FEES:

112 A. The license fee of ~~one hundred dollars (\$100.00)~~ shall be paid in advance at the time of
 113 filing the application, and the fee for such license shall be established by resolution
 114 approved by the Council.

115 B. The fees established in this section shall not be prorated and are not refundable.

116 C. A separate license fee of one hundred dollars (\$100.00), as identified in this section, shall
 117 be required for each separate mobile vendor.

118 D. All "Special Events" are exempt from this chapter. (Ord. 2021-08, 6-14-2021)

119 3-5-5: CENTRAL HEALTH DISTRICT CERTIFICATION:

120 The application of any vendor engaged in the sale of any food or product for human consumption
 121 shall obtain certification from the Central Health District prior to issuance of a vendor's license.

122 (Ord. 2021-08, 6-14-2021)

123 **SECTION 3: EFFECTIVE DATE:**

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

126

127 PASSED AND APPROVED by the CITY OF BELLEVUE, IDAHO this _____ day of _____,
128 2025.

129

130

Christina Giordani, Mayor

131 ATTEST:

132

133 Amy Phelps, City Clerk



City of Bellevue
Regular Common Council Meeting
June 9, 2025

Public Works Request

Item: Encroachment Permit for Intermountain Gas 420 North 6th Street

Installation of a gas line to private residence. No fee will be charged for this permit as per the franchise agreement :

Section 2: Use of Streets and Rules Governing Same

Grantee shall secure a permit for any opening it shall make in the streets, alleys and public places in the City and shall be subject to all applicable ordinances, but no fee shall be required of Grantee for any such permit.

Suggested Motion: I move to approve (or deny) the encroachment permit application for Intermountain Gas, gas line installation at 420 North 6th Street.

Chris Johnson
Public Works Director
cjohnson@bellevueidaho.us

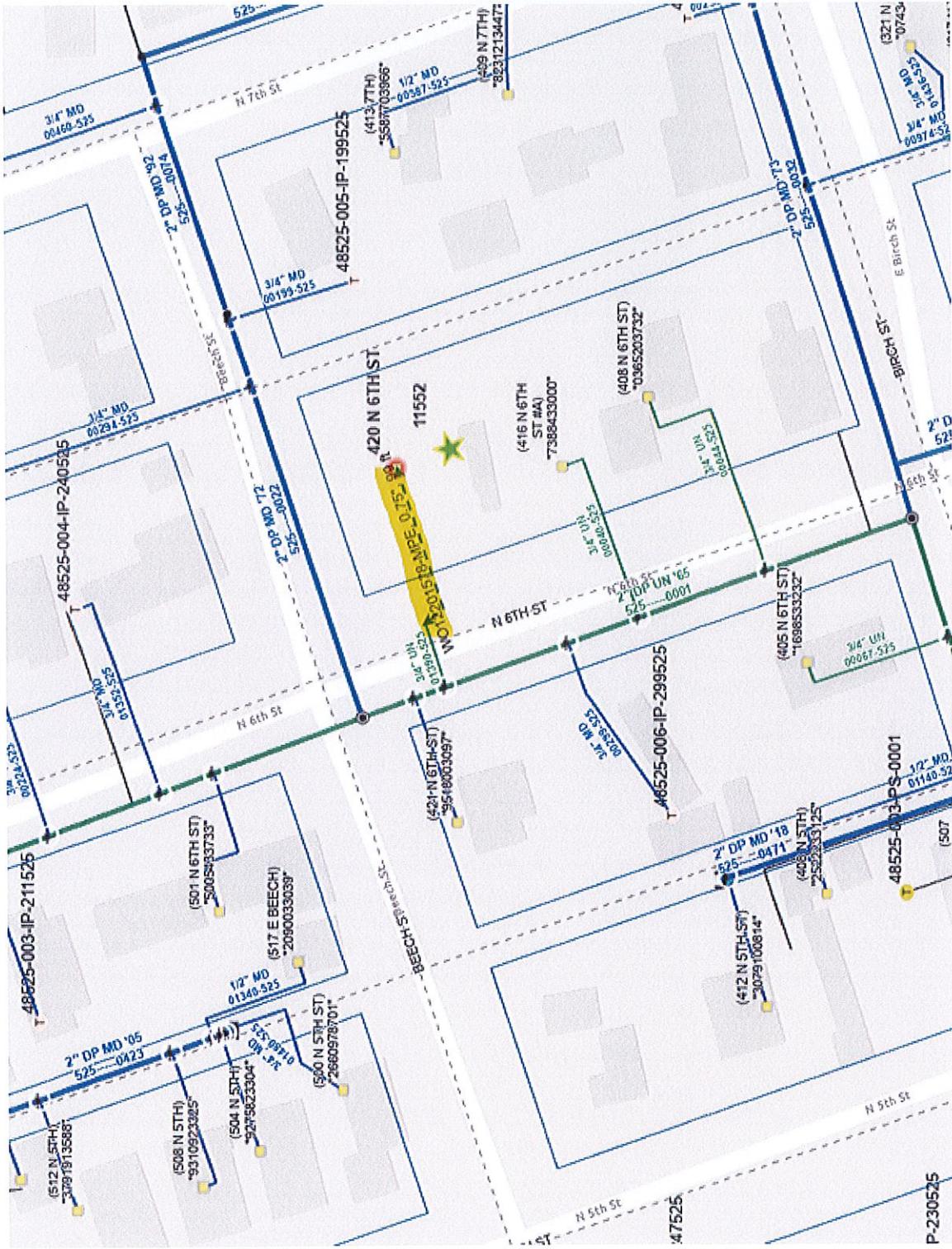
Encroachment Application

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



FOR OFFICE USE ONLY
PERMIT NO: _____
DATE APPLIED _____

Applicant Information		Encroachment Fee: \$100.00
Business / Project Name:		
Owner / Applicant Name: <u>Intermountain Gas</u>		
Phone # <u>2089699964</u>	Email: <u>kvfall@gmail.com</u>	
Location of Encroachment: <u>420 N 6th St</u>		
Mailing Address:		
Property Legal Description: <u>420 N 6th St</u>		
Contractor Name/info: <u>KV Inc</u>		
Landscaping Company:		
Paving Company:		
Bona fide cost estimate:		
Type of Encroachment		
Public Utility <input checked="" type="checkbox"/>	Driveway	Excavation
Description of work: <u>install natural gas</u>		
Please attach a traffic control plan if there is work near traffic		
Acknowledgement		
<p>*This application, and all required material in Bellevue Code 9-2-2 is due no less than 15 days prior to the next regularly scheduled meeting date of the Bellevue Common Council. This includes but is not limited to plans, specifications, drawings, engineering data and other information. Variances must be approved by Bellevue Common Council</p> <p>The undersigned hereby agrees to comply with all terms and conditions of such Encroachment Permit as defined in Bellevue Code Title 9 Chapter 2 and to comply with all federal, state and City laws, rules and regulations with regard to all work done relative to such permit. In addition to such Encroachment Permit, the Applicant must apply for and receive Street Excavation Permit (s) for any work to be done on any city street or alley in accordance with the Bellevue Street Standards Ordinance.</p> <p>A permit issued under this chapter shall expire if the work is not started within sixty (60) days or not completed within one year from the date of issuance, and a new permit shall be required before beginning or completing the work. A permit shall cover only contiguous construction, and the work shall be done as one continuous operation. An extension of no more than one year may be granted by the City upon written request of the applicant for good cause beyond control of applicant or his contractor(s).</p> <p>* ALL LEGAL, ENGINEERING AND OTHER CONSULTANT REVIEW FEES SHALL BE REIMBURSED AT 100% BY THE APPLICANT.</p>		
Applicant's Signature: <u>[Signature]</u>	Date: <u>6-4-2025</u>	
Official Use Only		
Public Works Director or Street Superintendent Signature: _____		Date: _____





KV 420 N 6TH ST BELLEVUE

Author: Jeremy Barnett
CERT:892778

- Comments:
- *All equipment shall be MUTCD compliant
 - *All traffic control shall be managed by a ATSSA certified supervisor
 - *A minimum of 12' lane widths shall be maintained
 - *Any plan changes must be approved and signed off

SPEED LIMIT	TAPER LENGTH (L) FEET	DISTANCE BETWEEN SIGNS		
		A	B	C
40 MPH OR LESS	L=WS/750	100 FT	100 FT	100 FT
45 MPH OR MORE	L=WS	350 FT	350 FT	350 FT
		500 FT	500 FT	500 FT
		1000 FT	1500 FT	2640 FT



L=sign length in feet
W=width of offset in feet
S=posted speed limit or in ft/sec. (88% percentum speed)
WS=width of sign in feet



There is hereby granted to Intermountain Gas Company, a corporation, its successors and assigns (hereinafter collectively referred to as "Grantee") a Ten (10) year extension to the right and authority to construct, install, maintain and operate a gas transmission and distribution system, including mains, pipes, conduits, services and other necessary structures and appliances appertaining in, under, upon, over, across and along the streets, alleys, bridges and public places within the present and future corporate limits of the City of Bellevue, Idaho (hereinafter referred to as "City") for the furnishing, transmission, distribution and sale of gas, whether artificial, natural, mixed or otherwise, for heating, domestic, industrial and other purposes and for transmitting gas into, through and beyond said City. The City represents that it has the sole power and authority to make this grant of authority and agrees to notify Grantee in writing if the City should cease to have this power.

Section 2: Use of Streets and Rules Governing Same

Grantee shall secure a permit for any opening it shall make in the streets, alleys and public places in the City and shall be subject to all applicable ordinances, but no fee shall be required of Grantee for any such permit. Grantee may, however, open or disturb the streets, alleys, and public places without a permit if an emergency exists requiring the immediate repair of facilities. The location or relocation of all facilities shall be made under the supervision and with the approval of such representatives as the governing body of the City may designate for such purpose, but not so as unreasonably to interfere with the proper operating of Grantee's facilities and service. Whenever the City shall pave or repave any street or shall change the grade or line of any street or public place or shall construct or reconstruct any conduit, water main, sewer or water connection or other city public works or city utility, it shall be the duty of the Grantee when so ordered by the City to change its mains, services and other property in the streets or public places at its own expense so as to conform to the established grade or line of such street or public place and so as not to interfere with the conduits, sewers and other mains of the City as constructed or

ORDINANCE 2025-05 - Page 1

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189

reconstructed; however, the Grantee shall not be required to relocate pipes, mains and appurtenances when the street, alley or public ground in which they are located is vacated for the convenience of abutting property owners and not as an incident to the public improvement, unless the reasonable cost of such relocation and the loss and expenses resulting therefrom is first paid to Grantee. The City will avoid the need for such moving or changing whenever possible. In the event Federal, State or other funds are available in whole or in part for utility relocating purposes, the City shall apply for such funds and the Grantee will be reimbursed to the extent any such funds are actually obtained.

Section 3: Grantee Subject to All Powers of City Rules Governing Repair and Reconstruction of Streets

The exercise of privileges herein granted shall be subject at all times to all of the powers of the City and all regulatory ordinances adopted pursuant thereto governing repair and reconstruction of streets. The Grantee shall not unnecessarily or unreasonably obstruct the use of or damage any street or alley and shall within a reasonable time and as early as practicable upon completion of any construction or repair work, restore all City streets and alleys to the same order and condition as they were before the excavation was made insofar as reasonably possible. The Grantee shall maintain, repair and keep in good condition for a period of one year all portions of streets and alleys disturbed by it or its agents. The Grantee shall be responsible for any obstruction in any street, alley or other public place caused by it in the operation and maintenance of its properties occurring at any time and shall promptly remove such obstruction. Any such obstruction which, after proper notice to Grantee demanding removal is not promptly removed by the Grantee may be taken care of by the City and the costs thereof shall be charged against Grantee. For purposes of this Section, Grantee's above-ground facilities or temporary construction materials and equipment shall not be considered an "obstruction".

Section 4: Term of Franchise and Grant



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83
City of Bellevue
115 E Pine Street | PO Box 825
Bellevue, ID 83313
208-788-2128 Fax 208-788-2092
www.bellevueidaho.us

City of Bellevue
Regular Common Council Meeting
June 9, 2025

Public Works Request
Streets

Item: Friction Seal – Specialty Applicators LLC. Estimate # 25-7286-R

Overview: Strahorn Phase 2 has a requirement to complete a surface seal on the roadway that \$35,000 was paid for by the developer for completion. The LGIP account the funds have been held in have accrued \$5000 in interest which will cover the remaining balance. Sun Valley has a project coming up which will reduce some of our mobilization costs. The estimate is \$40,000 for mobilization and application.

Recommended Motion: I recommend to approve (or deny) Friction Seal – Specialty Applicators LLC. Estimate # 25-7286-R in the amount not to exceed \$40,000.

Chris Johnson
Public Works Director
cjohnson@bellevueidaho.us

**SECOND AMENDMENT TO
PLANNED UNIT DEVELOPMENT AGREEMENT**

This Second Amendment to Planned Unit Development Agreement (“**Second Amendment**”) is entered into this 11th day of January 2021, by and between the City of Bellevue (“**City**”); Strahorn Partners, LLC, an Oregon limited liability (“**Strahorn**”).

Recitals. This agreement is made in contemplation of the following facts and purposes:

- A. City and Strahorn are parties to that certain Planned Unit Development Agreement dated December ____, 2019, and amended by the First Amendment to Planned Unit Development Agreement dated May 26, 2020 (collectively the “PUD Agreement”) with respect to the PUD for the first phase of the Strahorn Subdivision; and
- B. Paragraph 7 of the PUD Agreement provides the City with the option to accept a dedication of the interior streets in exchange for Strahorn paying for the first chip seal of said streets and the City wishes to accept the dedication of street on those terms; and
- C. In the process of final planning, Strahorn and the City determined that it is most expedient for the City to own the Parcel C access to the water tank and public trails and Strahorn is willing to dedicate that parcel to the City; and
- D. Also, in the process planning, the City is amenable to accept the dedication of the Parcel D for public open space and to allow for future trail development thereon; and
- E. The City is willing to accept a dedication of the trail on Parcel B for public use so long as said trail is paved; and
- F. Whereas the PUD Agreement provides that it may be revised, amended, or canceled in whole or in part by means of a written instrument executed by both parties hereto without the requirement of a new application; and
- G. City and Strahorn now desire to amend the PUD Agreement to allow for the foregoing dedications.

NOW, THEREFORE, IN CONSIDERATION of the mutual promises, covenants contained herein, the parties agree to amend the PUD Agreement as follows:

Paragraph 7 of the PUD Agreement related to **Interior Streets** is hereby deleted and replaced with the following:

7. **Interior Streets.** The interior streets shall be constructed within a sixty (60) foot right-of-way in accordance with the Annexation Agreement and will be built to City's street construction specifications. Upon recording of the Final Plat, the City will accept the dedication of all interior streets within the Subdivision. Strahorn agrees to deposit thirty-five thousand dollars (\$35,000.00) with the City and the City agrees to utilize such money to pay the cost of the first chip sealing application for said streets.

A new paragraph 9 is added to the PUD Agreement as follows:

9. **Additional Parcel Dedications.** The City agrees to accept the dedication of the following Parcels on the terms and conditions set forth herein:

Parcel B: Parcel B will be paved to a width of 5 feet at the time the roads are paved and dedicated to the City on the Final Plat for public use.

Parcel C: Parcel C will be dedicated to the City on the Final Plat for public access to the City Water Tank and the trail system.

Parcel D: Parcel D (hillside) will be dedicated to the City on the Final Plat for public open space and future trail development.

General Provisions.

- A. **Construction.** This Second Amendment and the PUD Agreement constitute one agreement between the City and Strahorn. In the event of any inconsistency between this Second Amendment and the Annexation Agreement, the terms of this Second Amendment shall govern.
- B. **Definitions.** All terms used herein defined in the PUD Agreement used in this Second Amendment shall have the meaning set forth in the PUD Agreement.
- C. **Ratification.** The PUD Agreement, as amended by this Second Amendment is hereby ratified and affirmed.
- D. **Counterparts.** This Amendment may be executed in counterparts, all of which together shall constitute an agreement binding on all the Parties hereto, notwithstanding that all such Parties are not signatories to the original or the same counterpart.

IN WITNESS WHEREOF, the parties, having been duly authorized, have hereunto caused this Agreement to be executed, on the day and year first above written, the same being done after public hearing, notice and statutory requirements having been fulfilled.

CITY OF BELLEVUE:

By: [Signature]
Ned Burns, Mayor

Attest: [Signature]
MAMAN EDWARDS, City Clerk



STRAHORN PARTNERS, LLC

By: [Signature]
Jeffrey Pfaeffle, Managing Member
Managing Member

STATE OF IDAHO)
) ss.
County of Blaine)

On this 13th day of January, 2021, before me, Daryl Fath, a Notary Public in and for said State, personally appeared Jeffrey Hettler known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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.

see attached acknowledgment

Notary Public for Idaho
Residing at _____
My commission expires _____

STATE OF IDAHO)
) ss.
County of Blaine)

On this 20th day of January, 2021, before me, Maria Palomera Notary Public in and for said State, personally appeared Ned Burns, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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.



Maria Palomera

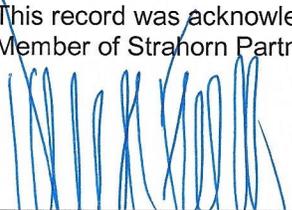
Notary Public for Idaho
Residing at Belleve
My commission expires 11-15-2022

State of Idaho

ss.

County of Blaine

This record was acknowledged before me on the 13th day of January, 2021 by Jeffrey Pfaeffle, Managing Member of Strahorn Partners, LLC.



(STAMP)

Notary Public: Daryl Fauth
My Commission Expires: 9/24/24
Residing: Hailey, Idaho



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Bellevue Marshal's Office



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

To: Bellevue Common Council

Re: Lucy's Breakfast Resort Liquor License Application

On 02/12/2025 the City of Bellevue received an application for Annual Retail Alcoholic Beverage amending Lucy's Breakfast to allow liquor by the drink. At this time Lucy's Breakfast is only open until 1500 hours per her business license and online recourses. The City of Bellevue passed an ordinance for Resort City Liquor license allowing up to 3 licenses be issued with hours of service for such sales be between 1600 and 2200 hours. On 02/24/2025 the applicant amended her application giving a dinner menu with future operation hours of 1600 to 2200 hours "when/if we get the license."

Lucy's Breakfast was denied the Liquor license in March and given a corrective action plan in order to obtain the City License.

On 05/18/2025 the City of Bellevue received an application for Annual Retail Alcoholic Beverage amending Lucy's Breakfast to allow liquor by the drink. Lucy's Breakfast is open during the allowable times of sale and has extended hours for special events. My staff has conducted site visits during evening sales with no violations noted.

Lucina Vazquez of Lucy's Breakfast took the required alcohol education course presented by the Bellevue Marshal's Office for licensing. On 05/31/2025 I conducted an unannounced site visit finding no violations.

Lucy's Breakfast has taken all corrective action asked of them from the prior denial. It is the recommendation of the Bellevue Marshal's Office to issue the license as requested on the application.

Kirtus S. Gaston, Marshal
06/01/2025



\$375 Receipt # 254813

City of Bellevue



Resort Restaurant Liquor License Application

Submit application and fees in person to the City Clerk's Office at 115 E. Pine Street, Bellevue Idaho 83313.

Note: Incomplete applications will be denied and returned to applicant.

APPLICANT INFORMATION	
Applicant Name: <u>Lucys Breakfast LLC</u>	Doing Business As: <u>Lucys Breakfast</u>
Date of Birth: <u>03/23/02</u>	Business Phone: <u>208-928-4737</u>
Physical Address where license will be displayed: <u>745 N Main St Ste D Bellevue ID</u>	
Mailing Address: <u>Same as physical</u>	
Recorded Owner of Property: <u>Garth</u>	
Applicant Phone Number: <u>562-350-4841</u>	Applicant Email: <u>lucysbreakfast@gmail.com</u>
Application is for a: <input checked="" type="checkbox"/> New Resort Restaurant Liquor License <input type="checkbox"/> Renewal	
Hours of Business Operation: <u>7-11 PM</u> 1 or 2 times closed at 2AM for events like karaoke	
Does your Business serve food during all hours of operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>7-10 PM only</u>	
STATE LICENSE NO: <u>43122</u> (copy required)	COUNTY LICENSE NO: <u>2025-137</u> (copy required)
Corporation: <input type="checkbox"/> Partnership: <input checked="" type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	List names and addresses of corporation officers and/or partners: <u>Ismael V. Rodriguez</u> _____ _____ _____
<input checked="" type="checkbox"/> Liquor by the Drink to be consumed on premises	\$375.00
Total: <u>375</u>	
ADDITIONAL INFORMATION	
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Bellevue Municipal Code, Title 3, Chapter 2 City of Bellevue, Idaho, all subsequent to amendments.

 _____
Applicant Signature Date 5/18/25

The undersigned hereby acknowledges and consents to all provisions of Bellevue City Ordinance No. 2024-03 and No. 2025-02 in regard to **Resort City Restaurant Liquor Licenses**.

 _____
Applicant Signature Date 5/18/25

Idaho State Police

Retail Alcohol Beverage License

Cycle Tracking Number: 158956
ISLD ID: 9714
License Year: 2025
License Number: 43122

Premises Number: 5B-43122
Resort City Restaurant

This is to certify, that Lucy's Breakfast LLC
doing business as: Lucy's Breakfast

is licensed to sell alcoholic beverages as stated below at:
745 N Main St Ste 4 , Bellevue, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.

Liquor	Yes	<u>\$500.00</u>
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	No	
Restaurant	Yes	<u>\$0.00</u>
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: \$550.00

LUCY'S BREAKFAST LLC
LUCY'S BREAKFAST
745 N MAIN ST STE 4
BELLEVUE, ID 83313
Mailing Address

Valid
01/21/2025 - 07/31/2025

Expires
07/31/2025

2025

BLAINE COUNTY
STATE OF IDAHO

No. 2025-137

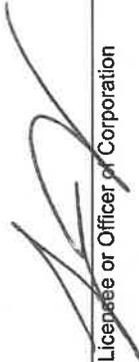
RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT _____ LUCY'S BREAKFAST LLC
doing business as _____ LUCY'S BREAKFAST
at _____ 745 N MAIN ST, BELLEVUE, ID 83313

a(n) _____ LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 01/21/2025

Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$100.00
Wine by the glass	\$0.00
Wine by the bottle	\$0.00
Liquor	\$125.00
Application Fee	
Total	\$225.00



Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2025.
Witness my hand and seal this 11 day of February, 2025



Chairman



Commissioner



Commissioner



Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)



CERTIFICATE OF COMPLETION

THIS CERTIFICATE IS AWARDED TO :

Lucina Varquez

FOR COMPLETING THE REQUIRED ALCOHOL AWARENESS
TRAINING COURSE TAUGHT BY THE BELLEVUE
MARSHAL'S OFFICE




KIRTUS GASTON
BELLEVUE MARSHAL



CITY OF BELLEVUE
P.O. BOX 825
BELLEVUE, ID 83813

CRB 118-3

CASH RECEIPT

Date May 19, 2025 **254813**

Received From Luciana Vazquez

Address 745 N Main State Df

For Liquor License Dollars \$ 375⁰⁰

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	375 00
AMT. PAID		CHECK	
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By [Signature]

CITY OF BELLEVUE
P.O. BOX 825
BELLEVUE, ID 83813

CRB 118-3

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BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By [Signature]



Paid w/ CC⁹⁸
\$100

City of Bellevue

115 E Pine Street

P. O. Box 825 Bellevue, ID 83313

208-788-2128 Fax 208-788-2092

178

Official Use only:

Business License No: _____

Date filed: 03/12/2025

Total Permit Fee: **\$100.00**

RECEIVED
MAR 12 2025
BY: AMP

NEW BUSINESS LICENSE APPLICATION

NEW BUSINESS INFORMATION

Business Name:	<u>Lucys Breakfast</u>
Owner Name:	<u>Wanda Varquez Ismael Varquez</u>
Contact Info:	Phone #: <u>562-350-4841</u> Email: <u>lucysbreakfast@gmail</u>
Physical Address:	<u>745 N Main St Ste D 83313 IP Bellevue</u>
Mailing Address:	<u>745 N Main St Ste D</u>
Emergency Contact:	<u>Wanda Varquez</u>
Business Hours:	<u>A.M./P.M. 7 A.M./P.M. 11</u> <u>MON TUES WED THU FRI SAT SUN</u>
Description of type of business being conducted:	<u>Breakfast / lunch / Dinner</u>
Square footage of the building/unit/space:	<u>approx. 1650</u>
Total # of employees:	<u>15</u>
Target opening date:	<u>MARCH 24 2025</u>

NOTE: IT IS ADVISABLE THAT APPLICANTS RECEIVE APPROVAL OF THEIR APPLICATION(S) PRIOR TO LEASING OR PURCHASING A UNIT OR BUILDING.

- Incomplete Applications will not be processed and will be returned to the Applicant.
- A separate license is required for each distinct physical location of your business.
- If your Business moves to a new location, a new Business License will be required.
- Additional information may be requested by a City Department as required.
- If your Business is a Food Service Business, a copy of the Idaho South Central health District Permit must be attached.
- A Business License will be issued when each Department has given its approval for the Application.
- The City will do it's best to expedite applications, but changes in occupancy, alterations, hazardous materials, or life-safety or fire concerns may require additional time.

PLEASE NOTE: AN APPROVED BUSINESS LICENSE IS REQUIRED PRIOR TO OPENING. THE REVIEW PROCESS TAKES AT LEAST TWO (2) WEEKS. PLEASE SUBMIT APPLICATION AT LEAST 3-4 WEEKS PRIOR TO TARGET OPENING DATE.

For Official Use Only

Legal Description: Bellevue Business Park Block: 1 Lot: 7B
 Property Owner: Bellevue Stores, LLC Owner's Address: _____
 Zoning District (circle one): General Residential **GR** Business **B** Light Industrial **LI** Light Industrial/Mixed Business **LI/B** Limited Business/Residential **LB/R** Transitional **T**
 Use is: Permitted Conditional Use (Permit Req'd) Prohibited
 Parking: _____ On-site parking required for specific use _____ # of parking provided

PARKING/ SIGNS

Please Contact: Community Development at (208) 788-2128 ext. 008 or 004 for questions.

1. How many parking spaces are located on the property where the business is located? Abt
2. How many other businesses are located in the same building/ complex? 4
3. Number of existing signs, including other business, on the building? 3
4. Size of existing sign(s) on the building? 4
5. Length of the front of the building that your business will occupy? 145'
6. If you are adding a new sign or changing an existing sign for your business, please attach the following (an additional \$50 fee and a completed Sign Permit Application):
 - A picture of the building or sample drawing showing the length of the front of the building and the location of the sign on the building property.
 - A color rendering or drawing, including color (s) of sign, dimensions of all sign faces, descriptions of materials to be used, and manner of construction and method of attachment.

Sign Permit: Approved and on file Required

BUILDING/ FIRE

1. Please Contact: The Bellevue Fire Marshal at (208) 788-2128 ext. 1005 or the Bellevue Building Department at (208) 481-1816 email: building@bellevueidaho.com for questions.
2. Number of employees: 15
3. Do you intend to remodel or alter the exterior space in any manner? YES: NO:
4. If yes, please briefly describe the proposed improvements: _____

NOTE: A Building Permit will be required for improvements.
 Please provide a sample floor plan showing the proposed placement of merchandising stands, racks, furnishing (i.e., desks), temporary walls etc. Attached: Unknown at this time:
 NOTE: Permanent walls or built-in fixtures will require a Building Permjt.
 Are you a new tenant in an existing building? YES: or NO:
 If yes, what type of business are you replacing? N/A
 NOTE: A change in occupancy (retail clothing, restaurant etc.), remodel or alteration, may require upgrades to meet Code Requirements.

The following Code Requirements must be met:

1. A fire extinguisher having a minimum rating of 2A:208; C must be installed in a visible and accessible location not to exceed 75 feet of travel distance. All fire extinguishers must be inspected and tagged annually; visual inspections of fire extinguishers are available free of charge through the Bellevue Fire Department.
2. All exits and halls leading to the exit must be kept free of all obstructions. All exit door locking devices must be a single action type and cannot require keys or special knowledge to open the exit.
3. Some businesses involving industrial occupations such as welding, painting etc., require an operational permit. Permits may be obtained through the Bellevue Fire Department.

WASTEWATER

Please contact: Public Works Department at (208) 788-2128 ext. 006 for questions.

1. Do you or will you discharge anything other than domestic wastewater into the City water system? YES or No

- 2. Will you be manufacturing a product that will produce metal or wood shavings, liquid or solid residues, or require a cooling bath or batch cleaning as part of the process?
- 3. YES or No

Please check all applicable uses existing currently in your business (if applicable):

- Barber or Beauty Shop: number of chairs: _____ number of stations: _____
- Café or Restaurant: total number of dining seats: 100
- Dentist: number of practitioners: _____
- Laundry: number of washing machines: _____
- Manufacturing: type: _____
- Hotel/Boarding House: number of rooms with cooking facilities: _____
- Service Station: number of fuel pumps: _____ number of restrooms: _____
- Car Wash: number of bays: _____
- School/Daycare: number of students/children: _____

3. List the # of the following: Toilets: 3 Sinks: 5 Floor drains: 4

If floor drains are present, please describe where they are located?
Bottom of sink / dishwasher / white bucket w/ ice

Are floor drains connected to the sewer or dry well (circle which applies)

4. Does your business use a dishwasher or sterilizer? YES or No
If yes, what is the operating temperature? 165°

5. Does your business use a waste food grinder? YES or No

6. Do you or will you use fats, oils or greases (FOGs) in your business? YES or No
If yes, describe how the spent Fogs are disposed of: Commercial disposal

7. Are grease, oil or sand traps and / or interceptors present? YES or No
a. If yes, how often are they cleaned? 2-3 times a week
b. By whom? Staff
c. Size of traps/ interceptors? unknown
d. Location of traps/ interceptors? kitchen
e. If additives are used to dissolve fats, oils and grease, please list chemicals used: commercial soaps/cleaners

8. Do you have an accidental spill prevention plan (if yes please attach)? YES or No

Additional Key Holder for Emergency personal: landlord
Name: Garth Callahan
PH: (208) 720-9279

Thank you for choosing to do business in Bellevue Idaho.
I hereby certify that this document and all attachments were prepared under my direction and supervision, and the information submitted is, to the best of my knowledge and belief true, accurate and complete. Furthermore, I certify that all Fire Code Requirements have been met. I am aware that there are significant penalties for

submitting false information, including the possibility of fine and imprisonment, and/or revocation of my City of Bellevue Business License, for knowing violation.

Applicant's Signature: *[Signature]* Ismael U.F. Date: 03 / 12 / 25

OTHER ITEMS:

If you are a food related business or childcare business, please contact:

State of Idaho Plumbing Inspector:

Josh Nyman
josh.nyman@dbs.idaho.gov
(208) 818-0314

State of Idaho Electrical Inspector:

Steven Green
steve.green@dbs.idaho.gov
(208) 420-7409

South Central Health District:

(208) 788-4335

FOR OFFICIAL USE ONLY
CITY OF BELLEVUE DEPARTMENT REVIEW AND APPROVAL

Approved Denied *[Signature]* Amy Phelps Date: 3/19/2025
Bellevue City Clerk

Approved Denied *[Signature]* Date: 3/24/25
Community Development Director

Approved Denied _____ Date: 3-25-25
Bellevue Fire Chief

Approved Denied *[Signature]* Date: 3/24/25
Bellevue Marshal

Approved Denied *[Signature]* Date: 3-24-25
Public Works/Streets Director

COMMENTS: _____

Date & Payment Received in Full: 3/18/2025

_____ Date Issued: _____