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Subject/Topic : Re: LLA-25-01 – Keith and Judy Meyers Lot Line Adjustment

Your : Public Comment to the Bellevue Common Council
Comments June 20, 2025
Re: LLA-25-01 – Keith and Judy Meyers Lot Line Adjustment

Dear Mayor Giordani and Council Members,

My name is Sarah Lurie, a concerned resident of Blaine County and publisher of the 5b Gazette, and I'm writing regarding the Meyers' lot line adjustment application (LLA-25-01). I urge the council to approve this application without the proposed unbuildable condition for Lot 1A and to avoid imposing arbitrary demands that jeopardize property rights and expose the city to legal risks.

The Meyers' proposal to reconfigure six lots into three, with requested waivers, was approved by the Planning and Zoning Commission with conditions that adequately address environmental and flood concerns, including canal setbacks and easements. These conditions align with city code and Idaho law, which require minimal environmental impact and evidence-based decisions. However, the council's push to render Lot 1A unbuildable, driven by public fears about the 2017 flood, lacks evidence tying the lot line adjustment to increased flood risk. This adjustment only reconfigures boundaries, not development intensity.

Public testimony, including concerns from Project Bigwood and residents, highlights general floodplain risks but offers no data specific to this project. The unbuildable condition is arbitrary and violates Idaho Code § 67-6508, which demands evidence-based decisions. Furthermore, Business zoning and the Meyers' prior 2023 approval affirm their development rights, which the council risks undermining.

Federally, the unbuildable condition invites a takings claim under Penn

Central, as it could devalue Lot 1A by a significant amount and disrupt zoning expectations. The Supreme Court's *Sheetz v. County of El Dorado* (2024) ruling requires conditions to be proportional to a project's specific impacts. This condition fails that test, lacking a nexus to the adjustment's effects, and could lead to costly litigation.

Instead of restrictive conditions, supporting negotiations between the Meyers and the Wood River Land Trust for Lot 1A's purchase at fair market value is a better option. If floodplain development is a broader concern, amend the zoning code through a public process, not through ad hoc demands on individual applicants.

Approving the Meyers' application with existing conditions respects property rights, avoids legal risks, and maintains Bellevue's reputation as a fair place for development. Please base your decision on evidence, not sentiment, to protect both the community and the Meyers' rights. Thank you for your time and consideration.