



CITY OF BELLEVUE, IDAHO  
Planning and Zoning Commission  
**Tuesday, September 2, 2025, 5:30 PM**  
115 Pine Street, Bellevue, Idaho 83313

## AGENDA

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### JOIN ZOOM MEETING

<https://us02web.zoom.us/j/84139399633?pwd=eDCQNSeuEYsa42qesc0b5FawDaXBGa.1>

Meeting ID: # 841 3939 9633

Passcode: # 900164

### One tap mobile

+1-253-215-8782 US (Tacoma)

+1-346-248-7799 US (Houston)

### CALL TO ORDER

### ROLL CALL

#### 1. NOTICE OF AGENDA COMPLIANCE - 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, on the City's website on **August 28, 2025.** (Suggested Motion: I move the notice for the September 2, 2025, regular Meeting was completed in accordance with Idaho Code, Section §74-204.)*

#### 2. CALL FOR CONFLICT: (As outlined in Idaho Code §74-404)

#### 3. PUBLIC COMMENT: For items of concern **NOT** on the Agenda.

#### 4. CONSENT AGENDA – ACTION ITEM

##### a. Approval of Minutes

i. August 18, 2025 Regular Meeting Minutes

##### b. Findings of Fact from Prior Meeting(s)

i. FP-25-01 – Karl Malone Subdivision Final Plat

#### 5. WORK SESSION

##### a. Comprehensive Plan Update

#### 6. NEXT MEETING

a. Regular Meeting – September 15, 2025

#### 7. ADJOURNMENT - ACTION ITEM

I, designated Planning Commission Secretary for the City of Bellevue, Idaho, hereby certify 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 of Bellevue Website: <https://www.bellevueidaho.us/> on **August 28, 2025.**

In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the City of Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, or **phone number 208-788-2128 ext. 8, at least twenty-four (24) hours prior to the meeting.**



CIUDAD DE BELLEVUE, IDAHO  
Comisión de Planificación y Zonificación  
**Martes 2 de septiembre de 2025, 17:30**  
115 Pine Street, Bellevue, Idaho 83313

## ORDEN DEL DÍA

### ÚNETE A LA REUNIÓN DE ZOOM

<https://us02web.zoom.us/j/84139399633?pwd=eDCQNSeuEYsa42qesc0b5FawDaXBGa.1>

de la reunión : # 841 3939 9633

Código de acceso: # 900164

### Móvil con un solo toque

+1-253-215-8782 EE. UU. (Tacoma)

+1-346-248-7799 EE. UU. (Houston)

### LLAMAR AL ORDEN

#### LISTA

#### 1. AVISO DE CUMPLIMIENTO DE LA AGENDA - PUNTO DE ACCIÓN

*Constatando que el aviso y la agenda de la reunión regular se publicaron de conformidad con el Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas previas a la reunión en: el Ayuntamiento de la ciudad de Bellevue, la oficina de correos, en el sitio web de la ciudad el **28 de agosto de 2025**. ( **Moción sugerida: Propongo que la notificación para la reunión ordinaria del 2 de septiembre de 2025 se complete de conformidad con el Código de Idaho, Sección §74-204** ).*

#### 2. LLAMADA AL CONFLICTO: (Como se describe en el Código de Idaho §74-404)

#### 3. COMENTARIO PÚBLICO: Para temas de preocupación que NO están en la Agenda.

#### 4. AGENDA DE CONSENTIMIENTO – PUNTO DE ACCIÓN

##### a. Aprobación de Actas

i. Acta de la reunión ordinaria del 18 de agosto de 2025

##### b. Hallazgos de hechos de reuniones anteriores

i. FP-25-01 – Plano final de la subdivisión Karl Malone

#### 5. SESIÓN DE TRABAJO

##### a. Actualización del Plan Integral

#### 6. PRÓXIMA REUNIÓN

a. Reunión ordinaria – 15 de septiembre de 2025

#### 7. APLAZAMIENTO - PUNTO DE ACCIÓN

Yo, el Secretario designado de la Comisión de Planificación de la Ciudad de Bellevue, Idaho, por la presente certifico que el aviso y la agenda de la reunión regular se publicaron de conformidad 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 de Bellevue : <https://www.bellevueidaho.us/> el **28 de agosto de 2025** .

De conformidad con la Ley de Estadounidenses con Discapacidades, las personas que necesiten adaptaciones especiales durante esta reunión deben notificar a la Ciudad de Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, o al número de teléfono 208-788-2128 ext. 8, al menos veinticuatro (24) horas antes de la reunión .



## **Minutes**

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The Planning and Zoning Commission of the City of Bellevue, Idaho, met for a Regular Meeting, on Monday, August 18, 2025, at 5:30 p.m. in the Council Chambers of the City of Bellevue Offices, located at 115 E. Pine Street, Bellevue, ID 83313.

### **CALL TO ORDER**

Chair Kurtz called the Meeting to order at 5:31 P.M.

### **ROLL CALL**

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

### **Staff Present:**

Brian Parker, Community Development Director  
Carter Bullock, Planner

### **1. NOTICE OF AGENDA COMPLIANCE - ACTION ITEM**

**Motion:** Commissioner Grootveld motioned that the notice for the August 4, 2025, Regular Meeting was completed in accordance with Idaho Code, Section §74-204, Commissioner Lindberg seconded, all voted in favor, and the motion carried.

### **2. CALL FOR CONFLICT:**

No conflicts or *ex parte* communications were identified.

### **3. PUBLIC COMMENT:**

None provided.

### **4. CONSENT AGENDA – ACTION ITEM**

#### **a. Approval of Minutes**

- i. June 16, 2025 Regular Meeting Minutes
- ii. July 7, 2025 Regular Meeting Minutes
- iii. August 4, 2025 Regular Meeting Minutes

#### **b. Findings of Fact from Prior Meeting(s)**

- i. DR-25-02 – Wilde Group - 81 Martin Lane
- ii. DR-25-04 – 208 North Main Street
- iii. DR-25-05 – 117 Poplar Street

Commissioner Grootveld motioned to approve the consent agenda, Commissioner Lindberg seconded, all voted in favor, and the motion carried.

### **5. PUBLIC HEARING– ACTION ITEM**

#### **a. FP-25-01 – Karl Malone Subdivision Final Plat**

A final plat to subdivide (1) 5.43-acre parcel into one (1) 2.55-acre parcel and one (1) 2.89 acre parcel.  
The property is zoned B – Business.

Mr. Parker discussed the application materials and stated that it was generally consistent with the preliminary plat and Bellevue City Code. The Commission asked for clarification on snow storage and if it would be consistent with approved plans. Rich Piggott, representing the applicant added some information and Mr. Parker noted that he would review the snow storage plan prior to the subject application receiving a public hearing with the Bellevue Common Council.

Chair Kurtz opened the floor for public testimony. As no individuals were present wishing to speak, the public hearing was then closed.

Commissioner Beiser moved to recommend approval of the subject application with the conditions of approval identified within the Staff Report to the Bellevue Common Council, and to direct staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this decision based on the record provided, Commissioner Grootveld seconded, all voted in favor, and the motion carried.

**6. NEXT MEETING**

- a. Regular Meeting – September 2, 2025

**7. ADJOURNMENT - ACTION ITEM**

**Motion:** Commissioner Lindberg voted to adjourn the meeting, Commissioner Beiser seconded, all voted in favor, and the meeting was adjourned at 5:40 P.M.

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John Kurtz, Planning & Zoning Chair

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Planning Commission Secretary

**CITY OF BELLEVUE**  
**PLANNING & ZONING COMMISSION**

<b>REGARDING AN APPLICATION OF:</b> KMAM Real Estate IDBEL, LLC for final plat approval of the Karl Malone Subdivision.	<b>FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION</b>
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**DESCRIPTION:** A final plat to subdivide (1) 5.43-acre parcel into one (1) 2.55-acre parcel and one (1) 2.89-acre parcel. The property is zoned B – Business.

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

<b>I. GENERAL BACKGROUND</b>
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1. **Notice** of this hearing was:
  - i. Published in the Idaho Mountain Express on July 30, 2025
  - ii. Posted on-site on July 28, 2025.
  - iii. Mailed to all adjoiningers within 300’ of the exterior property lines on July 30, 2025.
2. The Commission was asked to disclose any conflicts of interest or *ex parte* communications on the subject application. No conflicts or *ex parte* communication were identified.

3. Attached to this report are the following exhibits:

Document Name	Receipt of Last Revision
Application	July 2, 2025
Final Plat	August 13, 2025
Approved Preliminary Plat	December 9, 2024
Preliminary Plat Findings of Fact, Conclusions of Law, and Decision	December 9, 2024

#### **Exhibit B—Agency Comments**

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

- Bellevue City Engineer

All agency comments received were transmitted to the Commission.

#### **Exhibit C— Public Comments**

Prior to opening the public hearing, Staff had not received any public comment.

## **II. FINAL PLAT STANDARDS OF EVALUATION**

### **BELLEVUE CITY CODE SECTION 11-3-4**

#### **11-3-4(A): PROCEDURE:**

After approval of the preliminary plat, the subdivider shall cause the subdivision to be surveyed and a final plat to be prepared in conformance with the preliminary plat as approved, and Idaho Code title 50, chapter 13. Upon completion of said final plat, the subdivider shall file same, together with the final plat application and all other documents required, with the Administrator including eight (8) copies thereof. Then the Administrator shall place said final plat on the

commission's meeting agenda.

If the final plat conforms to all requirements of this title, other applicable ordinances and resolutions of the City, all conditions placed upon the preliminary plat by the Council, and all requirements of Idaho Code, the Commission shall recommend approval of said final plat to the Council. In the event that the Commission finds the final plat does not comply with this title or other applicable ordinances and resolutions of the City or does not substantially conform to the approved preliminary plat, the Commission shall deny said final plat.

When submitted to the Administrator, the final plat shall bear all required certificates. Thereafter, the Administrator shall place the final plat upon the Council's meeting agenda for a duly noticed public hearing.

**FACTS:** The applicant received preliminary plat approval by the Bellevue Common Council on December 9, 2024.

The preliminary plat was found to be in conformance with the requirements of Title 11, Bellevue City Code and other applicable ordinances except where conditions of approval required modifications.

The applicant identified a ten foot (10') wide non-vehicular access easement along the frontage of the property on the final plat.

The applicant identified the locations of all off-site easements with instrument numbers on the final plat.

**FINDINGS:** The proposed final plat is in compliance with Title 11, Bellevue City Code, and other applicable ordinances.

The conditions of approval placed upon the preliminary plat have been satisfied.

**CONCLUSION:** The subject application meets the requirements for granting approval of a final plat application.

## II. DECISION AND ORDER

► **Motion:** Upon a Motion by Commissioner Beiser and a second by Commissioner Grootveld, a unanimous vote, the Bellevue Planning and Zoning Commission hereby **recommends approval** of the subject application submitted by KMAM Real Estate IDBEL, LLC, finding the application **complies** with the applicable criteria set forth in Bellevue City Code, subject to the following conditions of approval:

1. Prior to the City Clerk signing the final plat, the applicant shall provide digital files in accordance with Bellevue City Code Section 11-3-4(E)(3-5).

### **Notice of Expiration**

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



IT IS SO ORDERED this 2<sup>nd</sup> day of SEPTEMBER, 2025

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John Kurtz  
Chair

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Brian Parker  
Community Development Director



# **Bellevue Comprehensive Plan Update**

Initial Scope of Work



## ***Project Overview***

The Bellevue Comprehensive Plan is ready to be updated to be reflective of current land use conditions, community values, and future goals. The Plan will provide a guiding vision and set of policies for the City to use when considering land use, budgeting, and other high-level decisions.

## ***Objectives***

The Plan should strive to achieve the following:

- Provide a realistic, sustainable, and implementable framework for achieving community goals.
- Be reflective of the current and likely future conditions and needs of the City, residents, and businesses.
- Address all required Plan components, as identified in Idaho Statute 65-6708, while recognizing the interrelationships between categories.
- Incorporate elements of relevant prior plans and studies as appropriate, including the current Comprehensive Plan.
- Recognize that Bellevue exists within a regional context and holistically consider outside factors on Bellevue, as well as Bellevue's impact on our neighbors.
- Where appropriate, provide a model and tools for similar communities to develop plans tailored to their needs.

## ***Timeline***

Below is an approximate timeline of activities, topics, and frequency of check-ins with the Common Council and Planning & Zoning Commissions. The timeline is intentionally vague and will be refined as the Plan is developed.

		Activities		Advisory Group Meeting Topics	Council Check-In	P&Z Check-In
2025	June	Data Collection		Kick Off	✓	✓
	July					
	August			Existing Conditions, Community Engagement		
	September					
2026	October	Data Analysis		Existing Conditions, Plan Framework	✓	✓
	November					
	December			Vision, Mission, Primary Goals	✓	✓
	January					
2027	February	Plan Development	Community Engagement	Transportation, Housing	✓	✓
	March					
	April			Infrastructure	✓	✓
	May					
2027	June	Draft Plan Review		Economy		✓
	July					
	August			Land Use, Natural Spaces	✓	
	September					
2027	October	Final Plan Review		Implementation Plan		
	November					
	December			Complete Plan Review	✓	✓
	January					
February		Plan Adoption		Adjustments		

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## ***Roles & Responsibilities***

### *Community Development Director*

The Community Development Director will be the project manager and primary writer of the update.

### *Planner*

The City's Planner will assist in project management, writing, outreach, and other tasks associated with Plan Development.

### *Other City Staff*

Other City Departments will assist in policy development and ensuring that goals and policies are realistic and achievable.

### *Advisory Committee*

The role of the Advisory Committee will be different than it was in the formation of the existing Comprehensive Plan. The Advisory Committee will provide local knowledge, insights, and technical expertise rather than being tasked with complete policy development and plan writing. Where appropriate, Committee members are welcome to write plan content to retain the local knowledge and citizen-led feel of the prior plan. Committee members are encouraged to volunteer and participate in community engagement events.

### *Community*

The Plan should be based on the needs and desires of Bellevue's residents, while being realistic about the implement-ability of the goals expressed. Strong input and feedback from a broad spectrum of the community will be essential for creating a valuable, durable plan.

### *Planning & Zoning Commission*

Beyond the formal required step of providing a recommendation of the plan to the Common Council, the Planning & Zoning Commission is ultimately responsible for enacting many of the Plan's key elements. Periodic check-ins will be important to ensure that the Plan is appropriately incorporating useful tools for implementing goals and policies for the Commission.

### *Common Council*

Comprehensive planning is an excellent opportunity to engage the community in direct democracy and create goals and policies derived from the citizens themselves, rather than through their elected representatives. However, the Plan is ultimately adopted and implemented by the Common Council. It will

be important to regularly communicate with the Council to ensure that the Plan is developing in the right general direction, and demonstrating that the plan is reflective of the desires of Bellevue's residents.



# **Bellevue Comprehensive Plan Update**

Community Engagement Plan



## ***Objectives***

Community engagement is one of the most important components of comprehensive plan development. If the Plan is built from citizen input, it will be more durable and more likely that the community will commit to implementing the Plan. It is also important that the community is informed and aware of the constraints around how communities work. As such the community engagement efforts should have the following broad goals:

- Enable nuanced, informed conversation while remaining approachable.
- Reach a significant proportion of the community, generally consistent with Bellevue's demographic profile.
- Occur at times and locations convenient to the citizens.

## ***Engagements***

### *Events*

Community events such as the Labor Day Celebration, Trunk or Treat, and the Tree Lighting Ceremony are natural opportunities to reach out to the public. Beyond engaging in conversation with citizens, special activities or games tailored to the event should be created to enhance the experience.

### *Surveys*

While limited in the ability for two-way conversation with substantial depth, surveys are valuable methods of gathering large amounts of quantifiable information and are familiar to the community. In order to maintain this value, surveys need to be short, easy to complete, and understandable. As such, surveys will be generated monthly and be topic-focused.

### *Planning Media Club*

In order to create great policies, we should learn from experts and other communities, as well as exploring the philosophical and cultural underpinnings of planning and governance. The Planning Media Club will meet up to consume and discuss book excerpts, news articles, podcasts, plans from peer communities, and other media around planning and local government.

### *Youth Advisory Council*

The Comprehensive Plan is a long-range, future facing document. The community's youth are the ones that are going to spend the most time living with the outcome of the Plan and should be involved in the Plan's development. The Youth Advisory Council would be formed of Wood River High School students and function similarly to the Comprehensive Plan Advisory Council.

### *Leave a Message Phone*

This tool consists of an old payphone (or similar) retrofitted to read a prompt for the user to answer, which would be recorded. This tool could be frequently moved around town, friendly to multiple languages, capture citizens that may be less interested in computer-based engagement, be available anytime, and capture more qualitative data than other tools.

### *Out-of-Office Hours*

Bellevue residents have busy lives and may not always be able to go out of their way to participate. Staff will set up a table periodically at frequently travelled locations around town and be available to talk with community members.

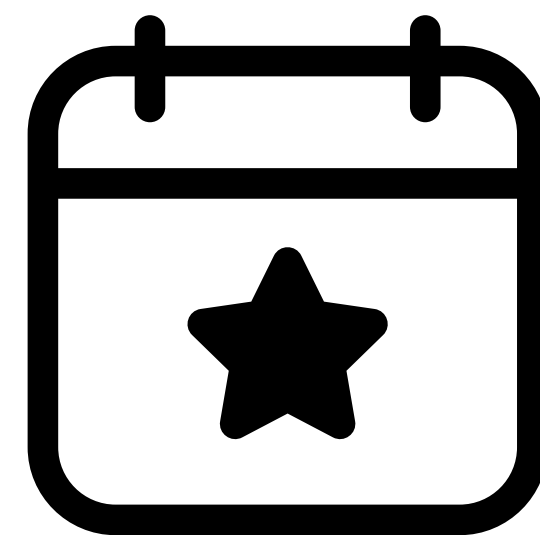
### *Information Share-Out*

As the plan develops and data is collected and transformed into information, we will present those preliminary findings to the community in more structured open houses as well as through the City's communication platforms and occasional creative physical representations placed in town.

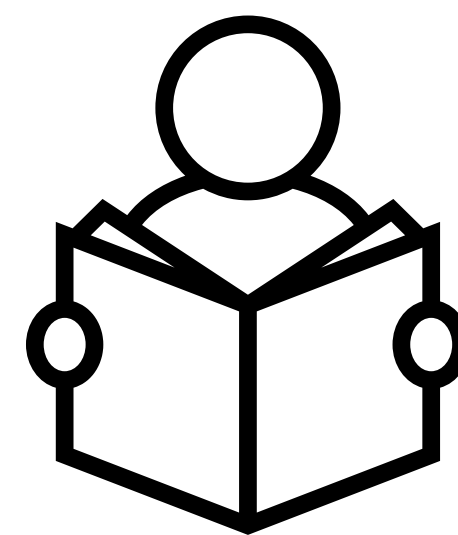
# City of Bellevue

## Comprehensive Plan Update

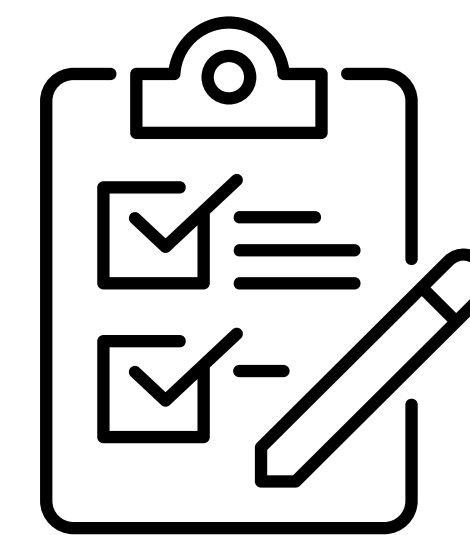
### GET INVOLVED!



We will be at events like this one. Come find us!



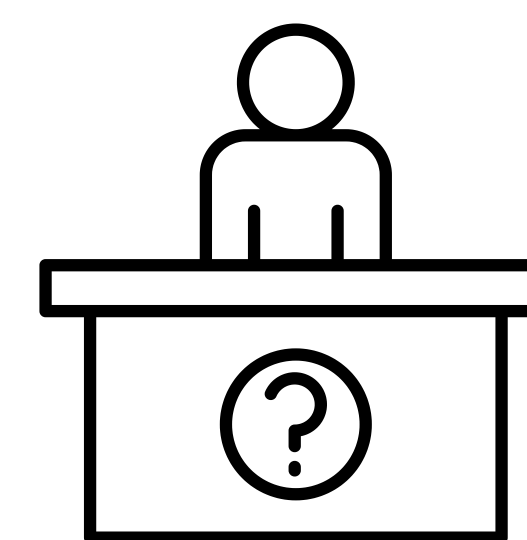
Join our Planning Media Club and learn and discuss with us!



Surveys will be available at [bellevueidaho.gov/surveys](http://bellevueidaho.gov/surveys). A new topic will be featured each month, so check in frequently!



If you see a decorated, functional payphone around town, pick it up and leave us a message! The prompt will be updated monthly, so check in when you see it.



Staff will be setting up tables in various locations throughout the community. If you see us, please come and talk. You are also welcome to talk with us at City Hall (appointment encouraged).

*The Bellevue Comprehensive Plan was last adopted in 2017 is ready to be updated to be reflective of current land use conditions, community values, and future goals. The Plan will provide a guiding vision and set of policies for the City to use when considering land use, budgeting, and other high-level decisions.*

*The Comprehensive Plan is the guiding document on how the City would like to grow and evolve into the future. Beyond the plan elements required by Idaho Law, the Plan should be turned to by City leaders whenever they have a tough decision.*

***It is the community's vision of what they would like their city to become.***



# Comprehensive Plan Update Scavenger Hunt



It's getting a bit bumpy over here! City data shows that asphalt on this block is near the end of it's life. How much is it going to cost to rebuild this block? \_\_\_\_\_

Welcome home (get it?!). Speaking of homes, they sure are expensive around here! What is the median assessed value for the houses touching O'Donnell Park? \_\_\_\_\_

Hi, I'm Howard! I have been providing Bellevue with open space, flood control, and good fishing for over half a century. When I was born in 1972, I was only 12.5 acres. How big am I now? \_\_\_\_\_

I am one of the landmark buildings of Bellevue, but did you know that I used to be even more fun? How many lanes of bowling lived in my basement? \_\_\_\_\_

Floater! Find a Bellevue Marshall and find out how many hours of overtime the whole department worked last year to maintain 24/7 coverage. \_\_\_\_\_

All aboard! I am a former railroad that now connects Bellevue's walkers, bikers, and skiers to points north. How many miles am I? \_\_\_\_\_



Scan to learn more about the  
Comprehensive Plan Update

## Return your completed scavenger hunt to Bellevue City Hall (115 Pine Street) to claim your prize!

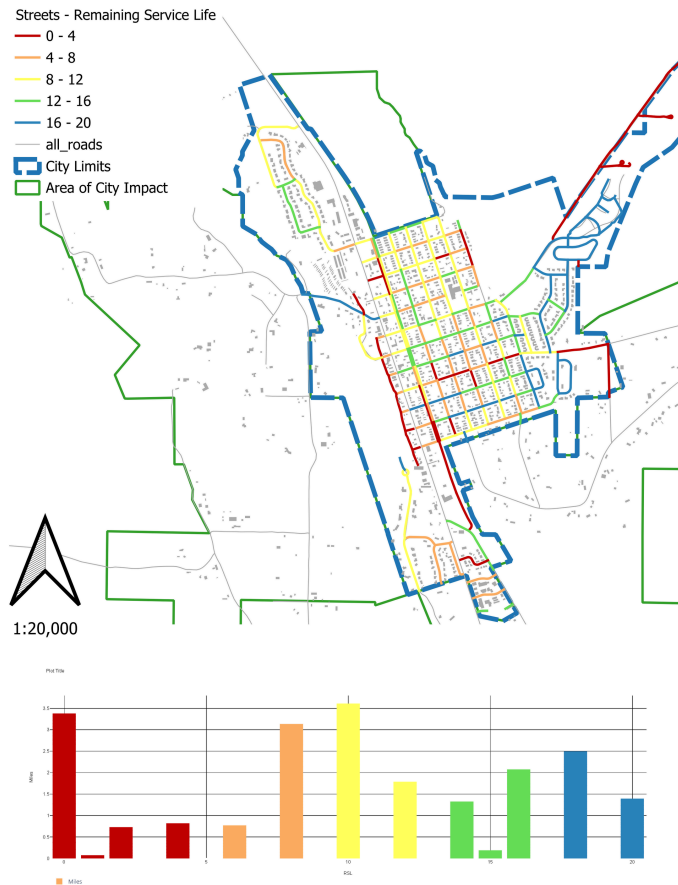


# **Bellevue Comprehensive Plan Update**

Existing Conditions - City Services

## Streets

Bellevue has 21.7 miles of streets (excluding Main Street, which is the jurisdiction of the Idaho Transportation Department). 17.9 miles of the streets are paved. An assessment of the street inventory was completed in 2024 as part of the Transportation Master Plan. 3.4 miles have been identified as at the end of their remaining service life, with an additional 9.1 miles with a remaining service life of less than 10 years, assuming proper maintenance occurs in the interim.



The streets within the original Bellevue Townsite were paved in the late 90s (RESEARCH FURTHER) and were not rebuilt prior, meaning that the subbase of the roadway was not properly constructed and the pavement is likely to fail earlier than normal, and does not accept ordinary maintenance well. A properly constructed, maintained street in snow country will typically last around 20 years, with a replacement cost of \$2.5-\$3 million per mile (RESEARCH FURTHER).

## Water

COMING SOON

## Sewer

A 1982 study from the Idaho Water and Energy Resources Institute noted that all 374 dwelling units in the City of Bellevue were on “some type of on-site sewage disposal system” and that 20% of the nutrient load in of the Wood River Valley groundwater was coming from Bellevue. By 1991, the City began construction on a central sewer system. Since then, new developments have added to the system as they have been constructed. Sewer lines will last for 50-100 years (RESEARCH FURTHER) and typically cost around \$500,000-\$600,000 per mile to replace (RESEARCH FURTHER). Pipe replacement is typically coordinated with street construction to avoid duplication of road work.

ADD MAP OF SEWER SYSTEM BY AGE

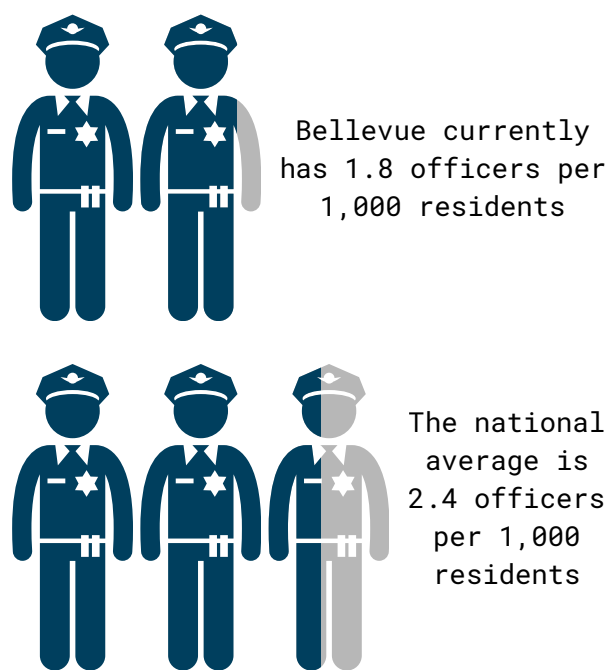
The Bellevue Wastewater Treatment plant came into operation in 2010. It is a membrane bioreactor facility Due to lack of maintenance, the facility failed and flooded in 2023. Large portions of the equipment within the Treatment Plant have been replaced, and the system is anticipated to be back on-line in Fall of 2025. Assuming continued maintenance, the Wastewater Treatment Plant should remain an operable asset well into the future.

Stormwater

There is no formal stormwater system within the City of Bellevue.

Police

The Bellevue Marshall’s Office (BMO) conducts law enforcement within the City of Bellevue, as well as public outreach and education, and minor first response to incidents within City Limits. There are currently four sworn officers (with a fifth budgeted for FY26) and no civilian staff. BMO operates out of a small wing of City Hall and utilizes a closet within the building for evidence storage.



Source: FBI Crime Data Explorer, Ucr.fbi.gov



The department has identified the following facility needs:

- Expanded evidence, including cold storage
- Secure tactical equipment storage
- Interview room
- Staff sleeping quarters
- Locker room
- Office space and equipment for new employees

## ***Fire***

The Bellevue Fire Department is a paid-per-call agency supported by a part-time (20 hours/week) Chief, an Assistant Chief, two Lieutenants, and seven firefighters – a total of 11 personnel.

The Department has a fleet of three staff vehicles, two structure fire engines, and two wildland fire trucks. They respond to approximately 100 calls per year.

The Fire Department has an automatic aid agreement with neighboring South County fire departments, as well as mutual aid agreements with all Blaine County fire departments, the State of Idaho, and the Bureau of Land Management.

Our department responds to a wide variety of emergencies, including:

- Structure Fires
- Wildland Fires
- Natural disasters
- Hazardous material incidents
- Swift water rescues
- Power outages
- Motor vehicle accidents
- And many other emergency situations

The Bellevue Fire Department conducts life safety inspections for all new businesses and select high-hazard businesses in the city. These inspections are performed by the Fire Chief in collaboration with a contracted fire inspector to ensure compliance with safety codes and to protect the community.

In addition to ordinary repair and maintenance, Staff has identified the following additions to existing Fire Station:

- Training room
- Separate male and female restrooms with showers
- A gear room for bunker gear storage
- An office for the Fire Chief
- Living quarters for volunteers, including a kitchen, common area, and bunk-style rooms



These improvements are essential for recruitment and retention. Over the past decade, we have lost at least seven firefighters due to the area's housing shortage. By providing living quarters, we aim to better support our volunteers and maintain a strong, ready-to-respond team for the Bellevue community.

## ***Parks***

Bellevue currently has two neighborhood parks (Memorial and O'Donnell), and one natural open space park (Howard Preserve). **FILL IN WITH BCRD FACILITY DATA** An additional 9.1 acre site has been dedicated for park land within the Strahorn Subdivision. Informally, the playground area at Bellevue Elementary School serves as an active open space.

% of households within 5, 10, 15 minute walk to park

Access and usage of public land

## ***Facilities***

In addition to the sites discussed above, the City of Bellevue owns and utilizes the following facilities:

- City Hall
  - Originally donated to the City by Ee-Da-Ho Ranch, the building is in substantial need of repairs, is nearing its office capacity, and is generally near the end of its lifespan.
- Public Works Shop
  - This facility serves to store and maintain equipment for the Public Works department. The shop building does not have maintenance lift. A small office and bathroom (no showers) are located within the shop, which was constructed in 1979. The site is located in the 1% annual floodplain.
- Old City Hall Museum
  - An icon of Bellevue, the Old City hall serves as the museum for the Bellevue Historical Society. A structural assessment was recently conducted to identify repairs needed to maintain a safe and inviting structure for the community.