



## AGENDA

Agendas may be amended\*

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### JOIN TEAMS MEETING:

<https://teams.microsoft.com/meet/28216526388398?p=HiACRZB19d8IKgXHlk>

**MEETING ID:** 282 165 263 883 98

**PASSCODE:** MW2MF3QM

**PLEASE MUTE YOUR CALL: PLEASE TURN OFF ALL CELL PHONES EXCEPT FOR EMERGENCY PERSONNEL.**

### CALL TO ORDER

### ROLL CALL

1. **NOTICE OF AGENDA COMPLIANCE (PER IDAHO CODE §74-204): ACTION ITEM**  
***Finding that** the regular meeting notice and agenda were posted in accordance with Idaho Code §74-204 within forty-eight (48) hours prior to the meeting at: the City of Bellevue City Hall, Post Office, and on the City's website on February 5, 2026. **Suggested Motion:** Move that the notice for the February 9, 2026, meeting was completed in accordance with Idaho Code, Section §74-204.*
2. **CALL FOR CONFLICT (AS OUTLINED IN IDAHO CODE §74-404): ACTION ITEM**
3. **MAYOR AND COUNCIL REPORT**
4. **PUBLIC COMMENT:** FOR ITEMS OF CONCERN **NOT** ON THE AGENDA – (**COMMENTS ARE LIMITED TO 3-5 MINUTES**)
5. **PRESENTATION**
  - a. Law Enforcement Foundation Overview: Sheriff Morgan Ballas
  - b. Drinking Water Project Update: Chad Hoopes, Merrick and Company, Cassandra Lemmons, IDEQ
6. **CONSENT AGENDA: ACTION ITEMS**
  - a. Approval of Minutes: November 10, 2025, Regular Meeting Minutes: Amy Phelps, City Clerk
  - b. Approval of Claims: January 27, 2026, through February 9, 2026: Shelly Shoemaker, Treasurer
  - c. Department Head Reports
7. **PUBLIC HEARING**
  - a. **TA-25-01 – Text Amendment**  
A text amendment to Bellevue City Code Titles 10 (Zoning Regulations), 11 (Subdivision Regulations), and 12 (Flood Damage Prevention Ordinance) to improve clarity, correct errors, and increase enforceability: Brian Parker, Community Development Director | **ACTION ITEM**
8. **NEW BUSINESS**
  - a. Approval of Resolution No. 26-05 Authorizing the Mayor to Execute a Professional Services Agreement with Herbert Romero for Comp Plan Outreach: Brian Parker | **ACTION ITEM**

- b. Approval of Resolution No. 26-06 supporting the submittal of a Rebuilding American Infrastructure with Sustainability and Equity Grant Application for Engineering Design services for Collector Roadways: Brian Parker, Community Development Director | **ACTION ITEM**
- c. A request to provide a financial security Bond for unfinished landscaping associated with the approved Design Review Application for Karl Malone Ford and Power Sports Store: Brian Parker, Community Development Director | **ACTION ITEM**

9. **ADJOURNMENT: ACTION ITEM**

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



## AGENDA

Las agendas pueden ser modificadas\*

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### ÚNETE A LA REUNIÓN DE EQUIPOS:

<https://teams.microsoft.com/meet/28216526388398?p=HiACRZB19d8IKgXHlk>

**ID DE LA REUNIÓN:** 282 165 263 883 98

**CÓDIGO DE ENTRADA:** MW2MF3QM

**POR FAVOR, SILENCIE SU Llamada: POR FAVOR, APAGUE TODOS LOS TELÉFONOS MÓVILES EXCEPTO EL PERSONAL DE EMERGENCIA.**

### LLAMADA AL ORDEN

### LISTA DE LISTA

1. **AVISO DE CUMPLIMIENTO DE LA AGENDA (SEGÚN EL CÓDIGO DE IDAHO §74-204): PUNTO DE ACCIÓN**  
*Se determinó que el aviso y la agenda de la reunión ordinaria se publicaron conforme al Código de Idaho §74-204 en un plazo de cuarenta y ocho (48) horas previas a la reunión en: el Ayuntamiento de Bellevue, la Oficina de Correos y la página web de la ciudad el 5 de febrero de 2026. **Moción sugerida:** Propone que el aviso para la reunión del 9 de febrero DE 2026 se completara conforme al Código de Idaho, Sección §74-204.*
2. **LLAMAMIENTO AL CONFLICTO (SEGÚN LO ESTABLECIDO EN EL CÓDIGO DE IDAHO §74-404): PUNTO DE ACCIÓN**
3. **INFORME DEL ALCALDE Y DEL CONSEJO**
4. **COMENTARIOS PÚBLICOS: PARA ASUNTOS DE INTERÉS QUE NO ESTÁN EN LA AGENDA – (LOS COMENTARIOS ESTÁN LIMITADOS A 3-5 MINUTOS)**
5. **PRESENTACIÓN**
  - a. Resumen de la Law Enforcement Foundation: Sheriff Morgan Ballas
  - b. Actualización del proyecto de agua potable: Chad Hoopes, Merrick and Company, Cassandra Lemmons, IDEQ
6. **ORDEN DEL DÍA DE CONSENTIMIENTO: PUNTOS DE ACCIÓN**
  - a. Aprobación de las actas: 10 de noviembre de 2025, Actas de la reunión ordinaria: Amy Phelps, secretaria municipal
  - b. Aprobación de reclamaciones: 27 de enero de 2026 a 9 de febrero de 2026: Shelly Shoemaker, Tesorera
  - c. Informes de Jefes de Departamento
7. **AUDIENCIA PÚBLICA**
  - a. **TA-25-01 – Enmienda de texto**  
Una enmienda textual a los Títulos 10 (Regulaciones de Zonificación), 11 (Regulaciones de Subdivisión) y 12 (Ordenanza de Prevención de Daños por Inundación) del Código de la Ciudad de Bellevue para mejorar la claridad, corregir errores y aumentar la exigibilidad: Brian Parker, Director de Desarrollo Comunitario | **ÍTEM DE ACCIÓN**

## 8. NUEVOS NEGOCIOS

- a. Aprobación de la Resolución nº 26-05 que autoriza al alcalde a firmar un acuerdo de servicios profesionales con Herbert Romero para la divulgación de planes de compensación: Brian Parker | **ÍTEM DE ACCIÓN**
- b. Aprobación de la Resolución nº 26-06 que apoya la presentación de una solicitud de subvención para la Reconstrucción de Infraestructuras Americanas con Sostenibilidad y Equidad para servicios de diseño de ingeniería para carreteras coleccionistas: Brian Parker, Director de Desarrollo Comunitario | **ÍTEM DE ACCIÓN**
- c. Solicitud para proporcionar un bono de seguridad financiera para jardinería sin terminar asociada con la solicitud aprobada de Revisión de Diseño para Karl Malone Ford y Power Sports Store: Brian Parker, Director de Desarrollo Comunitario | **ÍTEM DE ACCIÓN**

## 9. APLAZAMIENTO: PUNTO DE ACCIÓN

- ❖ *Si desea enviar un comentario escrito sobre un punto del orden del día de una audiencia pública: Envíe sus comentarios a [aphelps@bellevueidaho.us](mailto:aphelps@bellevueidaho.us) (antes del mediodía del día de la reunión)*

# MEMORANDUM

**TO:** City of Bellevue  
**FROM:** Merrick & Company  
**DATE:** February 4, 2026  
**JOB NO.:** 150126.030A  
**SUBJECT:** Drinking Water Improvements Project Status Report

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## 1.1 Purpose of Memorandum

- Provide clear status of project to the City leadership, community, and project stakeholders.
- Be transparent and inclusive with the City leadership, community, and project stakeholders on engineering and construction activities.
- Resolve questions that may arise surrounding project activities and near future project activities.

## 1.2 Project Activities Completed

A summary of activities completed by Merrick & Company from January 7<sup>th</sup>, 2026, through February 4<sup>th</sup> 2026, is provided below:

- Facility Plan Completion
- Environmental Information Document (EID) agency consultation
- Preliminary Engineering Report preparation
- Construction Plan preparation
- Received the updated IDEQ CAS schedule.
  - The updated CAS schedule built additional time into the project schedule to allow for unforeseeable circumstances. Merrick remains committed to follow the attached project timeline, not the CAS timeline.

## 1.3 February 2026 Milestones & Deliverables

- Construction Plan Preparation
- Environmental Information Document (EID) DEQ consultation
- Preliminary Engineering Report preparation
- Water Group Meeting No.2

## 1.4 Longer-term Milestones, Deliverables, & Requirements

- Completion of the EID (02-26)
- Completion of the PER (03-26)
- Construction Plans and Specifications to IDEQ (05-26)
- Additional negotiations between the City and the Landowner will likely be required to provide additional access for Merrick and City's subconsultants to perform additional preliminary engineering investigations and studies, including Wetlands and Cultural Resource Surveys, the SERP and other IDEQ-required reports and/or documents, and other interests the City may decide.



- Currently, access to perform these IDEQ-required milestones and produce the IDEQ-required deliverables are not included in the City and Landowner MOU.

# City of Bellevue

## Drinking Water Improvements Project

### Anticipated Project Timelines



This timeline reflects an expedited approach to project delivery. Merrick is committed to maintaining momentum and proactively managing challenges, however it is important to remain flexible with specific dates and timeframes as they hinge on unknown approval timeframes.

MONTH (ANTICIPATED)	KEY ACTIVITIES	NOTES
Oct 2025	<ul style="list-style-type: none"> <li>Move forward with Preliminary Engineering Report (PER)</li> </ul>	<b>COMPLETED</b>
Nov 2025	<ul style="list-style-type: none"> <li>Complete mapping associated with MOU</li> <li>Move forward with environmental information document</li> </ul>	<b>COMPLETED</b>
Dec 2025	<ul style="list-style-type: none"> <li>Preliminary Engineering Report (PER) Preparation</li> <li>Environmental Documentation (EID) Preparation</li> </ul>	<b>COMPLETED</b>
Jan 2026	<ul style="list-style-type: none"> <li>Complete final facility plan</li> <li>Submit final facility plan for IDEQ approval</li> <li>Begin construction plans and specifications</li> </ul>	<b>COMPLETED</b>
Feb 2026	<ul style="list-style-type: none"> <li>Hold water group meeting regarding draft PER</li> <li>Provide draft PER to water group</li> </ul>	Obtaining water group approval may cause delays to schedule
Mar 2026	<ul style="list-style-type: none"> <li>Receive final facility plan approval</li> <li>Submit PER to IDEQ</li> </ul>	Exact timeframe of IDEQ approval is unknown
Apr 2026	<ul style="list-style-type: none"> <li>Receive PER approval</li> </ul>	Exact timeframe of IDEQ approval is unknown
May 2026	<ul style="list-style-type: none"> <li>Submit construction plans to IDEQ</li> </ul>	
Jun 2026	<ul style="list-style-type: none"> <li>Receive IDEQ construction plan approval</li> </ul>	Exact timeframe of IDEQ approval is unknown
Jul 2026	<ul style="list-style-type: none"> <li>Project out to bid</li> </ul>	
Aug 2026	<ul style="list-style-type: none"> <li>Anticipated construction start date</li> </ul>	Exact timeframe of IDEQ approval is unknown



## Memorandum

**To:** Mayor, City Council

**From:** Chris Johnson, Public Works Director

**Re:** IDEQ Second Amended Compliance Agreement Schedule (CAS)

**Date:** February 9<sup>th</sup>, 2026

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### Background

On February 4, 2022, Bellevue entered into a compliance agreement schedule (CAS) with the Department to address violations of IDAPA 58.01.08.303, specifically the failure to address significant deficiencies identified during the Department's July 14, 2021, sanitary survey. Then, on March 13, 2024, Bellevue entered an amended CAS (ACAS) with the Department to address unresolved significant deficiencies.

### Recommendation and Next Steps

To protect the health of its customers and return to compliance with applicable state and federal laws, Bellevue hereby agrees to perform the following actions in the time periods set forth in the amended CAS to demonstrate compliance with IDAPA 58.01.08

### Enclosures

1. SECOND AMENDED COMPLIANCE AGREEMENT SCHEDULE  
Idaho Code § 39-116A

IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY

IN THE MATTER OF

City of Bellevue  
115 E Pine Street  
Bellevue, ID 83313

SECOND AMENDED COMPLIANCE  
AGREEMENT SCHEDULE  
Idaho Code § 39-116A

FINDINGS AND CONCLUSIONS

1. Pursuant to the Idaho Environmental Protection and Health Act (EPHA), Idaho Code §§ 39-108 and 39-116A, the Department of Environmental Quality (Department) enters into this second Amended Compliance Agreement Schedule (2<sup>nd</sup> ACAS) with City of Bellevue.
2. City of Bellevue owns and operates a community public drinking water system (System) in Bellevue, Blaine County, Idaho, ID5070004. City of Bellevue will be referred to as "Bellevue."
3. Bellevue serves approximately one thousand and ninety-six (1,096) service connections and approximately two thousand seven hundred and forty-seven (2,747) year-round residents. Bellevue operates the System at 115 E Pine Street, Bellevue, Idaho, hereinafter referred to as the "Facility Property."
4. On February 4, 2022, Bellevue entered into a compliance agreement schedule (CAS) with the Department to address violations of IDAPA 58.01.08.303, specifically the failure to address significant deficiencies identified during the Department's July 14, 2021, sanitary survey. Then, on March 13, 2024, Bellevue entered into and amended CAS (ACAS) with the Department to address unresolved significant deficiencies.
  - a. Since the execution of the 2022 CAS and the 2024 ACAS, Bellevue made progress toward achieving compliance as follows:
    - On or before August 30, 2021, Bellevue installed a vent at the Springs 1, 2 & 3 treatment plant.
    - On or before September 29, 2022, Bellevue erected a fence with locking gate to restrict access to and prevent vandalism of the storage tank.
    - Bellevue conducted Microscopic Particulate analyses (MPA) of the spring system as required. MPA scores indicate that the spring system is not Groundwater Under the Direct Influence of Surface Water (GWUDI) at this time.
    - Bellevue negotiated land access and completed the necessary land survey.

- Bellevue submitted a Facility Plan and received Departmental technical approval by a letter dated December 22, 2023.
- b. Unresolved significant deficiencies, as identified in the 2021 sanitary survey are as follows:
- #6: "The area within 100 feet of the diversion box is not protected from contamination, and surface water is not diverted from this area (IDAPA 58.01.08.514.05)."
  - #9: "The Junction boxes for box Springs #1-3 and Upper and Lower Springs are not protected from contamination and do not have suitable watertight roofs which exclude birds, animals, insects, and excessive dust (IDAPA 58.01.08.514.02.b, 544.03, and 544.09)."
  - #9: "The Upper and Lower Springs weir boxes are not protected from contamination and do not have a suitable watertight roof and sidewalls which excludes birds, animals, insects, and excessive dust and does not have a roof that facilitates drainage (IDAPA 58.01.08.514.02.b, 544.03, and 544.09). Weir boxes had gaps between bolt- on flat lids and the surface of the weir box. Additionally, the concrete structure is crumbling."
  - #9: "The diversion box is not protected from contamination and does not have a suitable watertight roof which excludes birds, animals, insects, and excessive dust and does not have a roof that facilitates drainage (IDAPA 58.01.08.514.02.b, 544.03, and 544.09). Diversion box area is at the same grade as the surrounding land, lacks a water-tight and sloped roof."
  - #11: "An overflow for Springs 1, 2 & 3 spring box does not discharge to daylight in a way that will preclude the possibility of backflow to the spring box reservoir and is not provided with an expanded metal screen installed within the pipe to exclude rodents and deter vandalism (IDAPA 58.01.08.514.02.b and 544.06). The mesh screen was damaged at the time of inspection. Verify operation/presence flapper valve to prevent surface water from entering the overflow piping."
  - #11: "Diversion box overflow does not discharge to daylight in a way that will preclude the possibility of backflow to the spring box reservoir (IDAPA 58.01.08.514.02.b and 544.06). Verify operation/presence of flapper valve to prevent surface water from entering the overflow piping."
  - #15: "Fencing, locks on access manholes, and other necessary precautions have not been provided for Springs 1, 2 & 3 spring box to prevent trespassing, vandalism, and sabotage (IDAPA 58.01.08.514.02.b and 544.04). The city does not own land, and a long-term agreement could not be located. Landowner allows the local guide to bring tourists to fish at the pond."
  - #15: "Fencing, locks on access manholes, and other necessary precautions have not been provided for weir boxes to prevent trespassing, vandalism, and sabotage (IDAPA 58.01.08.514.02.b and 544.04). Weir boxes are on located private property. A long- term agreement could not be located. They do not have locking covers."

- #17: "The access covers for Upper and Lower Springs weir boxes do not have solid, watertight covers to prevent the entrance of contaminants, and the cover does not have a locking device (IDAPA 58.01.08.514.02.b and 544.07.c). Access into the weir boxes is not adequately sealed to prevent contamination. Additionally, access covers are not locked.". This accounts for two separate corrections. One for each facility listed.
  - #17: "The access for the diversion box does not have a solid, watertight cover to prevent the entrance of contaminants. (IDAPA 58.01.08.514.02.b and 544.07.c). Access to the diversion box only has an internal metal lip which does not prevent debris from entering the system."
  - #18: "The area surrounding the diversion box is not graded in a manner that will prevent surface water from standing within 50 feet of it (IDAPA 58.01.08.514.02.b and 544.14). Diversion box area is at high risk for contamination during and after a flood."
  - #19: "Springs 1, 2 & 3 collection box and Upper & Lower springs weir boxes are not properly vented (IDAPA 58.01.08.544.08.d)". This accounts for three separate corrections. One for each facility listed. NOTE: This significant deficiency does not require corrective actions until or unless Bellevue elects to modify this portion of the System, as described in Paragraph 8.e.iii. below.
5. On January 7, 2026, the Department received a written email request, which included a proposed timeline, to either extend or amend the existing ACAS.
  6. The Department evaluated the factors in Idaho Code § 39-116A(4) and finds that a 2<sup>nd</sup> ACAS is an appropriate mechanism to return Bellevue to compliance with IDAPA 58.01.08 and will be protective of human health and the environment considering the resources of Bellevue to achieve compliance.
  7. To resolve this matter without litigation or further controversy, Bellevue agrees to the provisions of this 2<sup>nd</sup> ACAS.

## **AGREEMENT SCHEDULE**

8. To protect the health of its customers and return to compliance with applicable state and federal laws, Bellevue hereby agrees to perform the following actions in the time periods set forth to demonstrate compliance with IDAPA 58.01.08:
  - a. Public Notification. No later than July 1, 2026, and annually thereafter as part of the annual Consumer Confidence Reporting (CCR) requirement as specified in IDAPA 58.01.08.151, incorporating 40 CFR 141 Subpart O, by reference, Bellevue will inform the public served by the System of any significant deficiency that has not

been corrected by the time the annual CCR is distributed. Bellevue will continue to inform the public annually until the Department determines the significant deficiencies are corrected. Bellevue continues to be subject to any other applicable notification requirements specified in IDAPA 58.01.08.

- b. Assessment Source Water Monitoring. To ensure the current chlorination practice is not masking a potential health risk related to coliform or *E. coli* bacteria from the source, Bellevue began conducting Assessment Source Water Monitoring from the following two locations: 1) at the collection boxes for the sources identified as "Springs 1, 2, and 3" and 2) at the collection (known as the Diversion box) box for the sources identified as "Upper and Lower Springs" during the month of October 2021, in accordance with the Ground Water Rule, IDAPA 58.01.08.323, which incorporates 40 CFR 141.402(b) by reference. Assessment Source Water Monitoring includes at least twelve (12) groundwater source samples from each location described above, and that represents each month the System provides groundwater to the public from these sources unless specified otherwise by the Department. This monitoring will continue until the Department notifies Bellevue in writing to discontinue monitoring. This is in addition to the monitoring for all required parameters and schedules established by the Department. Current and complete monitoring schedules are available from the Twin Falls Regional Office or can be accessed online at: <http://www2.deq.idaho.gov/water/monitoringschedulereport>.
- c. Groundwater Under Direct Influence of Surface Water (GWUDI). For purposes of this 2<sup>nd</sup> ACAS, a GWUDI analysis will be required if Bellevue chooses to modify the spring source(s) or construct a new spring collection area, as detailed in the Department-approved Facility Plan. Typically, the GWUDI evaluation includes conducting Microscopic Particulate Analysis (MPA) of the source.
  - i. As soon as is practical after modification of the existing spring source(s) or construction of a new spring source, but no later than the spring of 2028 during the month of seasonal peak flows. Bellevue will submit to the Department the results of two MPAs conducted to determine if the source or sources are at risk for influence by surface water no later than 30 days after receiving the results. The MPAs do not need to be conducted by an engineer but will be conducted in accordance with the Department's Procedure for Determining Ground Water Under the Direct Influence of Surface Water ((version 2013; available at <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/4796>)).
  - ii. Bellevue will contact the Department and coordinate the timing and execution of the MPAs to ensure the MPAs are conducted at a time in which the springs are most vulnerable to surface water influence. The second MPA will be conducted no later than two (2) weeks after the first MPA.

- iii. The Department will review the results and determine if additional MPAs or other relevant information within the guidance described in Paragraph 8.c.i will be required to adequately assess the risk and degree of surface water influence. The Department will provide written notice to Bellevue regarding the results of the determination.
- d. System Contamination. If the results of the Assessment Source Water Monitoring as described in Paragraph 8.b. conclude that a source or sources are subject to bacteriological contamination, or the MPA conducted in accordance with Paragraph 8.c. conclude the source or sources to be GWUDI, then no later than thirty (30) days after notification of this determination, Bellevue agrees to schedule and attend a conference with the Department to discuss interim protective measures and additional requirements to comply with the Ground Water Rule, 40 CFR Part 141, Subpart S, as adopted by reference in IDAPA 58.01.08.323, the Operating Criteria for Public Water Systems, IDAPA 58.01.08.552, and/or the Surface Water Treatment Rules, 40 CFR Part 141, Subparts H, T and W, and adopted by reference in IDAPA 58.01.08 Sections 300, 310 and 311 respectively.
- e. Significant Deficiencies. Bellevue will demonstrate compliance with corrective actions for the significant deficiencies identified in Paragraph 4 above as follows:
  - i. Actions necessary to correct the significant deficiencies identified in Paragraph 4.b. above to prevent trespassing, vandalism, and sabotage of the spring system appurtenances (IDAPA 58.01.08.514.02.b, and 544.04), including procuring legal ownership, long-term lease, easements or rights of way, will be completed no later than September 30, 2026.
  - ii. Actions necessary to correct the remaining significant deficiencies identified in Paragraph 4 above will follow the project implementation schedule detailed in Paragraph 8.f. below in accordance with IDAPA 58.01.08.502 and .503.
  - iii. The following significant deficiency will not require corrective actions at this time:

Groundwater Source:

    - #19: "Springs 1, 2 & 3 collection box and Upper & Lower springs weir boxes are not properly vented {IDAPA 58.01.08.544.08.d}." This accounts for three separate corrections. One for each facility listed. Should Bellevue elect to modify this portion of the System, Bellevue will ensure those modifications are completed in accordance with IDAPA 58.01.08.
- f. Project Implementation. The Department-approved Facility Plan, noted in Paragraph 4.a. is hereby incorporated by reference into this 2<sup>nd</sup> ACAS and will be enforceable as provided by law. The project implementation schedule as detailed in the approved Facility Plan will be updated as follows:

- i. Bellevue will Submit Preliminary Engineering Report (PER) in accordance with IDAPA 58.01.08.503 no later than September 30, 2026.
  - ii. In accordance with IDAPA 58.01.08.504.03, prior to construction, if not already included in the PER submittal, Bellevue will submit Plans and Specifications no later than November 30, 2026.
  - iii. Bellevue will advertise to solicit project bids by no later than January 31, 2027.
  - iv. Bellevue and/or an authorized representative will schedule and attend a pre-construction meeting with the Department, no later than January 31, 2027.
  - v. Bellevue will begin construction by no later than February 28, 2027, or as soon as is practical in the spring of 2027 depending on weather and site access conditions. Construction will be completed as detailed in the Department-approved P&S.
  - vi. Bellevue will complete construction by no later than February 29, 2028.
  - vii. Bellevue will submit an Operations and Maintenance Manual to the Department in accordance with IDAPA 58.01.08.501.12, either before or with Record Plans and Specifications as detailed in Paragraph 8.f.ix. below.
  - viii. Within thirty (30) days of completion of project construction, Bellevue will ensure the submittal of Record Plans and Specifications to the Department in accordance with Idaho Code § 39-118 and IDAPA 58.01.08.504.09.
9. All terms and conditions set forth in this 2<sup>nd</sup> ACAS will be completed no later than June 30, 2028

**Table 1. 2<sup>nd</sup> ACAS Requirements and Deadlines**

<b>Requirement</b>	<b>Paragraph</b>	<b>Deadline</b>
Public Notification/CCR	8.a.	No later than July 1 annually and as required
Assessment Source Water Monitoring	8.b.	Continuing monthly for no less than twelve months
Complete GWUDI evaluation (As Deemed Necessary)	8.c.	As soon as practical after modification/construction of spring source(s)

Schedule and Attend Meeting w/Department (As Deemed Necessary)	8.d.	30 days after GWUDI determination
Procure land access for construction	8.e	September 30, 2026
Submit Preliminary Engineering Report (PER)	8.f.ii.	September 30, 2026
Submit Plans and Specifications if not already included in PER	8.f.iii.	November 30, 2026
Solicit bids for construction	8.f.iv.	January 31, 2027
Schedule and Attend a Conference with Department (as Deemed Necessary)	8.f.v.	January 31, 2027
Begin construction depending on weather	8.f.vi.	February 28, 2027
Complete construction.	8.f.vii.	February 29, 2028
Submit Operation and Maintenance manual.	8.f.viii.	Within 30 days of completing construction.
Submit Record Plans and Specifications.	8.f.ix.	Within 30 days of completing construction.
Project completion	9.	June 30, 2028

## INSPECTIONS

10. Pursuant to Idaho Code § 39-108 and this 2<sup>nd</sup> ACAS, the Department may conduct inspections and/or site visits that the Department determines necessary to verify compliance with all applicable requirements in this 2<sup>nd</sup> ACAS.

## CORRESPONDENCE

11. All correspondence sent by Bellevue to the Department regarding this 2<sup>nd</sup> ACAS must be addressed to:

Raphael Erickson, Regional Engineering Manager  
Idaho Department of Environmental Quality  
650 Addison Ave. W, Suite 110  
Twin Falls, ID 83301  
[Raphael.Erickson@deq.idaho.gov](mailto:Raphael.Erickson@deq.idaho.gov)

12. All correspondence sent by the Department to Bellevue regarding this 2<sup>nd</sup> ACAS should be addressed to:

City of Bellevue Public Drinking Water System, PWS# ID5070004  
Second Amended Compliance Agreement Schedule

The Honorable Christina Giordani, Mayor  
City of Bellevue  
P. O. Box 825  
Bellevue, ID 83313  
[cgjordani@bellevueidaho.us](mailto:cgjordani@bellevueidaho.us)

## DOCUMENT SUBMITTALS

13. Unless a different process is specified herein or in rule or statute, the following document submittal and review process (Submittal Review Process) will be followed regarding document submittals required of this 2<sup>nd</sup> ACAS. This process must be followed until the Department approves the document or the document review time frame expires, whichever comes first.
  - A. After receipt of a submittal from Bellevue, the Department will 1) notify Bellevue in writing that the document is approved or 2) notify Bellevue in writing of any deficiencies in the document. If the Department notifies Bellevue of deficiencies in the document, Bellevue must submit a revised document to resolve those deficiencies within thirty (30) calendar days of receipt of the Department's notice.
  - B. The Submittal Review Process may be repeated until the Department notifies Bellevue the document is approved. However, the submittal must receive the Department's approval within one hundred eighty (180) calendar days from the due date for the first submittal of the document, unless the Department provides Bellevue with a written extension of the one hundred eighty (180) calendar day time frame. The failure of Bellevue to obtain the Department approval of a submittal within such time frames will constitute a violation of this 2<sup>nd</sup> ACAS.
  - C. If the date on which a submittal or other communication is due falls on a Saturday, Sunday, or federal holiday, the submission deadline is the next business day.
  - D. Each document approved by the Department under the Submittal Review Process, or otherwise submitted and approved pursuant to this 2<sup>nd</sup> ACAS, is incorporated into and enforceable as a part of this 2<sup>nd</sup> ACAS.
  - E. All submittals required of Bellevue pursuant to this 2<sup>nd</sup> ACAS must be submitted to the Department in electronic format.

## STANDARD PROVISIONS

14. This 2<sup>nd</sup> ACAS does not relieve Bellevue from its obligation to comply with any of the provisions of EPH or other applicable local, state, or federal laws and regulations.
15. This 2<sup>nd</sup> ACAS binds Bellevue and its successors and assignees to this 2<sup>nd</sup> ACAS, until the terms of the 2<sup>nd</sup> ACAS are met to the Department's satisfaction, and the Department terminates it in writing.
16. If Bellevue fails to comply with the terms of this 2<sup>nd</sup> ACAS, the Department may seek and obtain, in any appropriate district court, specific performance of the 2<sup>nd</sup> ACAS and other relief as authorized in the EPHA.
17. If any event occurs that causes or may cause delay in the achievement of any requirement of this 2<sup>nd</sup> ACAS, Bellevue must notify the Department in writing within ten (10) calendar days of the date Bellevue knew, or should have known, of the delay.
  - A. Any notice under this paragraph will describe in detail the date of the event that causes or may cause the delay, the event that causes the delay, the anticipated length of the delay, all anticipated consequences of the delay, measures taken by Bellevue to prevent or minimize the delay, and a timetable by which those measures will be implemented.
  - B. Bellevue will use all reasonable measures to avoid or minimize any such delay. If the Department determines that the delay or anticipated delay in achieving any requirements of this 2<sup>nd</sup> ACAS has been or will be caused by circumstances beyond the reasonable control of Bellevue, the Department may grant an extension for a period equal to the length of the delay.
  - C. The burden of proving that any delay is caused by circumstances beyond the reasonable control of Bellevue rests wholly with Bellevue.
18. If Bellevue wishes to seek an extension of any deadline contained in this 2<sup>nd</sup> ACAS, it must make a written request to the Department. The written extension request must explain the reasoning for the request and state the length of extension requested. Any extension provided by the Department will be in writing, in response to the request.
19. If Bellevue violates the terms of this 2<sup>nd</sup> ACAS, the Department will provide written notice to Bellevue describing the violation. No later than ten (10) calendar days after receiving the notification, Bellevue must reply to the Department in writing to explain the violation and provide a date in which the violation will be cured, to the Department's satisfaction.

20. A waiver or decision by the Department to not enforce any provision, term, condition, or requirement of this 2<sup>nd</sup> ACAS does not constitute a waiver of any other provision, term, condition, or requirement.
21. Each person signing this 2<sup>nd</sup> ACAS certifies they have the authority to sign for the party represented and to bind that party to its terms.
22. In case any provision or authority of this 2<sup>nd</sup> ACAS or the application of this ACAS to any party or circumstances is held by any judicial or administrative authority to be invalid, the application of such provisions to other parties or circumstances and the remainder of the ACAS will remain in force and will not be affected.
23. If Bellevue sells, offers for sale, or otherwise transfers ownership of the Facility Property (or any portion thereof) before termination of this 2<sup>nd</sup> ACAS and termination thereof, Bellevue must notify any prospective purchaser of the terms and conditions of this 2<sup>nd</sup> ACAS and the current status of completion of the requirements of this 2<sup>nd</sup> ACAS. Bellevue must also provide notice to the Department of the offer for sale and identify new owners at least ten (10) calendar days before closing any sale or transfer of the Facility Property or any portion thereof.
24. Sale or transfer of the Facility Property or any portion thereof by Bellevue does not relieve Bellevue of its obligation to complete the terms and conditions of this 2<sup>nd</sup> ACAS unless appropriate arrangements are made with the purchaser or receiver of the Facility Property for assignment of the obligations of this 2<sup>nd</sup> ACAS and the Department consents in writing to the assignment of the obligations of this 2<sup>nd</sup> ACAS to the new owner.
25. This 2<sup>nd</sup> ACAS sets forth the entire agreement related to the subject matter of this 2<sup>nd</sup> ACAS and may not be modified without written consent of all parties.
26. This 2<sup>nd</sup> ACAS does not affect the right of the Department or the State of Idaho to pursue appropriate relief for any other violation of law, including civil penalties, injunctive or other equitable relief, or criminal sanctions.
27. Bellevue agrees that this 2<sup>nd</sup> ACAS will be admissible as evidence in any proceeding to enforce this 2<sup>nd</sup> ACAS.
28. Pursuant to Idaho Code § 39-116A, the Department and the Bellevue may meet annually to reassess the necessity and appropriateness of this 2<sup>nd</sup> ACAS. Bellevue will contact the Department to schedule a meeting.

29. If this 2<sup>nd</sup> ACAS is signed and agreed to with an electronic signature by either party, the electronic signature will have the same legal and evidentiary effect as a handwritten signature.

## **EFFECTIVE DATE AND TERMINATION**

30. The effective date of this 2<sup>nd</sup> ACAS is the date of the signature by the Department Director.

31. If the Department determines that all 2<sup>nd</sup> ACAS requirements have been met, the Department may terminate the 2<sup>nd</sup> ACAS. Bellevue may request that the 2<sup>nd</sup> ACAS be terminated. The Department will issue a written notice of termination.

DATED THIS \_\_\_\_\_ day of February \_\_\_\_\_, 2026

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**The Honorable Christina Giordani**  
**Mayor, Authorized Representative of City of Bellevue**

DATED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2026

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**JESS BYRNE**  
**Director, Idaho Department of Environmental Quality**



February 2, 2026

By email: [cgiordani@bellevueidaho.us](mailto:cgiordani@bellevueidaho.us)

Subject: 2<sup>nd</sup> Amended Compliance Agreement Schedule for the City of Bellevue, public drinking water system, PWS# ID5070004

Dear Mayor Giordani:

Enclosed is a 2<sup>nd</sup> Amended Compliance Agreement Schedule (2<sup>nd</sup> ACAS) outlining a compliance schedule for the City of Bellevue public drinking water system. The terms and conditions are those discussed via email, and the steps outlined in the 2<sup>nd</sup> ACAS are needed to protect the health and welfare of individuals utilizing the water system.

Please review the 2<sup>nd</sup> ACAS, sign, date electronically by no later than February 20, 2026.

Upon receipt of the signed 2<sup>nd</sup> ACAS, we will obtain the Director's signature, and a fully executed copy will be sent to you.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Jerri Henry".

Jerri Henry  
Drinking Water Protection and Finance Division Administrator

Enclosure 2<sup>nd</sup> Amended Compliance Agreement Schedule

c: Tyler Fortunati, Drinking Water Bureau Chief  
Raphael Erickson, Twin Falls Regional Engineering Manager  
Katy Ritter, Deputy Attorney General  
Chris Johnson, City of Bellevue Public Works Director



## Memorandum

**To: Mayor Giordani and Bellevue Common Council**

**From: Amy Phelps, City Clerk**

**Re: Consent Agenda**

**Date: February 9, 2026**

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The consent agenda allows the Council to approve routine, non-controversial items in one motion to save time and streamline meetings. Typical items include approval of minutes, bills, and standard reports. Any council member may request that an item be removed from the consent agenda for separate discussion before the vote.

### **Suggested Motion**

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

### **Enclosures**

1. Meeting minutes: November 10, 2025
2. Claims Payable Report: January 27, 2026 Through February 9, 2026
3. Department Head Reports



The Common Council of the City of Bellevue, Idaho met at a Regular Meeting on Monday, November 10, 2025, at 4:30 p.m. City of Bellevue Wastewater Treatment Plant for a site visit, 31 Alyson Rd, Bellevue, ID 83313

**Call to Order:** Mayor Giordani called the Site Visit to order at 4:34 p.m.

**Roll Call:**

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

**Staff Present:**

- Chris Johnson, Public Works Director
- Brian Parker, Community Development Director
- Carter Bullock, Planner
- Shelly Shoemaker, Treasurer

**Others Present:**

Tony Evans, Idaho Mountain Express, Roland Lane, Idaho Mountain Express, Anders Ard, Derek Ruhter, Dave Swenke, Kristina Gilleppe-Jacques, Great West Engineering, Andrew Kimmel, Great West Engineering, Levi Howell, Great West Engineering.

**1. Wastewater Treatment Plant Tour**

Chris Johnson, Public Works Director, and Andrew Kimmel of Great West Engineering conducted a comprehensive tour of the City of Bellevue membrane bioreactor (MBR) Wastewater Treatment Plant for members of the Bellevue Common Council and members of the public in attendance, providing an overview of the facility’s operations, the wastewater treatment process, and the infrastructure items in need of repair or improvement before the plant is back online.

~~~~~ RECESS FOR TRAVEL TO BELLEVUE CITY HALL ~~~~~

**CALL TO ORDER**

Mayor Giordani called the Meeting in the Bellevue City Hall Council Chambers to order at 5:34 p.m.

## ROLL CALL

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

### 2. 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 November 6, 2025. Suggested Motion: Move that the notice for the November 10, 2025, meeting was completed in accordance with Idaho Code, Section §74-204.**

**Motion: Council Member Davis Motioned** 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 on November 6, 2025. **Council President Shay Seconded**, and **the motion passed unanimously.**

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

No conflict was noted at this time. (00:24:45 in video)

### 4. MAYOR AND COUNCIL REPORT

Mayor Giordani acknowledged the recent Trunk or Treat event for Halloween, thanking Bellevue Library Director Kristin Gearhart, volunteers, City staff, and Council members who participated, noting strong and growing community turnout and potential future expansion of the event. She also announced an ongoing food drive coordinated by Scouts for America in coordination with the Hunger Coalition, with donations being collected in a canoe located outside City Hall, and invited the public to contribute if able.

Council Member Mahoney stated that he is considering resigning prior to the end of his term in order to allow Council Member-elect Anders Ard to begin serving earlier and become familiar with ongoing Council matters, noting the volume and complexity of current issues.

Mayor Giordani thanked Council Member Mahoney for his years of service, expressed appreciation for his time and commitment, and stated that the City would accept a formal letter of resignation if he chose to proceed.

Council Member Wrede asked for additional information regarding a resident inquiry related to potential code enforcement issues and requested clarification on how said resident could receive detailed responses from the involved departments, as well as guidance for residents on appropriate channels for future inquiries. Mayor Giordani responded that the matter had been reviewed by the Marshal’s Office, Community Development Department, and legal counsel, and that department heads had been directed to communicate directly with the resident. Further discussion clarified appropriate communication protocols between Council members and staff, the distinction between requesting information and directing staff, and options for sharing departmental responses with Council members while noting that some matters require additional time due to legal considerations.

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

Mindy Pereira, 311 Tendoy Street (00:33:10 in video)

Mindy Pereira, a homeowner in the Chantrell subdivision, expressed concerns regarding the appearance and maintenance of the area behind the new Karl Malone Ford Dealership, citing the storage of

inventory, vehicles, and debris, as well as an overflowing dumpster contributing to trash blowing into the subdivision. She stated that the conditions negatively impact residents' quality of life and property values and requested that the City require the construction of a tall, solid fence along the rear of the dealership to screen the area and prevent debris from entering the neighborhood.

Cliff Cunha, 411 Tendoy Street

Cliff Cunha, a homeowner in the Chantrell subdivision, spoke in support of the previous public comment and raised additional concerns regarding the intensity and placement of lighting at the Karl Malone dealership. He stated that the bright, elevated lights spill onto neighboring properties, significantly impacting nearby homes, and suggested that the City consider Blaine County's dark sky and lighting standards to mitigate light trespass and protect neighborhood quality of life and property values.

**6. WASTEWATER PROJECT WORKSHOP: Andrew Kimmel, Great West Engineering**

Mayor Giordani introduced the wastewater project workshop as a continuation of the earlier Council discussion, noting that the Council previously received updates from Great West Engineering regarding the condition and remaining life of the wastewater treatment plant's membrane bioreactors and other infrastructure needs. She explained that the workshop was scheduled to allow for a more comprehensive review of the facility's current conditions, informed by the recent site tour, and to better understand next steps, before turning the workshop over to Public Works Director Chris Johnson and representatives from Great West Engineering.

Public Works Director Chris Johnson and Andrew Kimmel of Great West Engineering reviewed the wastewater treatment plant workshop materials and discussed a range of short- and long-term infrastructure needs, with an emphasis on taking a comprehensive, strategic approach rather than addressing issues piecemeal. The discussion focused on headworks deficiencies, including degraded concrete, lack of screening redundancy, solids handling options, and the importance of lining the headworks channel to prevent further damage to downstream systems.

Mayor Giordani emphasized the need to clearly define project goals, distinguishing between short-term priorities—specifically restoring plant operations and replacing failed MBR membranes in alignment with the insurance claim—and longer-term upgrades aimed at improving efficiency and reliability. She noted that the pause in membrane replacement created an opportunity for broader planning informed by the facility tour and the existing DEQ-approved facility plan.

Council Member Wrede raised questions regarding project scope, budgeting, and affordability, emphasizing the importance of understanding costs and funding capacity before advancing specific alternatives. In response, Mayor Giordani and Chris Johnson explained that preliminary cost estimates are contained within the 2023 facility plan and that updated figures would depend on Council direction regarding desired upgrades, redundancy, and sequencing. Further discussion clarified that while the immediate goal is to restore plant operations, certain infrastructure improvements—such as headworks repairs—could be addressed concurrently to support long-term system performance.

Council Member Wrede asked whether long-term considerations could influence short-term decisions. Mayor Giordani clarified that while the immediate next step is addressing the MBR system and headworks as part of the short-term plan, long-term planning can inform short-term actions—for example, completing headworks repairs now while the plant is not operational would improve future performance. Council Member Wrede noted that previous discussions in June and August did not fully account for these details. Mayor Giordani responded that prior assumptions were reasonable at the time, and emphasized that while past decisions cannot be changed, the focus should be on using the current information to plan more effectively for the future.

Council Member Wrede asked where the project plan could be found. Public Works Director Chris Johnson began explaining, at which point Council Member Wrede clarified that she understood the narrative and was specifically requesting a copy of the cost-of-service analysis associated with the proposed initiatives.

(00:57:55 in video) Council Member Wrede expressed concern about the lack of a clearly defined, singular project plan, noting that the 2023 facility plan was a large document from which individual initiatives were now being referenced, and questioned what specific plan had been guiding recent actions. Public Works Director Chris Johnson explained that the City's approach over the past several months had been focused on restoring the wastewater treatment plant to operational status in order to meet compliance obligations, and that this required a step-by-step, issue-by-issue process rather than a comprehensive project plan. He stated that the work involved identifying what components were functional, repairing or testing systems incrementally, and adjusting as new issues were discovered, emphasizing that this trial-and-error method was necessary due to unknown conditions and evolving information, with the remaining unresolved issue being replacement of the membranes.

Council Member Wrede expressed continued frustration that known risks, including the age and fragility of the membranes, lagoon conditions, sludge accumulation, and concrete deterioration, were not more thoroughly evaluated earlier and incorporated into a clear planning and evaluation process. She noted that projected completion dates had repeatedly shifted from October to November and then several months out, and stated that earlier identification of these issues could have allowed membrane work to be completed during the summer rather than entering winter with the system still offline.

Public Works Director Chris Johnson responded that membrane replacement was not prioritized earlier because ICRMP was not planning to replace them, and the focus at the time was on components that were scheduled for repair or upgrade. He explained that the membranes were addressed last as part of a sequential troubleshooting process and that staff initially believed they could be sufficiently cleaned to bring the plant back online, with phased replacement occurring later. Once removed, however, the membranes were found to be in worse condition than anticipated and could not be restored to a functional level.

Council Member Wrede reiterated that while she recognized the effort and expertise applied, her concern remained that with better upfront planning and evaluation, these issues could have been identified sooner, potentially avoiding delays and allowing the project to be completed earlier. She emphasized the need to learn from the process and determine how planning and decision-making could be improved moving forward.

(01:02:55 in video) Council Member Bergin stated that the Council shared a collective disappointment that the wastewater treatment plant was not able to restart on November 1 as hoped, but emphasized that the focus of the current meeting should be on actions that could move the project forward as quickly as possible. He identified two immediate priorities—the Headworks channel repair and the membrane system—stating that addressing these items would meaningfully advance the restart timeline, while other issues could be discussed at a later time.

Council Member Bergin reviewed the City's available wastewater funds, noting approximately \$865,000 in reserves and additional budgeted funds that could potentially be used. He stated that funding was available to proceed with both the Headworks repair and membrane replacement and expressed support for moving forward with the Headworks repair promptly, including approval of a resolution, while acknowledging the need for further discussion regarding membrane options.

Andrew Kimmel outlined the differences between replacing the existing membrane technology versus transitioning to newer technology, noting cost differences, delivery timelines, and long-term operational considerations. He explained that while replacing the existing membranes could result in a faster restart, it would likely lead to future shutdowns and higher long-term costs, whereas the newer technology would involve a longer initial timeline but provide improved capacity, reliability, and long-term asset management benefits.

Council Member Wrede stated that while she generally supported the newer membrane technology, she had not reviewed all of the financial information necessary to fully evaluate the decision. Mayor Giordani responded that

cost information and comparisons between the membrane options had been provided in prior materials, including a recent memo.

Council Member Wrede clarified that while she was aware of the general cost differences between the options, she did not believe all relevant financial details—such as sludge removal costs, unknown contingencies, funding sources, and overall cost-of-service impacts—had been fully presented or consolidated in a way that gave her confidence in the total project cost. She expressed concern about potential impacts on residents’ utility rates and transaction fees and emphasized the importance of not increasing costs for residents already paying for a non-operational system.

Mayor Giordani reiterated that comparative pricing information had been shared and sought confirmation that Council Member Wrede understood the cost differences between the two membrane options. During the exchange, a clarification was made regarding Council members’ positions on the preferred technology.

Council Member Wrede concluded by requesting clearer financial parameters, including defined project costs and not-to-exceed amounts tied to project milestones, before moving forward with decisions on the wastewater project.

Council Member Davis expressed support for moving forward with the newer MBR technology, noting that it represents a forward-looking investment rather than simply replacing aging equipment. She emphasized that the newer system would improve overall plant performance, reliability, and service levels while also reducing long-term operational and maintenance costs.

She characterized the decision as a progressive step that would better position the City for the future, acknowledging that wastewater operations require ongoing attention and are not a “set it and forget it” system. Council Member Davis stated that choosing an option that would not need to be revisited in the near to mid-term would benefit current residents as well as future growth.

Council Member Davis further indicated that she did not believe it was appropriate to discuss potential user fee impacts during the workshop, as the Council did not yet have complete cost-of-service information. She supported focusing the discussion on the technical and operational decision before addressing rate impacts at a later time.

Council Member Obenauf stated she was for the new MBR system and Council President Shay agreed.

Council Member Wrede asked if there are any additional maintenance costs associated.

[\(01:16:13 in video\)](#) Public Works Director Chris Johnson explained that both options would improve efficiency and reduce maintenance by moving from a three-blower aeration system to a two-blower system, lowering energy use and wear on equipment. He also noted that newer membrane technology allows for more effective and simpler cleaning, improving overall performance.

Council Member Wrede responded that those anticipated operational savings should be clearly documented in financial materials, including the budget and project milestones, so they can be factored into long-term cost evaluations.

Council President Shay asked if the new system would increase capacity. Andrew Kimmel explained that replacing the existing membrane cassettes with newer technology could increase treatment efficiency by approximately 10–15 percent without expanding the physical footprint of the plant, resulting in a modest increase in available capacity. He noted that additional capacity could be achieved in the future through a full build-out by installing membranes in currently unused cassette positions, though that would require additional investment.

Council and staff discussed estimated EDU capacity increases, with staff indicating that a modest upgrade could allow for approximately 130–200 additional EDUs, while a full build-out over several years could potentially increase capacity significantly, subject to collection system limitations and other constraints.

Council Member Wrede also asked about the impact of water conservation measures and graywater systems. Mr. Kimmel explained that while reducing water volume can lower treatment demand, excessive removal of dilution water can increase wastewater strength beyond what the plant was designed to handle, potentially creating operational challenges. He emphasized the need for balanced, long-term planning to address these impacts.

The discussion then turned to deterioration in the Headworks channel. Chris Johnson explained that the damage is largely caused by septic conditions in the long force main leading to the plant, resulting in low oxygen levels and corrosive gases. He described current mitigation efforts, including chemical oxygen injection, and outlined potential future upgrades such as permanent oxygen generation systems and higher-pressure force main improvements to reduce wastewater residence time.

Council Member Wrede asked about the long-term durability and maintenance cycle of the proposed Headworks channel repair. Andrew Kimmel explained that the proposed lining system is non-porous, carries a 10-year warranty, and is expected to last longer than traditional concrete, reducing the frequency of major repairs.

Council President Shay expressed support for moving forward with the Headworks channel repair, noting that Great West Engineering recommended proceeding and that the lowest bid appeared to be both cost-effective and technically sound.

The discussion broadened to additional infrastructure needs, including dewatering system installation, RI Basin rehabilitation, lagoon dredging, and lagoon lining. Mr. Kimmel explained that these items were presented as future planning considerations rather than immediate commitments, many of which are tied to DEQ compliance requirements and potential funding opportunities.

Council President Shay expressed concern that the materials presented were extensive and had been provided the same day, leaving insufficient time for full review. She stated she was not prepared to move forward with certain items that evening and emphasized the need for additional time to digest the information before making decisions. Council Member Obenauf requested a more structured long-term planning framework, including a five-year and ten-year plan with associated cost projections, so the Council can understand annual budget impacts, plan allocations over time, and clearly communicate to constituents how funds are being spent and what progress has been made.

Mayor Giordani agreed with those concerns and clarified that the intent of the discussion was to provide awareness and context, not to require decisions on all items that night. She acknowledged a shared desire among Council and staff for a comprehensive long-term plan. She explained that the immediate focus has been on short-term actions necessary to get the wastewater treatment plant operational, and that the two items highlighted for potential decision-making—the MBR system options and the Headworks channel repair—were prioritized because they had been raised previously and required more detailed follow-up.

Chris Johnson stated that significant progress has been made at the plant and credited the team for the work accomplished so far. He noted that staff are actively exploring additional resources and technologies, including attending demonstrations to better understand available equipment, funding opportunities, and best practices being used elsewhere. He referenced the potential for grant funding that could significantly reduce the City's financial contribution and emphasized the importance of gathering this information to improve future cost estimates and planning.

He reiterated that the immediate priority is getting the plant operational as soon as possible to address ongoing issues such as odors. Mr. Johnson acknowledged that delays have occurred, accepted responsibility where appropriate, and explained that some setbacks were due to factors like shipping and parts availability. He concluded by thanking staff, consultants, and Council for their support over the past several months.

[\(01:43:44 in video\)](#) Mayor Giordani asked how best to proceed with planning and funding the wastewater facility improvements. Andrew Kimmel recommended relying on the existing 2023 Keller Facility Plan rather than

duplicating prior work. He stressed that planning should remain at a planning-level of detail, using reasonable cost ranges to inform decisions, with more refined estimates developed later as projects move toward construction.

Council Member Wrede expressed a strong preference for a clear, phased roadmap that identifies what work is necessary to make the plant operational in the short term, particularly the MBR system and headworks, and how those items fit into defined milestones. She stated she could not support authorizing individual projects as standalone “à la carte” items without seeing how they contribute to a specific operational outcome, timeline, and cost cap.

There was consensus that the immediate priority is restoring meaningful plant operations, while also outlining a two-year planning horizon for known future needs and a longer-term outlook beyond that. Council members requested greater clarity on updated cost estimates, staffing needs, and realistic timelines, including winter constraints and potential delays, before approving expenditures.

The discussion then turned to funding sources, including the use of wastewater reserves and the FY26 budget, while cautioning against fully depleting savings needed for emergency repairs. Council members emphasized avoiding additional debt in the near term, noting that residents have continued paying for a facility that has not been fully operational. Long-term financing, including loans or bonds, was viewed as more appropriate for future efficiency upgrades rather than immediate operational repairs.

Chris Johnson explained the structure and purpose of various wastewater accounts, the proprietary nature of certain equipment that does not require competitive bidding, and the need to obtain updated vendor cost confirmations. Staffing challenges and reliance on a small crew were acknowledged as factors that have extended timelines.

Kristina Gillespie-Jaques discussed external funding opportunities, including submitting a DEQ Letter of Interest for State Revolving Fund and potential grant funding. It was recommended that the City submit the pre-application to position itself for future funding in FY2027, with no obligation to accept an award. Affordability considerations—particularly wastewater rates relative to median household income—were noted as an important factor in DEQ’s evaluation and in shaping future funding strategies.

Council Member Bergin stated he was ready to make a motion for the Headworks Channel, but needed more information for the other item.

- a. Request for funds for the purchase of Headworks Channel Lining for the Wastewater Treatment Plant: Chris Jonson, Public works Director | **ACTION ITEM**

**Motion: Council Member Bergin Motioned** to approve the request for funds for the purchase of Headworks Channel Lining for the Wastewater Treatment Plant to be paid out of the Fiscal Year 26 budget line item 51160 or 5820 instead of reserves. **Council Member Mahoney Seconded.** Council Member voting Aye: Council President Shay, Council Member Bergin, Council Member Mahoney, Council Member Davis, Council Member Obenauf. Council Members Voting No: Council Member Wrede. **The Motion Passed.**

- b. Approval of Resolution No. 25-39 Approving the expenditure of funds and the procurement of membranes for the Wastewater Treatment Plant: Chris Johnson, Public Works Director | **ACTION ITEM**

Council did not take action on this item at this time.

Mayor Giordani asked if there were any public comments at this time regarding this workshop.

**Jeff Neel, 97 Glendale Road**

Mr. Neel stated that his neighborhood has been directly affected by the plant’s long period of non-operation. His primary concern is that further delays—particularly postponing decisions or action on the membrane system—

could extend the timeline significantly, potentially pushing installation into next fall. He emphasized that continued delays increase the risk of additional delivery setbacks and prolong impacts on affected residents.

Mayor Giordani asked whether the Council wanted to move forward immediately with ordering the membranes to avoid delays or wait until the next meeting for more information. Council members expressed concern about approving a large expense without fully reviewing the costs and impacts. While they recognized the urgency and inevitability of the purchase, the Council agreed it was better to wait a couple of weeks to gather more information and make a well-informed, transparent decision.

7. **CONSENT AGENDA: ACTION ITEMS (02:27:54 in video)**

- a. Approval of July 28, 2025, Regular Council Meeting: Amy Phelps, Clerk
- b. Approval of Claims: October 28, through November 10, 2025: Shelly Shoemaker, Treasurer
- c. Department Head Reports
- d. Approval of Resolution No. 25-36 authorizing an amendment to the Xpress Bill Pay Contract to remove a \$500 transaction limit: Shelly Shoemaker, Treasurer
- e. Approval of Resolution No. 25-37 authorizing the treasurer to transfer \$65,173.40 of Development Impact Fees (DIF) from FY25 to the LGIP Account 3703 with the Idaho State Treasurer's office: Shelly Shoemaker, Treasurer
- f. Approval of Resolution No. 25-38 confirming the appointment of Kristin Fletcher to the Parks Committee with a three (3) year term expiring November 10, 2028: Carter Bullock, Planner
- g. Water Project Update: Merrick and Company

Council Member Wrede requested to pull items d and g for further council discussion. Council Member Bergin stated that resolutions don't strike him as consent agenda items.

Council Member Bergin asked about the status of the Myers application in relation to a Great West Engineering Charge on the Claims Payable report, including whether the appraisal had been completed and if discussions were still ongoing. Community Development Director Brian Parker responded that the billing was for engineering review of street and public utility improvements, which have since been revised, engineered, and approved for construction. He stated that preliminary work is expected to begin within the next few weeks and that there have been brief discussions regarding the land trust agreement required as part of the final plat process.

**Motion: Council Member Bergin Motioned** to approve the consent agenda with exception of items d and g which were pulled from the consent agenda for further discussion. **Council Member Obenauf Seconded.** Council Member voting Aye: Council President Shay, Council Member Bergin, Council Member Mahoney, Council Member Davis, Council Member Obenauf, Council Member Wrede. Council Members Voting No: none. **The Motion Passed.**

- d. Approval of Resolution No. 25-36 authorizing an amendment to the Xpress Bill Pay Contract to remove a \$500 transaction limit: Shelly Shoemaker, Treasurer

(02:32:37 in video) Treasurer Shelly Shoemaker explained that the current \$500 limit on credit card transactions through Xpress Bill Pay was originally set when only utility payments were processed. Now that the city accepts larger payments (like building permits and fencing), the limit is restrictive. Xpress Bill Pay can remove the limit by slightly increasing the fee from 3% + \$0.65 to 3.5%. This change doesn't affect typical utility customers but allows larger payments to be made in a single transaction, with fees still paid by the customer.

Council Member Wrede expressed concern that removing the \$500 limit would increase fees for many residents, especially smaller transactions, making them less affordable. She suggested renegotiating with the provider or seeking a different system.

Treasurer Shoemaker and other Council members responded that credit card fees are standard, most customers are aware of them, and staff costs to manage alternative options offset potential savings. Payments can still be

made by check, debit, or ACH to avoid fees. They noted that while some fees increase slightly, the change allows larger payments in a single transaction and maintains efficiency. The discussion concluded with acknowledgment that future cost-effective alternatives could be explored and that renegotiation or changing systems remains an option.

**Motion: Council President Shay Motioned** to approve of Resolution No. 25-36 authorizing an amendment to the Xpress Bill Pay Contract to remove a \$500 transaction limit. **Council Member Mahoney Seconded.** Council Member voting Aye: Council President Shay, Council Member Bergin, Council Member Mahoney, Council Member Davis, Council Member Obenauf. Council Members Voting No: Council Member Wrede. **The Motion Passed.**

Council Member Davis asked Council Member Wrede why she described the resolution as an “additional taxation” since using online bill pay is optional for residents.

Council Member Wrede explained that her concern was the fees for using the service—especially since the chosen provider is one of the most expensive—effectively makes it more costly for residents who choose to use it.

f. Water Project Update: Merrick and Company

Council Member Bergin expressed appreciation for the thorough updates provided by Great West, noting they help anticipate and address issues. However, he raised concern that Merrick and Company have not delivered on some promised updates from September, suggesting the council needs more information about what occurred at a recent meeting to understand the project’s current status.

The council discussed the “completion of the facility plan” for the water project which outlines alternatives and costs, was preliminarily approved and finalized by DEQ, allowing the project to move into preliminary engineering. This includes environmental, cultural, and easement considerations. Chris Johnson confirmed that final mapping (conditions, topography, and easements) is expected by November. Costs for easements are currently minimal but could change depending on pipeline routing. Council emphasized the need for updates on each of the five projects associated with the bond, including current costs and deadlines, and discussed transparency and presentation of Merrick’s reports to the council and public.

**NEW BUSINESS (03:01:39 in video)**

- a. Approval of Resolution No. 25-38 Authorizing the Mayor, on behalf of the City of Bellevue, to enter into a contract with Paylocity, a cloud-based platform that provides payroll processing services: Shelly Shoemaker, Treasurer

Treasurer Shelly Shoemaker proposed moving payroll from the Cassell payroll module to Paylocity, citing ongoing difficulties with Cassell that have required at least two days of staff time every payroll. She researched alternatives including QuickBooks, ADP, Paychex, Paylocity, and Paycom, and found Paylocity to be the least expensive and most efficient option, offering to process 2025 W-2s and 1099s for free if implemented quickly.

Mayor Giordani added that this change would free up staff time, reduce stress, improve timekeeping across departments, and allow payroll staff to focus on other backlogged work. They confirmed the payroll clerk supports the transition, and that Paylocity would take over the payroll process entirely, while staff would still handle internal reporting. The proposal is framed as a cost-saving and efficiency-improving measure for the city.

The council discussed whether the city has a contract with Cassell for the payroll module. It was clarified that there is no formal contract—services are on a monthly basis, allowing the city to add or remove services. The city

currently pays about \$2,700 per month to Cassell, including payroll-related services, which are charged monthly even for tasks done annually (like W-2s).

Fire Chief Beaver noted that the current system is inefficient and time-consuming. Treasurer Shoemaker explained that Paylocity is a professional solution already used by large organizations and offers automated features like mobile time tracking. Comparisons to QuickBooks were raised, but the auditor advised that QuickBooks is not sufficient for municipal accounting.

Council Member Wrede expressed frustration with the city's current accounting and payroll systems, stating that the \$30,000 Cassell system is inferior, inefficient, and producing spreadsheets instead of usable financial reports. She noted that alternatives, including QuickBooks and Paylocity, could reduce staff workload, improve tracking, and save money. She further emphasized concerns about transparency, integrity, and the use of resources, and stated that she finds the current processes "infuriating" and "embarrassing."

Mayor Giordani responded that staff had discussed payroll alternatives, that Paylocity would streamline payroll and free staff time, and that the auditor has advised QuickBooks is not sufficient for municipal accounting. She noted the City remains open to evaluating other options and making adjustments as needed.

Mayor Giordani acknowledged Council Member Wrede's concerns, emphasizing that timing and staff adjustment to new technology have affected implementation. She noted that her ideas for efficiency and cost savings are heard and valued, even if not immediately acted upon. The mayor highlighted the city's efforts to be more efficient and affordable, including potential savings from Paylocity, and encouraged council feedback to guide staff on moving forward.

Further discussion was had, the majority of Council expressed support for Paylocity, noting that the payroll clerk is on board and it will free her to assist in other areas. Several members highlighted the cost-effectiveness, improved efficiency, and functionality compared with QuickBooks, with emphasis on staff empowerment and practical benefits in daily operations. There was general agreement that moving forward with Paylocity is a prudent decision.

**Motion:** (03:21:23 in video) **Council Member Obenauf Motioned** to approve Resolution No. 25-38 Authorizing the Mayor, on behalf of the City of Bellevue, to enter into a contract with Paylocity, a cloud-based platform that provides payroll processing services. **Council Member Davis Seconded.** Council Member voting Aye: Council President Shay, Council Member Bergin, Council Member Mahoney, Council Member Davis, Council Member Obenauf. Council Members Voting No: Council Member Wrede. **The Motion Passed.**

**Adjournment:** (03:23:15 in Video) With no further business coming before the Common Council at this time, Council Member Bergin moved to adjourn the meeting. Council Member Davis seconded the motion. The meeting adjourned at 08:35 p.m. The motion passed unanimously.

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Christina Giordani, Mayor

Attest:

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Amy Phelps, City Clerk

| Name                             | Invoice    | Seq | Type    | Description                              | Invoice Date | Total Cost | GL Account   | GL Account Description      |
|----------------------------------|------------|-----|---------|------------------------------------------|--------------|------------|--------------|-----------------------------|
| <b>100-01</b>                    |            |     |         |                                          |              |            |              |                             |
| State Insurance Fund             | 30708461   | 1   | Invoice | GF WC Insu                               | 01/26/2026   | 2,716.00   | 100-01-50015 | Workers Compensation Ins    |
| Studio 360 Design                | 11210      | 1   | Invoice | Website Management                       | 02/02/2026   | 420.00     | 100-01-51060 | Computer IT Support         |
| DL Evans - Mayor                 | 2563-02    | 3   | Invoice | MSFT                                     | 01/22/2026   | 148.50     | 100-01-51062 | Computers - Software & Su   |
| DL Evans - Mayor                 | 2563-02    | 4   | Invoice | Zoom                                     | 01/22/2026   | 40.00      | 100-01-51062 | Computers - Software & Su   |
| DL Evans - Mayor                 | 2563-02    | 5   | Invoice | MSFT                                     | 01/22/2026   | 116.00     | 100-01-51062 | Computers - Software & Su   |
| DL Evans - Mayor                 | 2563-02    | 6   | Invoice | ZoHo                                     | 01/22/2026   | 70.00      | 100-01-51062 | Computers - Software & Su   |
| DL Evans - Mayor                 | 2563-02    | 7   | Invoice | MSFT                                     | 01/22/2026   | 71.40      | 100-01-51062 | Computers - Software & Su   |
| DL Evans - Mayor                 | 2563-02    | 9   | Invoice | Mailchimp                                | 01/22/2026   | 19.50      | 100-01-51062 | Computers - Software & Su   |
| DL Evans - Mayor                 | 2563-02    | 1   | Invoice | Amazon Prime                             | 01/22/2026   | 15.89      | 100-01-51080 | Dues & Memberships          |
| ToreUp                           | 70994      | 1   | Invoice | Shredding Bin                            | 02/03/2026   | 45.00      | 100-01-51080 | Dues & Memberships          |
| Allington, Frederick             | 10224      | 1   | Invoice | Regular CC mtgs - 11/10, 11/24, 12/8     | 01/20/2026   | 1,275.00   | 100-01-51140 | Legal Fees                  |
| Allington, Frederick             | 10224      | 2   | Invoice | Review CC packet materials - 11/6, 11/20 | 01/20/2026   | 630.00     | 100-01-51140 | Legal Fees                  |
| Allington, Frederick             | 10224      | 3   | Invoice | Special Town Hall mtg. - 12/16           | 01/20/2026   | 300.00     | 100-01-51140 | Legal Fees                  |
| Allington, Frederick             | 10224      | 4   | Invoice | Admin Fees                               | 01/20/2026   | 720.00     | 100-01-51140 | Legal Fees                  |
| Allington, Frederick             | 020126     | 1   | Invoice | Monthly Payment - February               | 02/01/2026   | 1,909.00   | 100-01-51145 | Legal - Prosecuting Attorne |
| Great America Financial Services | 41078338   | 1   | Invoice | Konica copier - standard payment         | 01/21/2026   | 457.35     | 100-01-51180 | Office Equipment Rental/R   |
| DL Evans - Mayor                 | 2563-02    | 11  | Invoice | Amazon/Supplies                          | 01/22/2026   | 15.85      | 100-01-52010 | Office Supplies             |
| Jane's Artifacts                 | 066222     | 1   | Invoice | 1096 forms                               | 01/22/2026   | 1.50       | 100-01-52010 | Office Supplies             |
| Quill Corporation                | 47478009   | 1   | Invoice | Office Supplies                          | 01/21/2026   | 56.98      | 100-01-52010 | Office Supplies             |
| DL Evans - Mayor                 | 2563-02    | 10  | Invoice | Albertson's/Supplies                     | 01/22/2026   | 31.98      | 100-01-52090 | Supplies                    |
| Quill Corporation                | 47503428   | 1   | Invoice | Supplies                                 | 01/21/2026   | 55.78      | 100-01-52090 | Supplies                    |
| Quill Corporation                | 47478009   | 2   | Invoice | Supplies                                 | 01/21/2026   | 124.55     | 100-01-52090 | Supplies                    |
| First Net                        | 2872946568 | 1   | Invoice | City Clerk                               | 01/20/2026   | 45.80      | 100-01-52100 | Telephone                   |
| First Net                        | 2872946568 | 2   | Invoice | Treasurer                                | 01/20/2026   | 45.80      | 100-01-52100 | Telephone                   |
| Mountain Humane                  | 8062       | 1   | Invoice | Q2 2025 Quarterly Impound Fees 4/1/25    | 01/26/2026   | 250.00     | 100-01-56020 | Service Contracts           |
| Mountain Humane                  | 8500       | 1   | Invoice | Q3 2025 Quarterly Impound Fees 7/1/25    | 01/26/2026   | 250.00     | 100-01-56020 | Service Contracts           |
| Mountain Humane                  | 8501       | 1   | Invoice | Q1 2026 Quarterly Impound Fees 10/1/2    | 01/26/2026   | 300.00     | 100-01-56020 | Service Contracts           |
| Total 100-01:                    |            |     |         |                                          |              | 10,131.88  |              |                             |
| <b>100-03</b>                    |            |     |         |                                          |              |            |              |                             |
| Allington, Frederick             | 10224      | 5   | Invoice | P & Z Issues                             | 01/20/2026   | 15.00      | 100-03-51140 | Legal Fees                  |
| First Net                        | 2872946568 | 3   | Invoice | Community Dev. Director                  | 01/20/2026   | 45.80      | 100-03-52100 | Telephone                   |
| First Net                        | 2872946568 | 4   | Invoice | Planner                                  | 01/20/2026   | 45.80      | 100-03-52100 | Telephone                   |
| Total 100-03:                    |            |     |         |                                          |              | 106.60     |              |                             |
| <b>100-05</b>                    |            |     |         |                                          |              |            |              |                             |
| Valley Wide Cooperative          | J94712     | 1   | Invoice | Fuel- Card #3816394                      | 01/23/2026   | 73.91      | 100-05-51110 | Fuel                        |
| Valley Wide Cooperative          | J91319     | 1   | Invoice | Fuel - Card #3816393                     | 01/21/2026   | 64.98      | 100-05-51110 | Fuel                        |

| Name                            | Invoice    | Seq | Type    | Description                             | Invoice Date | Total Cost | GL Account   | GL Account Description  |
|---------------------------------|------------|-----|---------|-----------------------------------------|--------------|------------|--------------|-------------------------|
| Quill Corporation               | 47465735   | 1   | Invoice | 4- Color Toner Set                      | 01/21/2026   | 570.59     | 100-05-52010 | Office Supplies         |
| DL Evans - Fire Dept.           | 3087-02    | 1   | Invoice | Zips AW Direct - rechargeable batteries | 01/22/2026   | 64.15      | 100-05-52080 | Small Tools & Equipment |
| DL Evans - Fire Dept.           | 3087-02    | 2   | Invoice | Amazon - Certificate frames             | 01/22/2026   | 25.99      | 100-05-52080 | Small Tools & Equipment |
| DL Evans - Fire Dept.           | 3087-02    | 3   | Invoice | Amazon - saw blades                     | 01/22/2026   | 31.68      | 100-05-52080 | Small Tools & Equipment |
| DL Evans - Fire Dept.           | 3087-02    | 6   | Invoice | Conway Shield - Helment Badge           | 01/22/2026   | 157.50     | 100-05-52080 | Small Tools & Equipment |
| DL Evans - Fire Dept.           | 3087-02    | 7   | Invoice | Amazon - Diamond Saw Blades             | 01/22/2026   | 47.98      | 100-05-52080 | Small Tools & Equipment |
| DL Evans - Fire Dept.           | 3087-02    | 8   | Invoice | Amazon - Frames                         | 01/22/2026   | 53.99      | 100-05-52080 | Small Tools & Equipment |
| First Net                       | 2872946568 | 5   | Invoice | Fire Chief                              | 01/20/2026   | 50.85      | 100-05-52100 | Telephone               |
| DL Evans - Fire Dept.           | 3087-02    | 9   | Invoice | Eagle Engraving - years of service      | 01/22/2026   | 61.91      | 100-05-52130 | Uniforms & Clothing     |
| DL Evans - Fire Dept.           | 3087-02    | 4   | Invoice | Paypal - Wildland Boots                 | 01/22/2026   | 356.00     | 100-05-57000 | Safety Equipment        |
| DL Evans - Fire Dept.           | 3087-02    | 5   | Invoice | Amazon - Reflective warning stop signs  | 01/22/2026   | 274.58     | 100-05-57000 | Safety Equipment        |
| PNC EQUIPMENT FINANCE LLC       | 2430922    | 1   | Invoice | Pierce Responder                        | 01/06/2026   | 21,169.36  | 100-05-58200 | Pierce 7400 Responder   |
| Total 100-05:                   |            |     |         |                                         |              | 23,003.47  |              |                         |
| <b>100-07</b>                   |            |     |         |                                         |              |            |              |                         |
| First Net                       | 2872946568 | 6   | Invoice | Library                                 | 01/20/2026   | 45.80      | 100-07-52100 | Telephone               |
| DL Evans - Library              | 4580-02    | 1   | Invoice | NY Times                                | 01/22/2026   | 4.00       | 100-07-55000 | Library New Books       |
| DL Evans - Library              | 4580-02    | 2   | Invoice | Amazon                                  | 01/22/2026   | 234.42     | 100-07-55000 | Library New Books       |
| Total 100-07:                   |            |     |         |                                         |              | 284.22     |              |                         |
| <b>100-08</b>                   |            |     |         |                                         |              |            |              |                         |
| Christensen Inc. dba United Oil | CL05217    | 1   | Invoice | Fuel - Card #263953/Gaston              | 01/15/2026   | 222.73     | 100-08-51110 | Fuel                    |
| Christensen Inc. dba United Oil | CL05217    | 2   | Invoice | Fuel - Card #263954/Shelamer            | 01/15/2026   | 109.49     | 100-08-51110 | Fuel                    |
| Christensen Inc. dba United Oil | CL05217    | 3   | Invoice | Fuel - Card #263955/Thayer              | 01/15/2026   | 104.47     | 100-08-51110 | Fuel                    |
| Christensen Inc. dba United Oil | CL05217    | 4   | Invoice | Fuel - Card #6857653/Marin              | 01/15/2026   | 184.77     | 100-08-51110 | Fuel                    |
| Christensen Inc. dba United Oil | CL06076    | 1   | Invoice | Fuel - Card #263953/Gaston              | 01/31/2026   | 156.69     | 100-08-51110 | Fuel                    |
| Christensen Inc. dba United Oil | CL06076    | 2   | Invoice | Fuel - Card #263954/Shelamer            | 01/31/2026   | 184.56     | 100-08-51110 | Fuel                    |
| Christensen Inc. dba United Oil | CL06076    | 3   | Invoice | Fuel - Card #263955/Thayer              | 01/31/2026   | 115.70     | 100-08-51110 | Fuel                    |
| Christensen Inc. dba United Oil | CL06076    | 4   | Invoice | Fuel - Card #6857653/Marin              | 01/31/2026   | 172.05     | 100-08-51110 | Fuel                    |
| Quill Corporation               | 47478009   | 3   | Invoice | Supplies                                | 01/21/2026   | 52.68      | 100-08-52010 | Office Supplies         |
| Copy & Print LLC                | 8600       | 1   | Invoice | Door hangers for violation notices      | 01/26/2026   | 92.37      | 100-08-52090 | Supplies                |
| First Net                       | 2872946568 | 7   | Invoice | Deputy Marshal                          | 01/20/2026   | 45.80      | 100-08-52100 | Telephone               |
| First Net                       | 2872946568 | 8   | Invoice | Laptop 1 - 208-309-3737                 | 01/20/2026   | 40.57      | 100-08-52100 | Telephone               |
| First Net                       | 2872946568 | 9   | Invoice | Laptop 2 - 208-309-8879                 | 01/20/2026   | 40.57      | 100-08-52100 | Telephone               |
| First Net                       | 2872946568 | 10  | Invoice | Laptop 3 - 208-309-8878                 | 01/20/2026   | 40.57      | 100-08-52100 | Telephone               |
| First Net                       | 2872946568 | 11  | Invoice | Laptop 5 - 208-309-8876                 | 01/20/2026   | 40.57      | 100-08-52100 | Telephone               |
| First Net                       | 2872946568 | 12  | Invoice | City of Bellevue FN - 208-309-8877      | 01/20/2026   | 40.57      | 100-08-52100 | Telephone               |
| Oxford Suites Boise             | BSE-16965  | 1   | Invoice | Lodging/Marin - Training in Boise       | 01/22/2026   | 333.99     | 100-08-52124 | Travel Expense          |
| Blaine County                   | 463        | 1   | Invoice | Dispatch Services - FY2026 - Annual Agr | 12/16/2025   | 31,679.85  | 100-08-56010 | 911 Dispatch            |

| Name                            | Invoice     | Seq | Type    | Description                             | Invoice Date | Total Cost | GL Account   | GL Account Description   |
|---------------------------------|-------------|-----|---------|-----------------------------------------|--------------|------------|--------------|--------------------------|
| Total 100-08:                   |             |     |         |                                         |              | 33,658.00  |              |                          |
| <b>100-11</b>                   |             |     |         |                                         |              |            |              |                          |
| DL Evans - Mayor                | 2563-02     | 8   | Invoice | Amazon - Celll phone case               | 01/22/2026   | 11.19      | 100-11-52100 | Telephone                |
| First Net                       | 2872946568  | 17  | Invoice | Mayor & Council                         | 01/20/2026   | 321.59     | 100-11-52100 | Telephone                |
| Total 100-11:                   |             |     |         |                                         |              | 332.78     |              |                          |
| <b>100-15</b>                   |             |     |         |                                         |              |            |              |                          |
| Christensen Inc. dba United Oil | CL05218     | 1   | Invoice | Fuel - Card #263139                     | 01/15/2026   | 65.09      | 100-15-51110 | Fuel                     |
| Christensen Inc. dba United Oil | CL05219     | 1   | Invoice | Fuel - Card #8191665                    | 01/15/2026   | 45.14      | 100-15-51110 | Fuel                     |
| Christensen Inc. dba United Oil | CL06077     | 1   | Invoice | Fuel - Card #263139                     | 01/31/2026   | 41.08      | 100-15-51110 | Fuel                     |
| Napa Auto Parts                 | 249576      | 1   | Invoice | Hydraulic oil - Bucket Truck            | 01/27/2026   | 35.27      | 100-15-51110 | Fuel                     |
| Valley Wide Cooperative         | G61715      | 1   | Invoice | Fuel credit allowance                   | 01/20/2026   | 12.99      | 100-15-51110 | Fuel                     |
| Hunt, Wayne                     | 2026-121    | 1   | Invoice | Door trim - back door @ City Hall       | 01/28/2026   | 259.11     | 100-15-51160 | Repairs & Maintenance (G |
| Palomera, Maria                 | 217         | 1   | Invoice | Office Cleaning - February              | 02/02/2026   | 375.00     | 100-15-51160 | Repairs & Maintenance (G |
| Ohio Gulch Transfer Station     | 00348258    | 1   | Invoice | Trees behind the Shop                   | 01/13/2026   | 8.64       | 100-15-51165 | R & M - Tree Expense     |
| Ohio Gulch Transfer Station     | 00348293    | 1   | Invoice | Trees behind the Shop                   | 01/13/2026   | 13.76      | 100-15-51165 | R & M - Tree Expense     |
| Ohio Gulch Transfer Station     | 00348331    | 1   | Invoice | Tree limbs on Lewis Lane                | 01/14/2026   | 13.12      | 100-15-51165 | R & M - Tree Expense     |
| Napa Auto Parts                 | 249122      | 1   | Invoice | Battery tester                          | 01/22/2026   | 69.99      | 100-15-52080 | Small Tools & Equipment  |
| DL Evans - Mayor                | 2563-02     | 2   | Invoice | Dog Waste Depot                         | 01/22/2026   | 179.54     | 100-15-52090 | Supplies                 |
| Idaho Lumber                    | 59033       | 1   | Invoice | Paint for trim, back door @ City Hall   | 01/26/2026   | 23.99      | 100-15-52090 | Supplies                 |
| L.L. Green's Hardware           | C22516      | 1   | Invoice | Supplies for back door @ City Hall      | 01/22/2026   | 37.97      | 100-15-52090 | Supplies                 |
| L.L. Green's Hardware           | B495305     | 1   | Invoice | Supplies for back door @ City Hall      | 01/28/2026   | 33.97      | 100-15-52090 | Supplies                 |
| L.L. Green's Hardware           | C22637      | 1   | Invoice | Paint for bathroom & office @ City Hall | 01/29/2026   | 122.97     | 100-15-52090 | Supplies                 |
| Quill Corporation               | 47478009    | 4   | Invoice | Supplies                                | 01/21/2026   | 57.98      | 100-15-52090 | Supplies                 |
| Ranchers Supply                 | 013126      | 1   | Invoice | Supplies                                | 01/31/2026   | 3.66       | 100-15-52090 | Supplies                 |
| First Net                       | 2872946568  | 13  | Invoice | Streets - 208-309-6895                  | 01/20/2026   | 61.07      | 100-15-52100 | Telephone                |
| Intermountain Gas               | 0767343000- | 1   | Invoice | Fire Station                            | 01/23/2026   | 112.56     | 100-15-52140 | Utilities - Gas          |
| Intermountain Gas               | 0767343000- | 2   | Invoice | Museum                                  | 01/23/2026   | 65.26      | 100-15-52140 | Utilities - Gas          |
| Intermountain Gas               | 0767343000- | 3   | Invoice | City Hall                               | 01/23/2026   | 201.71     | 100-15-52140 | Utilities - Gas          |
| Intermountain Gas               | 0767343000- | 5   | Invoice | Shop                                    | 01/23/2026   | 162.67     | 100-15-52140 | Utilities - Gas          |
| Idaho Power                     | 2203628603- | 1   | Invoice | 100 N 8th                               | 01/22/2026   | 35.26      | 100-15-52143 | Utilities - Power        |
| Idaho Power                     | 2203628603- | 2   | Invoice | 114 Elm St.                             | 01/22/2026   | 37.59      | 100-15-52143 | Utilities - Power        |
| Idaho Power                     | 2203628603- | 3   | Invoice | 115 Pine St./City Hall                  | 01/22/2026   | 191.99     | 100-15-52143 | Utilities - Power        |
| Idaho Power                     | 2203628603- | 4   | Invoice | 116 Pine St.                            | 01/22/2026   | 57.66      | 100-15-52143 | Utilities - Power        |
| Idaho Power                     | 2203628603- | 5   | Invoice | 117 Pine St./Library                    | 01/22/2026   | 94.76      | 100-15-52143 | Utilities - Power        |
| Idaho Power                     | 2203628603- | 8   | Invoice | 206 N. Main St./Museum                  | 01/22/2026   | 59.88      | 100-15-52143 | Utilities - Power        |
| Idaho Power                     | 2203628603- | 10  | Invoice | 300 E. CedarSt. Park                    | 01/22/2026   | 26.34      | 100-15-52143 | Utilities - Power        |
| Idaho Power                     | 2203628603- | 11  | Invoice | 318 E. Cedar St. Park                   | 01/22/2026   | 26.34      | 100-15-52143 | Utilities - Power        |

| Name                            | Invoice     | Seq | Type    | Description                                | Invoice Date | Total Cost | GL Account   | GL Account Description        |
|---------------------------------|-------------|-----|---------|--------------------------------------------|--------------|------------|--------------|-------------------------------|
| Idaho Power                     | 2203628603- | 13  | Invoice | 517 N 2nd St./Fire Station                 | 01/22/2026   | 93.56      | 100-15-52143 | Utilities - Power             |
| Idaho Power                     | 2203628603- | 15  | Invoice | 89 Martin Ln./Shop                         | 01/22/2026   | 236.07     | 100-15-52143 | Utilities - Power             |
| Dusty's Electric, Inc.          | 17831       | 1   | Invoice | Troubleshoot street lights Clover, Honeys  | 01/06/2026   | 447.50     | 100-15-52145 | Utilities - Street Lights     |
| Dusty's Electric, Inc.          | 17831       | 2   | Invoice | Troubleshoot street lights- North of Spruc | 01/06/2026   | 200.00     | 100-15-52145 | Utilities - Street Lights     |
| Idaho Power                     | 2203628603- | 6   | Invoice | 1461 S. Main St. Light                     | 01/22/2026   | 34.38      | 100-15-52145 | Utilities - Street Lights     |
| Idaho Power                     | 2203628603- | 7   | Invoice | 161 Cowcatcher Loop Light                  | 01/22/2026   | 3.00       | 100-15-52145 | Utilities - Street Lights     |
| Idaho Power                     | 2203628603- | 9   | Invoice | 218 Main St. Light                         | 01/22/2026   | 8.88       | 100-15-52145 | Utilities - Street Lights     |
| Idaho Power                     | 2203628603- | 12  | Invoice | 508 Broadford Rd. Light                    | 01/22/2026   | 28.91      | 100-15-52145 | Utilities - Street Lights     |
| Idaho Power                     | 2203628603- | 14  | Invoice | 714 N. Main St. Light                      | 01/22/2026   | 28.95      | 100-15-52145 | Utilities - Street Lights     |
| Idaho Power                     | 2203628603- | 16  | Invoice | 921 Riverside Light                        | 01/22/2026   | 1.80       | 100-15-52145 | Utilities - Street Lights     |
| Idaho Power                     | 2203628603- | 17  | Invoice | Street lights                              | 01/22/2026   | 1,589.68   | 100-15-52145 | Utilities - Street Lights     |
| Idaho Power                     | 2203628603- | 18  | Invoice | Street lights                              | 01/22/2026   | 26.34      | 100-15-52145 | Utilities - Street Lights     |
| Clear Creek Disposal            | 0001885485  | 1   | Invoice | City Hall - January                        | 01/28/2026   | 76.35      | 100-15-52146 | Utilities - Trash/Toilet/Recy |
| Clear Creek Disposal            | 0001885487  | 1   | Invoice | Shop - January                             | 01/28/2026   | 150.08     | 100-15-52146 | Utilities - Trash/Toilet/Recy |
| Clear Creek Disposal            | 0001885488  | 1   | Invoice | Fire Station - January                     | 01/28/2026   | 29.14      | 100-15-52146 | Utilities - Trash/Toilet/Recy |
| White Cloud Communications, Inc | 110157      | 1   | Invoice | Radio Service - Public Works Dept. - Feb   | 02/01/2026   | 20.00      | 100-15-56045 | Radio Fees                    |
| White Cloud Communications, Inc | 110004      | 1   | Invoice | Radio Service - Public Works Dept. - Jan   | 01/01/2026   | 20.00      | 100-15-56045 | Radio Fees                    |
| Rumbles Documents Solutions LL  | 3691931937  | 1   | Invoice | Bobcat Toolcat - 1/15/26 - 2/14/26         | 01/21/2026   | 527.01     | 100-15-58150 | Auto/Equipment Lease (12      |
| The Bancorp Bank, N.A.          | 721848      | 1   | Invoice | 1/3 Chevy 5500 lease/February              | 01/30/2026   | 608.66     | 100-15-58150 | Auto/Equipment Lease (12      |
| Gardner, Robert                 | 020126      | 1   | Invoice | Rent - February                            | 02/02/2026   | 125.00     | 100-15-58190 | Real Property Lease           |
| Total 100-15:                   |             |     |         |                                            |              | 6,761.69   |              |                               |
| <b>200-20</b>                   |             |     |         |                                            |              |            |              |                               |
| State Insurance Fund            | 30708461    | 2   | Invoice | WF WC Insur                                | 01/26/2026   | 300.00     | 200-20-50015 | Workers Compensation Ins      |
| Gray, Andrew J                  | 0000011     | 1   | Invoice | Water License - January                    | 02/03/2026   | 2,000.00   | 200-20-51073 | Contract Labor                |
| Gray, Andrew J                  | 0000011     | 2   | Invoice | On-Site hrs. 1/1/26 - 1/31/26              | 02/03/2026   | 3,690.00   | 200-20-51073 | Contract Labor                |
| Christensen Inc. dba United Oil | CL05218     | 2   | Invoice | Fuel - Card #263139                        | 01/15/2026   | 65.10      | 200-20-51110 | Fuel                          |
| Christensen Inc. dba United Oil | CL05219     | 2   | Invoice | Fuel - Card #8191665                       | 01/15/2026   | 45.13      | 200-20-51110 | Fuel                          |
| Christensen Inc. dba United Oil | CL06077     | 2   | Invoice | Fuel - Card #263139                        | 01/31/2026   | 41.08      | 200-20-51110 | Fuel                          |
| Floyd Lilly Co.                 | 347242      | 1   | Invoice | Parts for chlorine pumps @ well houses     | 01/30/2026   | 21.42      | 200-20-51160 | Repairs & Maintenance (G      |
| First Net                       | 2872946568  | 15  | Invoice | Public Works - 208-309-1609                | 01/20/2026   | 50.85      | 200-20-52100 | Telephone                     |
| First Net                       | 2872946568  | 16  | Invoice | Public Works on call - 208-309-6733        | 01/20/2026   | 45.80      | 200-20-52100 | Telephone                     |
| Water Dynamics, LLC dba Magic   | 37480       | 1   | Invoice | Monthly bacteria testing                   | 01/26/2026   | 162.00     | 200-20-52110 | Test Samples - Water & Se     |
| Water Dynamics, LLC dba Magic   | 37481       | 1   | Invoice | Annual required samples                    | 01/26/2026   | 2,876.00   | 200-20-52110 | Test Samples - Water & Se     |
| Idaho Rural Water Association   | Q2026-018   | 1   | Invoice | Apprenticeship Class & materials for Eth   | 01/06/2026   | 1,350.00   | 200-20-52120 | Training & Meetings           |
| Intermountain Gas - Strahorn Pu | 1315962484  | 1   | Invoice | 100 Slaughterhouse - Pump Station          | 01/23/2026   | 20.78      | 200-20-52140 | Utilities - Gas               |
| Idaho Power                     | 2227225774- | 1   | Invoice | 100 Slaughterhouse Gulch Rd. Pump Ho       | 02/21/2026   | 344.17     | 200-20-52143 | Utilities - Power             |
| Idaho Power                     | 2227225774- | 2   | Invoice | 32 Muldoon Rd. Water Tank                  | 02/21/2026   | 35.38      | 200-20-52143 | Utilities - Power             |
| Idaho Power                     | 2227225774- | 3   | Invoice | 400 Muldoon Rd.                            | 02/21/2026   | 77.89      | 200-20-52143 | Utilities - Power             |
| Idaho Power                     | 2227225774- | 4   | Invoice | 805 Chestnut St. Pump                      | 02/21/2026   | 248.50     | 200-20-52143 | Utilities - Power             |

| Name                            | Invoice     | Seq | Type    | Description                              | Invoice Date | Total Cost | GL Account   | GL Account Description        |
|---------------------------------|-------------|-----|---------|------------------------------------------|--------------|------------|--------------|-------------------------------|
| Idaho Power                     | 2227225774- | 5   | Invoice | 90 1/2 Tendoy St. Well                   | 02/21/2026   | 40.17      | 200-20-52143 | Utilities - Power             |
| Idaho Power                     | 2227225774- | 6   | Invoice | 90 Tendoy St. Well                       | 02/21/2026   | 341.54     | 200-20-52143 | Utilities - Power             |
| White Cloud Communications, Inc | 110157      | 2   | Invoice | Radio Service - Public Works Dept. - Feb | 02/01/2026   | 20.00      | 200-20-56045 | Radio Fees                    |
| White Cloud Communications, Inc | 110004      | 2   | Invoice | Radio Service - Public Works Dept. - Jan | 01/01/2026   | 20.00      | 200-20-56045 | Radio Fees                    |
| Rumbles Documents Solutions LL  | 3691931937  | 2   | Invoice | Bobcat Toolcat - 1/15/26 - 2/14/26       | 01/21/2026   | 527.02     | 200-20-58150 | Auto/Equipment Lease (12      |
| The Bancorp Bank, N.A.          | 721848      | 2   | Invoice | 1/3 Chevy 5500 lease/February            | 01/30/2026   | 608.66     | 200-20-58150 | Auto/Equipment Lease (12      |
| Total 200-20:                   |             |     |         |                                          |              | 12,931.49  |              |                               |
| <b>300-30</b>                   |             |     |         |                                          |              |            |              |                               |
| State Insurance Fund            | 30708461    | 3   | Invoice | WWF WC Insur                             | 01/26/2026   | 316.00     | 300-30-50015 | Workers Compensation Ins      |
| Christensen Inc. dba United Oil | CL05216     | 1   | Invoice | Card #263140/Wastewater                  | 01/15/2026   | 143.14     | 300-30-51110 | Fuel                          |
| Christensen Inc. dba United Oil | CL05218     | 3   | Invoice | Fuel - Card #263139                      | 01/15/2026   | 65.10      | 300-30-51110 | Fuel                          |
| Christensen Inc. dba United Oil | CL05219     | 3   | Invoice | Fuel - Card #8191665                     | 01/15/2026   | 45.13      | 300-30-51110 | Fuel                          |
| Christensen Inc. dba United Oil | CL06075     | 1   | Invoice | Fuel - Card #263140                      | 01/31/2026   | 214.01     | 300-30-51110 | Fuel                          |
| Christensen Inc. dba United Oil | CL06077     | 3   | Invoice | Fuel - Card #263139                      | 01/31/2026   | 41.09      | 300-30-51110 | Fuel                          |
| Allington, Frederick            | 10224       | 6   | Invoice | Sewer Issues                             | 01/20/2026   | 150.00     | 300-30-51140 | Legal Fees                    |
| Franklin Building Supply        | 2449649     | 1   | Invoice | Ice melt for WW Plant                    | 01/26/2026   | 47.98      | 300-30-52090 | Supplies                      |
| Thatcher Company                | 2026100100  | 1   | Invoice | Chlorine for WW Treatment Plant          | 01/21/2026   | 9,885.90   | 300-30-52090 | Supplies                      |
| Thatcher Company                | 2025100901  | 1   | Invoice | Credit - returned cylinders              | 12/19/2025   | 2,800.00-  | 300-30-52090 | Supplies                      |
| First Net                       | 2872946568  | 14  | Invoice | Public Works - 208-309-0656              | 01/20/2026   | 45.80      | 300-30-52100 | Telephone                     |
| Go-Fer It Express Inc.          | 142094      | 1   | Invoice | Shipping fees for samples to M.V. Labs   | 01/30/2026   | 126.00     | 300-30-52110 | Test Samples - Water & Se     |
| Johnson, Chris                  | 012326      | 1   | Invoice | Reimbursement - WW training - Class I    | 01/23/2026   | 106.00     | 300-30-52120 | Training & Meetings           |
| Johnson, Chris                  | 012826      | 1   | Invoice | Reimbursement - Idaho WW Treatment       | 01/28/2026   | 106.00     | 300-30-52120 | Training & Meetings           |
| Intermountain Gas               | 0767343000- | 4   | Invoice | 130 Riverview Dr.                        | 01/23/2026   | 105.80     | 300-30-52140 | Utilities - Gas               |
| Idaho Power                     | 2227225816- | 1   | Invoice | 1269 Glen Aspen Dr.                      | 01/21/2026   | 41.23      | 300-30-52143 | Utilities - Power             |
| Idaho Power                     | 2227225816- | 2   | Invoice | 130 Riverview Dr. Lift                   | 01/21/2026   | 178.22     | 300-30-52143 | Utilities - Power             |
| Idaho Power                     | 2227225816- | 3   | Invoice | 31 Alyson Rd. Lagoon                     | 01/21/2026   | 957.10     | 300-30-52143 | Utilities - Power             |
| Idaho Power                     | 2227225816- | 4   | Invoice | 31 Ayson Rd. Main                        | 01/21/2026   | 1,846.92   | 300-30-52143 | Utilities - Power             |
| Idaho Power                     | 2227225816- | 5   | Invoice | 80 Honeysuckle Lift                      | 01/21/2026   | 32.74      | 300-30-52143 | Utilities - Power             |
| Idaho Power                     | 2227225816- | 6   | Invoice | 88 Martin Ln Lift                        | 01/21/2026   | 116.65     | 300-30-52143 | Utilities - Power             |
| Idaho Power                     | 2227225816- | 7   | Invoice | 90 Tendoy St. Lift                       | 01/21/2026   | 42.28      | 300-30-52143 | Utilities - Power             |
| Clear Creek Disposal            | 0001885486  | 1   | Invoice | Roll off for membrane disposal           | 01/28/2026   | 906.15     | 300-30-52146 | Utilities - Trash/Toilet/Recy |
| White Cloud Communications, Inc | 110157      | 3   | Invoice | Radio Service - Public Works Dept. - Feb | 02/01/2026   | 20.00      | 300-30-56045 | Radio Fees                    |
| White Cloud Communications, Inc | 110004      | 3   | Invoice | Radio Service - Public Works Dept. - Jan | 01/01/2026   | 20.00      | 300-30-56045 | Radio Fees                    |
| Rumbles Documents Solutions LL  | 3691931937  | 3   | Invoice | Bobcat Toolcat - 1/15/26 - 2/14/26       | 01/21/2026   | 527.02     | 300-30-58150 | Auto/Equipment Lease (12      |
| The Bancorp Bank, N.A.          | 721848      | 3   | Invoice | 1/3 Chevy 5500 lease/February            | 01/30/2026   | 608.66     | 300-30-58150 | Auto/Equipment Lease (12      |
| Total 300-30:                   |             |     |         |                                          |              | 13,894.92  |              |                               |

| Name          | Invoice | Seq | Type | Description | Invoice Date | Total Cost        | GL Account | GL Account Description |
|---------------|---------|-----|------|-------------|--------------|-------------------|------------|------------------------|
| Grand Totals: |         |     |      |             |              | <u>101,105.05</u> |            |                        |

Report GL Period Summary

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

| Invoice                                      | Seq | Type    | Description                                    | Invoice Date | Total Cost | GL Account   | GL Account Description         |
|----------------------------------------------|-----|---------|------------------------------------------------|--------------|------------|--------------|--------------------------------|
| <b>Allington, Frederick (210)</b>            |     |         |                                                |              |            |              |                                |
| 020126                                       | 1   | Invoice | Monthly Payment - February                     | 02/01/2026   | 1,909.00   | 100-01-51145 | Legal - Prosecuting Attorney   |
| 10224                                        | 1   | Invoice | Regular CC mtgs - 11/10, 11/24, 12/8           | 01/20/2026   | 1,275.00   | 100-01-51140 | Legal Fees                     |
| 10224                                        | 2   | Invoice | Review CC packet materials - 11/6, 11/20, 12/4 | 01/20/2026   | 630.00     | 100-01-51140 | Legal Fees                     |
| 10224                                        | 3   | Invoice | Special Town Hall mtg. - 12/16                 | 01/20/2026   | 300.00     | 100-01-51140 | Legal Fees                     |
| 10224                                        | 4   | Invoice | Admin Fees                                     | 01/20/2026   | 720.00     | 100-01-51140 | Legal Fees                     |
| 10224                                        | 5   | Invoice | P & Z Issues                                   | 01/20/2026   | 15.00      | 100-03-51140 | Legal Fees                     |
| 10224                                        | 6   | Invoice | Sewer Issues                                   | 01/20/2026   | 150.00     | 300-30-51140 | Legal Fees                     |
| Total Allington, Frederick (210):            |     |         |                                                |              | 4,999.00   |              |                                |
| <b>Blaine County (480)</b>                   |     |         |                                                |              |            |              |                                |
| 463                                          | 1   | Invoice | Dispatch Services - FY2026 - Annual Agreement  | 12/16/2025   | 31,679.85  | 100-08-56010 | 911 Dispatch                   |
| Total Blaine County (480):                   |     |         |                                                |              | 31,679.85  |              |                                |
| <b>Christensen Inc. dba United Oil (640)</b> |     |         |                                                |              |            |              |                                |
| CL05216                                      | 1   | Invoice | Card #263140/Wastewater                        | 01/15/2026   | 143.14     | 300-30-51110 | Fuel                           |
| CL05217                                      | 1   | Invoice | Fuel - Card #263953/Gaston                     | 01/15/2026   | 222.73     | 100-08-51110 | Fuel                           |
| CL05217                                      | 2   | Invoice | Fuel - Card #263954/Shelamer                   | 01/15/2026   | 109.49     | 100-08-51110 | Fuel                           |
| CL05217                                      | 3   | Invoice | Fuel - Card #263955/Thayer                     | 01/15/2026   | 104.47     | 100-08-51110 | Fuel                           |
| CL05217                                      | 4   | Invoice | Fuel - Card #6857653/Marin                     | 01/15/2026   | 184.77     | 100-08-51110 | Fuel                           |
| CL05218                                      | 1   | Invoice | Fuel - Card #263139                            | 01/15/2026   | 65.09      | 100-15-51110 | Fuel                           |
| CL05218                                      | 2   | Invoice | Fuel - Card #263139                            | 01/15/2026   | 65.10      | 200-20-51110 | Fuel                           |
| CL05218                                      | 3   | Invoice | Fuel - Card #263139                            | 01/15/2026   | 65.10      | 300-30-51110 | Fuel                           |
| CL05219                                      | 1   | Invoice | Fuel - Card #8191665                           | 01/15/2026   | 45.14      | 100-15-51110 | Fuel                           |
| CL05219                                      | 2   | Invoice | Fuel - Card #8191665                           | 01/15/2026   | 45.13      | 200-20-51110 | Fuel                           |
| CL05219                                      | 3   | Invoice | Fuel - Card #8191665                           | 01/15/2026   | 45.13      | 300-30-51110 | Fuel                           |
| CL06075                                      | 1   | Invoice | Fuel - Card #263140                            | 01/31/2026   | 214.01     | 300-30-51110 | Fuel                           |
| CL06077                                      | 1   | Invoice | Fuel - Card #263139                            | 01/31/2026   | 41.08      | 100-15-51110 | Fuel                           |
| CL06077                                      | 2   | Invoice | Fuel - Card #263139                            | 01/31/2026   | 41.08      | 200-20-51110 | Fuel                           |
| CL06077                                      | 3   | Invoice | Fuel - Card #263139                            | 01/31/2026   | 41.09      | 300-30-51110 | Fuel                           |
| CL06076                                      | 1   | Invoice | Fuel - Card #263953/Gaston                     | 01/31/2026   | 156.69     | 100-08-51110 | Fuel                           |
| CL06076                                      | 2   | Invoice | Fuel - Card #263954/Shelamer                   | 01/31/2026   | 184.56     | 100-08-51110 | Fuel                           |
| CL06076                                      | 3   | Invoice | Fuel - Card #263955/Thayer                     | 01/31/2026   | 115.70     | 100-08-51110 | Fuel                           |
| CL06076                                      | 4   | Invoice | Fuel - Card #6857653/Marin                     | 01/31/2026   | 172.05     | 100-08-51110 | Fuel                           |
| Total Christensen Inc. dba United Oil (640): |     |         |                                                |              | 2,061.55   |              |                                |
| <b>Clear Creek Disposal (690)</b>            |     |         |                                                |              |            |              |                                |
| 0001885485                                   | 1   | Invoice | City Hall - January                            | 01/28/2026   | 76.35      | 100-15-52146 | Utilities - Trash/Toilet/Recyc |

| Invoice                            | Seq | Type    | Description                             | Invoice Date | Total Cost | GL Account   | GL Account Description         |
|------------------------------------|-----|---------|-----------------------------------------|--------------|------------|--------------|--------------------------------|
| 0001885487                         | 1   | Invoice | Shop - January                          | 01/28/2026   | 150.08     | 100-15-52146 | Utilities - Trash/Toilet/Recyc |
| 0001885488                         | 1   | Invoice | Fire Station - January                  | 01/28/2026   | 29.14      | 100-15-52146 | Utilities - Trash/Toilet/Recyc |
| 0001885486                         | 1   | Invoice | Roll off for membrane disposal          | 01/28/2026   | 906.15     | 300-30-52146 | Utilities - Trash/Toilet/Recyc |
| Total Clear Creek Disposal (690):  |     |         |                                         |              | 1,161.72   |              |                                |
| <b>Copy &amp; Print LLC (780)</b>  |     |         |                                         |              |            |              |                                |
| 8600                               | 1   | Invoice | Door hangers for violation notices      | 01/26/2026   | 92.37      | 100-08-52090 | Supplies                       |
| Total Copy & Print LLC (780):      |     |         |                                         |              | 92.37      |              |                                |
| <b>DL Evans - Fire Dept. (970)</b> |     |         |                                         |              |            |              |                                |
| 3087-02                            | 1   | Invoice | Zips AW Direct - rechargeable batteries | 01/22/2026   | 64.15      | 100-05-52080 | Small Tools & Equipment        |
| 3087-02                            | 2   | Invoice | Amazon - Certificate frames             | 01/22/2026   | 25.99      | 100-05-52080 | Small Tools & Equipment        |
| 3087-02                            | 3   | Invoice | Amazon - saw blades                     | 01/22/2026   | 31.68      | 100-05-52080 | Small Tools & Equipment        |
| 3087-02                            | 4   | Invoice | Paypal - Wildland Boots                 | 01/22/2026   | 356.00     | 100-05-57000 | Safety Equipment               |
| 3087-02                            | 5   | Invoice | Amazon - Reflective warning stop signs  | 01/22/2026   | 274.58     | 100-05-57000 | Safety Equipment               |
| 3087-02                            | 6   | Invoice | Conway Shield - Helment Badge           | 01/22/2026   | 157.50     | 100-05-52080 | Small Tools & Equipment        |
| 3087-02                            | 7   | Invoice | Amazon - Diamond Saw Blades             | 01/22/2026   | 47.98      | 100-05-52080 | Small Tools & Equipment        |
| 3087-02                            | 8   | Invoice | Amazon - Frames                         | 01/22/2026   | 53.99      | 100-05-52080 | Small Tools & Equipment        |
| 3087-02                            | 9   | Invoice | Eagle Engraving - years of service      | 01/22/2026   | 61.91      | 100-05-52130 | Uniforms & Clothing            |
| Total DL Evans - Fire Dept. (970): |     |         |                                         |              | 1,073.78   |              |                                |
| <b>DL Evans - Library (980)</b>    |     |         |                                         |              |            |              |                                |
| 4580-02                            | 1   | Invoice | NY Times                                | 01/22/2026   | 4.00       | 100-07-55000 | Library New Books              |
| 4580-02                            | 2   | Invoice | Amazon                                  | 01/22/2026   | 234.42     | 100-07-55000 | Library New Books              |
| Total DL Evans - Library (980):    |     |         |                                         |              | 238.42     |              |                                |
| <b>DL Evans - Mayor (1000)</b>     |     |         |                                         |              |            |              |                                |
| 2563-02                            | 1   | Invoice | Amazon Prime                            | 01/22/2026   | 15.89      | 100-01-51080 | Dues & Memberships             |
| 2563-02                            | 2   | Invoice | Dog Waste Depot                         | 01/22/2026   | 179.54     | 100-15-52090 | Supplies                       |
| 2563-02                            | 3   | Invoice | MSFT                                    | 01/22/2026   | 148.50     | 100-01-51062 | Computers - Software & Subscri |
| 2563-02                            | 4   | Invoice | Zoom                                    | 01/22/2026   | 40.00      | 100-01-51062 | Computers - Software & Subscri |
| 2563-02                            | 5   | Invoice | MSFT                                    | 01/22/2026   | 116.00     | 100-01-51062 | Computers - Software & Subscri |
| 2563-02                            | 6   | Invoice | ZoHo                                    | 01/22/2026   | 70.00      | 100-01-51062 | Computers - Software & Subscri |
| 2563-02                            | 7   | Invoice | MSFT                                    | 01/22/2026   | 71.40      | 100-01-51062 | Computers - Software & Subscri |
| 2563-02                            | 8   | Invoice | Amazon - Celll phone case               | 01/22/2026   | 11.19      | 100-11-52100 | Telephone                      |
| 2563-02                            | 9   | Invoice | Mailchimp                               | 01/22/2026   | 19.50      | 100-01-51062 | Computers - Software & Subscri |
| 2563-02                            | 11  | Invoice | Amazon/Supplies                         | 01/22/2026   | 15.85      | 100-01-52010 | Office Supplies                |

| Invoice                                | Seq | Type    | Description                                                        | Invoice Date | Total Cost | GL Account   | GL Account Description     |
|----------------------------------------|-----|---------|--------------------------------------------------------------------|--------------|------------|--------------|----------------------------|
| 2563-02                                | 10  | Invoice | Albertson's/Supplies                                               | 01/22/2026   | 31.98      | 100-01-52090 | Supplies                   |
| Total DL Evans - Mayor (1000):         |     |         |                                                                    |              | 719.85     |              |                            |
| <b>Dusty's Electric, Inc. (3780)</b>   |     |         |                                                                    |              |            |              |                            |
| 17831                                  | 1   | Invoice | Troubleshoot street lights Clover, Honeysuckle, Bluegrass 11/25/26 | 01/06/2026   | 447.50     | 100-15-52145 | Utilities - Street Lights  |
| 17831                                  | 2   | Invoice | Troubleshoot street lights- North of Spruce east side 1/6/26       | 01/06/2026   | 200.00     | 100-15-52145 | Utilities - Street Lights  |
| Total Dusty's Electric, Inc. (3780):   |     |         |                                                                    |              | 647.50     |              |                            |
| <b>First Net (1150)</b>                |     |         |                                                                    |              |            |              |                            |
| 2872946568                             | 1   | Invoice | City Clerk                                                         | 01/20/2026   | 45.80      | 100-01-52100 | Telephone                  |
| 2872946568                             | 2   | Invoice | Treasurer                                                          | 01/20/2026   | 45.80      | 100-01-52100 | Telephone                  |
| 2872946568                             | 3   | Invoice | Community Dev. Director                                            | 01/20/2026   | 45.80      | 100-03-52100 | Telephone                  |
| 2872946568                             | 4   | Invoice | Planner                                                            | 01/20/2026   | 45.80      | 100-03-52100 | Telephone                  |
| 2872946568                             | 5   | Invoice | Fire Chief                                                         | 01/20/2026   | 50.85      | 100-05-52100 | Telephone                  |
| 2872946568                             | 6   | Invoice | Library                                                            | 01/20/2026   | 45.80      | 100-07-52100 | Telephone                  |
| 2872946568                             | 7   | Invoice | Deputy Marshal                                                     | 01/20/2026   | 45.80      | 100-08-52100 | Telephone                  |
| 2872946568                             | 8   | Invoice | Laptop 1 - 208-309-3737                                            | 01/20/2026   | 40.57      | 100-08-52100 | Telephone                  |
| 2872946568                             | 9   | Invoice | Laptop 2 - 208-309-8879                                            | 01/20/2026   | 40.57      | 100-08-52100 | Telephone                  |
| 2872946568                             | 10  | Invoice | Laptop 3 - 208-309-8878                                            | 01/20/2026   | 40.57      | 100-08-52100 | Telephone                  |
| 2872946568                             | 11  | Invoice | Laptop 5 - 208-309-8876                                            | 01/20/2026   | 40.57      | 100-08-52100 | Telephone                  |
| 2872946568                             | 12  | Invoice | City of Bellevue FN - 208-309-8877                                 | 01/20/2026   | 40.57      | 100-08-52100 | Telephone                  |
| 2872946568                             | 13  | Invoice | Streets - 208-309-6895                                             | 01/20/2026   | 61.07      | 100-15-52100 | Telephone                  |
| 2872946568                             | 14  | Invoice | Public Works - 208-309-0656                                        | 01/20/2026   | 45.80      | 300-30-52100 | Telephone                  |
| 2872946568                             | 15  | Invoice | Public Works - 208-309-1609                                        | 01/20/2026   | 50.85      | 200-20-52100 | Telephone                  |
| 2872946568                             | 16  | Invoice | Public Works on call - 208-309-6733                                | 01/20/2026   | 45.80      | 200-20-52100 | Telephone                  |
| 2872946568                             | 17  | Invoice | Mayor & Council                                                    | 01/20/2026   | 321.59     | 100-11-52100 | Telephone                  |
| Total First Net (1150):                |     |         |                                                                    |              | 1,053.61   |              |                            |
| <b>Floyd Lilly Co. (1180)</b>          |     |         |                                                                    |              |            |              |                            |
| 347242                                 | 1   | Invoice | Parts for chlorine pumps @ well houses                             | 01/30/2026   | 21.42      | 200-20-51160 | Repairs & Maintenance (Gen |
| Total Floyd Lilly Co. (1180):          |     |         |                                                                    |              | 21.42      |              |                            |
| <b>Franklin Building Supply (1200)</b> |     |         |                                                                    |              |            |              |                            |
| 2449649                                | 1   | Invoice | Ice melt for WW Plant                                              | 01/26/2026   | 47.98      | 300-30-52090 | Supplies                   |
| Total Franklin Building Supply (1200): |     |         |                                                                    |              | 47.98      |              |                            |

| Invoice                                        | Seq | Type    | Description                             | Invoice Date | Total Cost | GL Account   | GL Account Description         |
|------------------------------------------------|-----|---------|-----------------------------------------|--------------|------------|--------------|--------------------------------|
| <b>Gardner, Robert (1240)</b>                  |     |         |                                         |              |            |              |                                |
| 020126                                         | 1   | Invoice | Rent - February                         | 02/02/2026   | 125.00     | 100-15-58190 | Real Property Lease            |
| Total Gardner, Robert (1240):                  |     |         |                                         |              | 125.00     |              |                                |
| <b>Go-Fer It Express Inc. (1300)</b>           |     |         |                                         |              |            |              |                                |
| 142094                                         | 1   | Invoice | Shipping fees for samples to M.V. Labs  | 01/30/2026   | 126.00     | 300-30-52110 | Test Samples - Water & Sewer   |
| Total Go-Fer It Express Inc. (1300):           |     |         |                                         |              | 126.00     |              |                                |
| <b>Gray, Andrew J (3930)</b>                   |     |         |                                         |              |            |              |                                |
| 0000011                                        | 1   | Invoice | Water License - January                 | 02/03/2026   | 2,000.00   | 200-20-51073 | Contract Labor                 |
| 0000011                                        | 2   | Invoice | On-Site hrs. 1/1/26 - 1/31/26           | 02/03/2026   | 3,690.00   | 200-20-51073 | Contract Labor                 |
| Total Gray, Andrew J (3930):                   |     |         |                                         |              | 5,690.00   |              |                                |
| <b>Great America Financial Services (1330)</b> |     |         |                                         |              |            |              |                                |
| 41078338                                       | 1   | Invoice | Konica copier - standard payment        | 01/21/2026   | 457.35     | 100-01-51180 | Office Equipment Rental/Repair |
| Total Great America Financial Services (1330): |     |         |                                         |              | 457.35     |              |                                |
| <b>Hunt, Wayne (4410)</b>                      |     |         |                                         |              |            |              |                                |
| 2026-121                                       | 1   | Invoice | Door trim - back door @ City Hall       | 01/28/2026   | 259.11     | 100-15-51160 | Repairs & Maintenance (General |
| Total Hunt, Wayne (4410):                      |     |         |                                         |              | 259.11     |              |                                |
| <b>Idaho Lumber (1580)</b>                     |     |         |                                         |              |            |              |                                |
| 59033                                          | 1   | Invoice | Paint for trim, back door @ City Hall   | 01/26/2026   | 23.99      | 100-15-52090 | Supplies                       |
| Total Idaho Lumber (1580):                     |     |         |                                         |              | 23.99      |              |                                |
| <b>Idaho Power (1600)</b>                      |     |         |                                         |              |            |              |                                |
| 2227225816-                                    | 1   | Invoice | 1269 Glen Aspen Dr.                     | 01/21/2026   | 41.23      | 300-30-52143 | Utilities - Power              |
| 2227225816-                                    | 2   | Invoice | 130 Riverview Dr. Lift                  | 01/21/2026   | 178.22     | 300-30-52143 | Utilities - Power              |
| 2227225816-                                    | 3   | Invoice | 31 Alyson Rd. Lagoon                    | 01/21/2026   | 957.10     | 300-30-52143 | Utilities - Power              |
| 2227225816-                                    | 4   | Invoice | 31 Ayson Rd. Main                       | 01/21/2026   | 1,846.92   | 300-30-52143 | Utilities - Power              |
| 2227225816-                                    | 5   | Invoice | 80 Honeysuckle Lift                     | 01/21/2026   | 32.74      | 300-30-52143 | Utilities - Power              |
| 2227225816-                                    | 6   | Invoice | 88 Martin Ln Lift                       | 01/21/2026   | 116.65     | 300-30-52143 | Utilities - Power              |
| 2227225816-                                    | 7   | Invoice | 90 Tendoy St. Lift                      | 01/21/2026   | 42.28      | 300-30-52143 | Utilities - Power              |
| 2227225774-                                    | 1   | Invoice | 100 Slaughterhouse Gulch Rd. Pump House | 02/21/2026   | 344.17     | 200-20-52143 | Utilities - Power              |
| 2227225774-                                    | 2   | Invoice | 32 Muldoon Rd. Water Tank               | 02/21/2026   | 35.38      | 200-20-52143 | Utilities - Power              |

| Invoice     | Seq | Type    | Description                | Invoice Date | Total Cost | GL Account   | GL Account Description    |
|-------------|-----|---------|----------------------------|--------------|------------|--------------|---------------------------|
| 2227225774- | 3   | Invoice | 400 Muldoon Rd.            | 02/21/2026   | 77.89      | 200-20-52143 | Utilities - Power         |
| 2227225774- | 4   | Invoice | 805 Chestnut St. Pump      | 02/21/2026   | 248.50     | 200-20-52143 | Utilities - Power         |
| 2227225774- | 5   | Invoice | 90 1/2 Tendoy St. Well     | 02/21/2026   | 40.17      | 200-20-52143 | Utilities - Power         |
| 2227225774- | 6   | Invoice | 90 Tendoy St. Well         | 02/21/2026   | 341.54     | 200-20-52143 | Utilities - Power         |
| 2203628603- | 1   | Invoice | 100 N 8th                  | 01/22/2026   | 35.26      | 100-15-52143 | Utilities - Power         |
| 2203628603- | 2   | Invoice | 114 Elm St.                | 01/22/2026   | 37.59      | 100-15-52143 | Utilities - Power         |
| 2203628603- | 3   | Invoice | 115 Pine St./City Hall     | 01/22/2026   | 191.99     | 100-15-52143 | Utilities - Power         |
| 2203628603- | 4   | Invoice | 116 Pine St.               | 01/22/2026   | 57.66      | 100-15-52143 | Utilities - Power         |
| 2203628603- | 5   | Invoice | 117 Pine St./Library       | 01/22/2026   | 94.76      | 100-15-52143 | Utilities - Power         |
| 2203628603- | 6   | Invoice | 1461 S. Main St. Light     | 01/22/2026   | 34.38      | 100-15-52145 | Utilities - Street Lights |
| 2203628603- | 7   | Invoice | 161 Cowcatcher Loop Light  | 01/22/2026   | 3.00       | 100-15-52145 | Utilities - Street Lights |
| 2203628603- | 8   | Invoice | 206 N. Main St./Museum     | 01/22/2026   | 59.88      | 100-15-52143 | Utilities - Power         |
| 2203628603- | 9   | Invoice | 218 Main St. Light         | 01/22/2026   | 8.88       | 100-15-52145 | Utilities - Street Lights |
| 2203628603- | 10  | Invoice | 300 E. Cedar St. Park      | 01/22/2026   | 26.34      | 100-15-52143 | Utilities - Power         |
| 2203628603- | 11  | Invoice | 318 E. Cedar St. Park      | 01/22/2026   | 26.34      | 100-15-52143 | Utilities - Power         |
| 2203628603- | 12  | Invoice | 508 Broadford Rd. Light    | 01/22/2026   | 28.91      | 100-15-52145 | Utilities - Street Lights |
| 2203628603- | 13  | Invoice | 517 N 2nd St./Fire Station | 01/22/2026   | 93.56      | 100-15-52143 | Utilities - Power         |
| 2203628603- | 14  | Invoice | 714 N. Main St. Light      | 01/22/2026   | 28.95      | 100-15-52145 | Utilities - Street Lights |
| 2203628603- | 15  | Invoice | 89 Martin Ln./Shop         | 01/22/2026   | 236.07     | 100-15-52143 | Utilities - Power         |
| 2203628603- | 16  | Invoice | 921 Riverside Light        | 01/22/2026   | 1.80       | 100-15-52145 | Utilities - Street Lights |
| 2203628603- | 17  | Invoice | Street lights              | 01/22/2026   | 1,589.68   | 100-15-52145 | Utilities - Street Lights |
| 2203628603- | 18  | Invoice | Street lights              | 01/22/2026   | 26.34      | 100-15-52145 | Utilities - Street Lights |

Total Idaho Power (1600):

6,884.18

**Idaho Rural Water Association (1620)**

Q2026-018 1 Invoice Apprenticeship Class & materials for Ethan - 2026

01/06/2026

1,350.00

200-20-52120

Training & Meetings

Total Idaho Rural Water Association (1620):

1,350.00

**Intermountain Gas (1730)**

0767343000- 1 Invoice Fire Station  
 0767343000- 2 Invoice Museum  
 0767343000- 3 Invoice City Hall  
 0767343000- 4 Invoice 130 Riverview Dr.  
 0767343000- 5 Invoice Shop

01/23/2026  
 01/23/2026  
 01/23/2026  
 01/23/2026  
 01/23/2026

112.56  
 65.26  
 201.71  
 105.80  
 162.67

100-15-52140  
 100-15-52140  
 100-15-52140  
 300-30-52140  
 100-15-52140

Utilities - Gas  
 Utilities - Gas  
 Utilities - Gas  
 Utilities - Gas  
 Utilities - Gas

Total Intermountain Gas (1730):

648.00

**Intermountain Gas - Strahorn Pump Statio (1740)**

1315962484 1 Invoice 100 Slaughterhouse - Pump Station

01/23/2026

20.78

200-20-52140

Utilities - Gas

| Invoice                                                 | Seq | Type    | Description                                                     | Invoice Date | Total Cost | GL Account   | GL Account Description  |
|---------------------------------------------------------|-----|---------|-----------------------------------------------------------------|--------------|------------|--------------|-------------------------|
| Total Intermountain Gas - Strahorn Pump Station (1740): |     |         |                                                                 |              | 20.78      |              |                         |
| <b>Jane's Artifacts (1790)</b>                          |     |         |                                                                 |              |            |              |                         |
| 066222                                                  | 1   | Invoice | 1096 forms                                                      | 01/22/2026   | 1.50       | 100-01-52010 | Office Supplies         |
| Total Jane's Artifacts (1790):                          |     |         |                                                                 |              | 1.50       |              |                         |
| <b>Johnson, Chris (3890)</b>                            |     |         |                                                                 |              |            |              |                         |
| 012326                                                  | 1   | Invoice | Reimbursement - WW training - Class I Test                      | 01/23/2026   | 106.00     | 300-30-52120 | Training & Meetings     |
| 012826                                                  | 1   | Invoice | Reimbursement - Idaho WW Treatment Class I                      | 01/28/2026   | 106.00     | 300-30-52120 | Training & Meetings     |
| Total Johnson, Chris (3890):                            |     |         |                                                                 |              | 212.00     |              |                         |
| <b>L.L. Green's Hardware (1900)</b>                     |     |         |                                                                 |              |            |              |                         |
| C22516                                                  | 1   | Invoice | Supplies for back door @ City Hall                              | 01/22/2026   | 37.97      | 100-15-52090 | Supplies                |
| B495305                                                 | 1   | Invoice | Supplies for back door @ City Hall                              | 01/28/2026   | 33.97      | 100-15-52090 | Supplies                |
| C22637                                                  | 1   | Invoice | Paint for bathroom & office @ City Hall                         | 01/29/2026   | 122.97     | 100-15-52090 | Supplies                |
| Total L.L. Green's Hardware (1900):                     |     |         |                                                                 |              | 194.91     |              |                         |
| <b>Mountain Humane (2200)</b>                           |     |         |                                                                 |              |            |              |                         |
| 8062                                                    | 1   | Invoice | Q2 2025 Quarterly Impound Fees 4/1/25 - 5/31/25 - Rec 1/26/26   | 01/26/2026   | 250.00     | 100-01-56020 | Service Contracts       |
| 8500                                                    | 1   | Invoice | Q3 2025 Quarterly Impound Fees 7/1/25 - 9/30/25 - Rec. 1/26/26  | 01/26/2026   | 250.00     | 100-01-56020 | Service Contracts       |
| 8501                                                    | 1   | Invoice | Q1 2026 Quarterly Impound Fees 10/1/25 - 12/31/25 - Rec 1/26/26 | 01/26/2026   | 300.00     | 100-01-56020 | Service Contracts       |
| Total Mountain Humane (2200):                           |     |         |                                                                 |              | 800.00     |              |                         |
| <b>Napa Auto Parts (2260)</b>                           |     |         |                                                                 |              |            |              |                         |
| 249576                                                  | 1   | Invoice | Hydraulic oil - Bucket Truck                                    | 01/27/2026   | 35.27      | 100-15-51110 | Fuel                    |
| 249122                                                  | 1   | Invoice | Battery tester                                                  | 01/22/2026   | 69.99      | 100-15-52080 | Small Tools & Equipment |
| Total Napa Auto Parts (2260):                           |     |         |                                                                 |              | 105.26     |              |                         |
| <b>Ohio Gulch Transfer Station (2350)</b>               |     |         |                                                                 |              |            |              |                         |
| 00348258                                                | 1   | Invoice | Trees behind the Shop                                           | 01/13/2026   | 8.64       | 100-15-51165 | R & M - Tree Expense    |
| 00348293                                                | 1   | Invoice | Trees behind the Shop                                           | 01/13/2026   | 13.76      | 100-15-51165 | R & M - Tree Expense    |
| 00348331                                                | 1   | Invoice | Tree limbs on Lewis Lane                                        | 01/14/2026   | 13.12      | 100-15-51165 | R & M - Tree Expense    |
| Total Ohio Gulch Transfer Station (2350):               |     |         |                                                                 |              | 35.52      |              |                         |

| Invoice                                      | Seq | Type    | Description                        | Invoice Date | Total Cost | GL Account   | GL Account Description         |
|----------------------------------------------|-----|---------|------------------------------------|--------------|------------|--------------|--------------------------------|
| <b>Oxford Suites Boise (2400)</b>            |     |         |                                    |              |            |              |                                |
| BSE-16965                                    | 1   | Invoice | Lodging/Marin - Training in Boise  | 01/22/2026   | 333.99     | 100-08-52124 | Travel Expense                 |
| Total Oxford Suites Boise (2400):            |     |         |                                    |              | 333.99     |              |                                |
| <b>Palomera, Maria (2430)</b>                |     |         |                                    |              |            |              |                                |
| 217                                          | 1   | Invoice | Office Cleaning - February         | 02/02/2026   | 375.00     | 100-15-51160 | Repairs & Maintenance (General |
| Total Palomera, Maria (2430):                |     |         |                                    |              | 375.00     |              |                                |
| <b>PNC EQUIPMENT FINANCE LLC (2560)</b>      |     |         |                                    |              |            |              |                                |
| 2430922                                      | 1   | Invoice | Pierce Responder                   | 01/06/2026   | 21,169.36  | 100-05-58200 | Pierce 7400 Responder          |
| Total PNC EQUIPMENT FINANCE LLC (2560):      |     |         |                                    |              | 21,169.36  |              |                                |
| <b>Quill Corporation (2660)</b>              |     |         |                                    |              |            |              |                                |
| 47503428                                     | 1   | Invoice | Supplies                           | 01/21/2026   | 55.78      | 100-01-52090 | Supplies                       |
| 47465735                                     | 1   | Invoice | 4- Color Toner Set                 | 01/21/2026   | 570.59     | 100-05-52010 | Office Supplies                |
| 47478009                                     | 1   | Invoice | Office Supplies                    | 01/21/2026   | 56.98      | 100-01-52010 | Office Supplies                |
| 47478009                                     | 2   | Invoice | Supplies                           | 01/21/2026   | 124.55     | 100-01-52090 | Supplies                       |
| 47478009                                     | 3   | Invoice | Supplies                           | 01/21/2026   | 52.68      | 100-08-52010 | Office Supplies                |
| 47478009                                     | 4   | Invoice | Supplies                           | 01/21/2026   | 57.98      | 100-15-52090 | Supplies                       |
| Total Quill Corporation (2660):              |     |         |                                    |              | 918.56     |              |                                |
| <b>Ranchers Supply (2670)</b>                |     |         |                                    |              |            |              |                                |
| 013126                                       | 1   | Invoice | Supplies                           | 01/31/2026   | 3.66       | 100-15-52090 | Supplies                       |
| Total Ranchers Supply (2670):                |     |         |                                    |              | 3.66       |              |                                |
| <b>Rumbles Documents Solutions LL (2800)</b> |     |         |                                    |              |            |              |                                |
| 3691931937                                   | 1   | Invoice | Bobcat Toolcat - 1/15/26 - 2/14/26 | 01/21/2026   | 527.01     | 100-15-58150 | Auto/Equipment Lease (12+ mos) |
| 3691931937                                   | 2   | Invoice | Bobcat Toolcat - 1/15/26 - 2/14/26 | 01/21/2026   | 527.02     | 200-20-58150 | Auto/Equipment Lease (12+ mos) |
| 3691931937                                   | 3   | Invoice | Bobcat Toolcat - 1/15/26 - 2/14/26 | 01/21/2026   | 527.02     | 300-30-58150 | Auto/Equipment Lease (12+ mos) |
| Total Rumbles Documents Solutions LL (2800): |     |         |                                    |              | 1,581.05   |              |                                |
| <b>State Insurance Fund (3110)</b>           |     |         |                                    |              |            |              |                                |
| 30708461                                     | 1   | Invoice | GF WC Insu                         | 01/26/2026   | 2,716.00   | 100-01-50015 | Workers Compensation Insurance |
| 30708461                                     | 2   | Invoice | WF WC Insur                        | 01/28/2026   | 300.00     | 200-20-50015 | Workers Compensation Insurance |
| 30708461                                     | 3   | Invoice | WWF WC Insur                       | 01/26/2026   | 316.00     | 300-30-50015 | Workers Compensation Insurance |

| Invoice                                                | Seq | Type    | Description                                   | Invoice Date | Total Cost | GL Account   | GL Account Description         |
|--------------------------------------------------------|-----|---------|-----------------------------------------------|--------------|------------|--------------|--------------------------------|
| Total State Insurance Fund (3110):                     |     |         |                                               |              | 3,332.00   |              |                                |
| <b>Studio 360 Design (4390)</b>                        |     |         |                                               |              |            |              |                                |
| 11210                                                  | 1   | Invoice | Website Management                            | 02/02/2026   | 420.00     | 100-01-51060 | Computer IT Support            |
| Total Studio 360 Design (4390):                        |     |         |                                               |              | 420.00     |              |                                |
| <b>Thatcher Company (3270)</b>                         |     |         |                                               |              |            |              |                                |
| 2026100100                                             | 1   | Invoice | Chlorine for WW Treatment Plant               | 01/21/2026   | 9,885.90   | 300-30-52090 | Supplies                       |
| 2025100901                                             | 1   | Invoice | Credit - returned cylinders                   | 12/19/2025   | 2,800.00-  | 300-30-52090 | Supplies                       |
| Total Thatcher Company (3270):                         |     |         |                                               |              | 7,085.90   |              |                                |
| <b>The Bancorp Bank, N.A. (3290)</b>                   |     |         |                                               |              |            |              |                                |
| 721848                                                 | 1   | Invoice | 1/3 Chevy 5500 lease/February                 | 01/30/2026   | 608.66     | 100-15-58150 | Auto/Equipment Lease (12+ mos) |
| 721848                                                 | 2   | Invoice | 1/3 Chevy 5500 lease/February                 | 01/30/2026   | 608.66     | 200-20-58150 | Auto/Equipment Lease (12+ mos) |
| 721848                                                 | 3   | Invoice | 1/3 Chevy 5500 lease/February                 | 01/30/2026   | 608.66     | 300-30-58150 | Auto/Equipment Lease (12+ mos) |
| Total The Bancorp Bank, N.A. (3290):                   |     |         |                                               |              | 1,825.98   |              |                                |
| <b>ToreUp (3360)</b>                                   |     |         |                                               |              |            |              |                                |
| 70994                                                  | 1   | Invoice | Shredding Bin                                 | 02/03/2026   | 45.00      | 100-01-51080 | Dues & Memberships             |
| Total ToreUp (3360):                                   |     |         |                                               |              | 45.00      |              |                                |
| <b>Valley Wide Cooperative (3510)</b>                  |     |         |                                               |              |            |              |                                |
| J94712                                                 | 1   | Invoice | Fuel- Card #3816394                           | 01/23/2026   | 73.91      | 100-05-51110 | Fuel                           |
| J91319                                                 | 1   | Invoice | Fuel - Card #3816393                          | 01/21/2026   | 64.98      | 100-05-51110 | Fuel                           |
| G61715                                                 | 1   | Invoice | Fuel credit allowance                         | 01/20/2026   | 12.99-     | 100-15-51110 | Fuel                           |
| Total Valley Wide Cooperative (3510):                  |     |         |                                               |              | 125.90     |              |                                |
| <b>Water Dynamics, LLC dba Magic Valley Lab (3560)</b> |     |         |                                               |              |            |              |                                |
| 37480                                                  | 1   | Invoice | Monthly bacteria testing                      | 01/26/2026   | 162.00     | 200-20-52110 | Test Samples - Water & Sewer   |
| 37481                                                  | 1   | Invoice | Annual required samples                       | 01/26/2026   | 2,876.00   | 200-20-52110 | Test Samples - Water & Sewer   |
| Total Water Dynamics, LLC dba Magic Valley Lab (3560): |     |         |                                               |              | 3,038.00   |              |                                |
| <b>White Cloud Communications, Inc. (3650)</b>         |     |         |                                               |              |            |              |                                |
| 110157                                                 | 1   | Invoice | Radio Service - Public Works Dept. - February | 02/01/2026   | 20.00      | 100-15-56045 | Radio Fees                     |

| Invoice                                        | Seq | Type    | Description                                   | Invoice Date | Total Cost | GL Account   | GL Account Description |
|------------------------------------------------|-----|---------|-----------------------------------------------|--------------|------------|--------------|------------------------|
| 110157                                         | 2   | Invoice | Radio Service - Public Works Dept. - February | 02/01/2026   | 20.00      | 200-20-56045 | Radio Fees             |
| 110157                                         | 3   | Invoice | Radio Service - Public Works Dept. - February | 02/01/2026   | 20.00      | 300-30-56045 | Radio Fees             |
| 110004                                         | 1   | Invoice | Radio Service - Public Works Dept. - January  | 01/01/2026   | 20.00      | 100-15-56045 | Radio Fees             |
| 110004                                         | 2   | Invoice | Radio Service - Public Works Dept. - January  | 01/01/2026   | 20.00      | 200-20-56045 | Radio Fees             |
| 110004                                         | 3   | Invoice | Radio Service - Public Works Dept. - January  | 01/01/2026   | 20.00      | 300-30-56045 | Radio Fees             |
| Total White Cloud Communications, Inc. (3650): |     |         |                                               |              | 120.00     |              |                        |
| Grand Totals:                                  |     |         |                                               |              | 101,105.05 |              |                        |

Report GL Period Summary

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



# 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 – February 2, 2026

**Prepared by:**  
**Greg Beaver, Fire Chief**  
**Date:** February 9, 2026

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### Department Initiatives

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

- 1. Fire Incident Reporting Software:** Fire incident reporting has transitioned from NFIRS to the new NERIS system, effective January 1st. This change has created challenges for the third-party company we use to manage our reports. As a result, I have been spending a significant amount of time working through these issues. Please be aware that reports may look different for the next few months while the transition is completed.
- 2. Winter Fire Safety:** To stay safe this winter, maintain a safe distance (at least 3 feet) from all heating equipment, ensure smoke alarms are working, and keep flammable items away from heat sources like fireplaces and space heaters. Have your heating equipment inspected annually, never use an oven to heat your home, and never leave candles or portable heaters unattended.

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.

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### Incident Report – January 1 to February 2, 2025

- **Total Incidents:** 9
- **Average Turnout per Incident:** 3 personnel
- **Overall Average Response Time:** 6 minutes, 56 seconds

**Incident Breakdown:**

- Fires: 1
- Overpressure Rupture: 0
- Rescue & Emergency Medical Service: 6
- Hazardous Condition (No Fire): 0
- Service Calls: 0
- Good Intent Calls: 0
- Smoke scare, order of smoke: 0
- False Alarms & False Calls: 2
- Severe Weather & Natural Disaster: 0

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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 fluid and cursive, with a long horizontal stroke extending to the right.

NERIS Incident Type Report Summary - Monthly DRAFT

| NERIS Agency Name                                                                      | Incident Type | Incident Primary Incident Type Category 2 (filIncident.03) | Incident Primary Incident Type ID (filIncident.03) | Incident Primary Incident Type Value (filIncident.03)    | Incident Additional Incident Type Category 1 (filIncident.04) | Incident Additional Incident Type Category 2 (filIncident.04) | Dispatch Call Create Date Time (fiDispatch.10) | Total Incidents | Total Incidents Percent of Incidents |
|----------------------------------------------------------------------------------------|---------------|------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------|-----------------|--------------------------------------|
| <b>Incident Primary Incident Type Category 1 (filIncident.03): Fire</b>                |               |                                                            |                                                    |                                                          |                                                               |                                                               |                                                |                 |                                      |
| Bellevue FD                                                                            | Fire NERIS    | Structure Fire                                             | 209                                                | FIRE  STRUCTURE_FIRE  STRUCTURAL_INVOLVEMENT_FIRE        |                                                               |                                                               | 01/09/2026 09:49:44                            | 1               | 11.11%                               |
|                                                                                        |               |                                                            |                                                    |                                                          |                                                               |                                                               |                                                | <b>Total: 1</b> |                                      |
| <b>Incident Primary Incident Type Category 1 (filIncident.03): Hazardous Situation</b> |               |                                                            |                                                    |                                                          |                                                               |                                                               |                                                |                 |                                      |
| Bellevue FD                                                                            | Fire NERIS    | Hazard Nonchemical                                         | 209                                                | HAZSIT  HAZARD_NONCHEM  MOTOR_VEHICLE_COLLISION          |                                                               |                                                               | 01/05/2026 08:00:45                            | 1               | 11.11%                               |
| Bellevue FD                                                                            | Fire NERIS    | Hazard Nonchemical                                         | 209                                                | HAZSIT  HAZARD_NONCHEM  MOTOR_VEHICLE_COLLISION          |                                                               |                                                               | 01/06/2026 17:54:40                            | 1               | 11.11%                               |
| Bellevue FD                                                                            | Fire NERIS    | Hazard Nonchemical                                         | 209                                                | HAZSIT  HAZARD_NONCHEM  MOTOR_VEHICLE_COLLISION          |                                                               |                                                               | 01/10/2026 18:29:37                            | 1               | 11.11%                               |
| Bellevue FD                                                                            | Fire NERIS    | Hazard Nonchemical                                         | 209                                                | HAZSIT  HAZARD_NONCHEM  MOTOR_VEHICLE_COLLISION          |                                                               |                                                               | 01/13/2026 16:13:21                            | 1               | 11.11%                               |
| Bellevue FD                                                                            | Fire NERIS    | Hazardous Materials                                        | 209                                                | HAZSIT  HAZARDOUS_MATERIALS  BIOLOGICAL_RELEASE_INCIDENT |                                                               |                                                               | 01/15/2026 19:40:13                            | 1               | 11.11%                               |
|                                                                                        |               |                                                            |                                                    |                                                          |                                                               |                                                               |                                                | <b>Total: 5</b> |                                      |
| <b>Incident Primary Incident Type Category 1 (filIncident.03): No Emergency</b>        |               |                                                            |                                                    |                                                          |                                                               |                                                               |                                                |                 |                                      |
| Bellevue FD                                                                            | Fire NERIS    | False Alarm                                                | 209                                                | NOEMERG  FALSE_ALARM  ACCIDENTAL_ALARM                   |                                                               |                                                               | 01/22/2026 18:53:14                            | 1               | 11.11%                               |
|                                                                                        |               |                                                            |                                                    |                                                          |                                                               |                                                               |                                                | <b>Total: 1</b> |                                      |
| <b>Incident Primary Incident Type Category 1 (filIncident.03): Public Service</b>      |               |                                                            |                                                    |                                                          |                                                               |                                                               |                                                |                 |                                      |
| Bellevue FD                                                                            | Fire NERIS    | Alarms (Non Medical)                                       | 209                                                | PUBSERV  ALARMS_NONMED  FIRE_ALARM                       |                                                               |                                                               | 01/23/2026 06:50:47                            | 1               | 11.11%                               |
|                                                                                        |               |                                                            |                                                    |                                                          |                                                               |                                                               |                                                | <b>Total: 1</b> |                                      |
| <b>Incident Primary Incident Type Category 1 (filIncident.03): Rescue</b>              |               |                                                            |                                                    |                                                          |                                                               |                                                               |                                                |                 |                                      |
| Bellevue FD                                                                            | Fire NERIS    | Structure                                                  | 209                                                | RESCUE  STRUCTURE  EXTRICATION_ENTRAPPED                 |                                                               |                                                               | 01/15/2026 10:38:15                            | 1               | 11.11%                               |
|                                                                                        |               |                                                            |                                                    |                                                          |                                                               |                                                               |                                                | <b>Total: 1</b> |                                      |
|                                                                                        |               |                                                            |                                                    |                                                          |                                                               |                                                               |                                                | <b>Total: 9</b> |                                      |

**Report Criteria**

Dispatch Call Create Date Time (fiDispatch.10): Is Equal To Last Month

Neris Agency Name: Is In Bellevue FD



## Memorandum

**To: Bellevue Common Council**

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

**Re: Department Report**

**Date: February 9, 2026**

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### **Building**

See attached Building Permit Report.

### **Current Planning**

In December, staff received one (1) final plat application. The “cleanup” code amendment was heard by the Bellevue Planning & Zoning Commission, and will be noticed for an upcoming public hearing with the Council.

### **Long Range Planning**

The Comprehensive Plan Youth Advisory Committee met and discussed policies and the Advisory Committee will be meeting in February.

January’s theme was “Accommodating and Diverse” and received 38 responses.

February’s theme is “Stewardship of Nature and Public Spaces.” A survey will be live prior to the Council meeting at [bellevueidaho.gov/surveys](http://bellevueidaho.gov/surveys).

### **Grants**

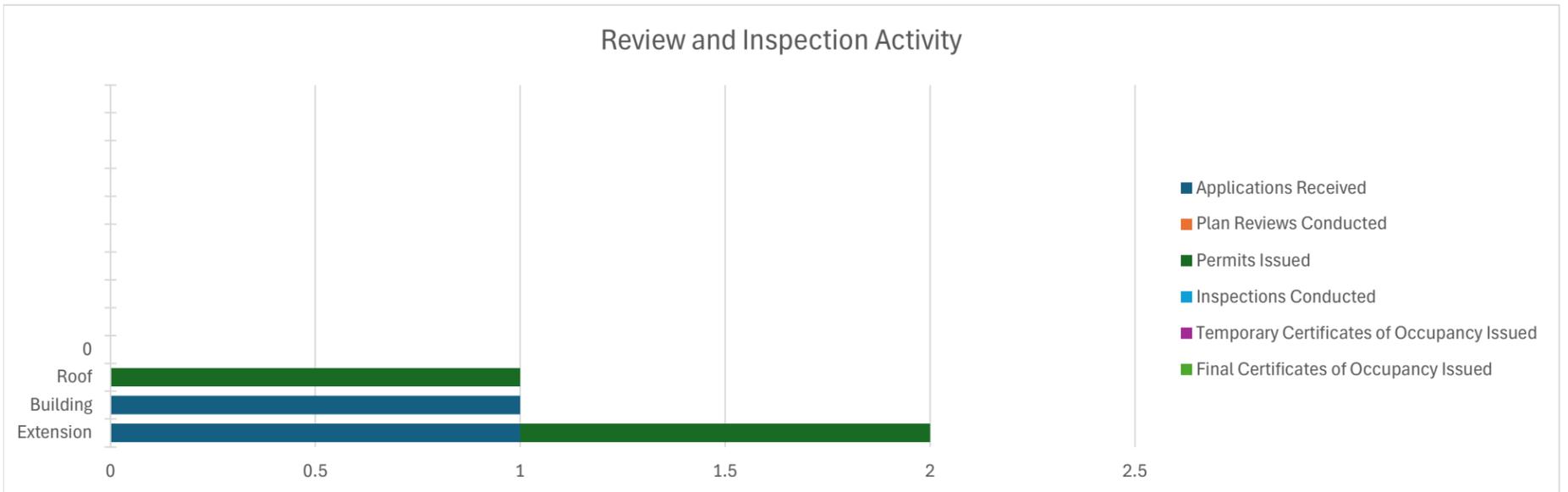
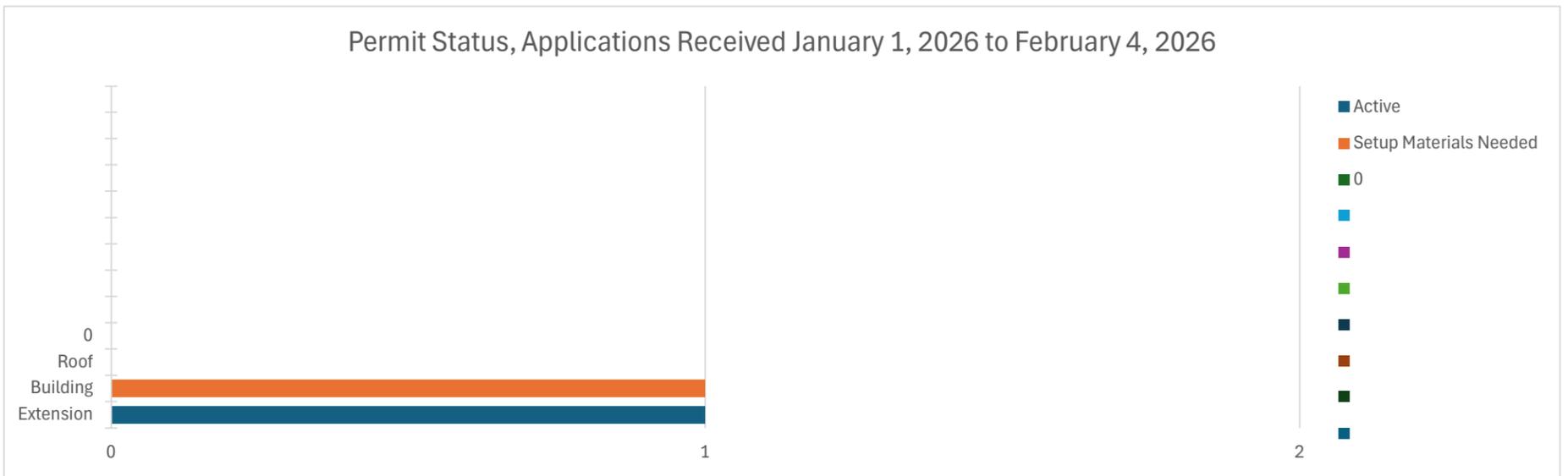
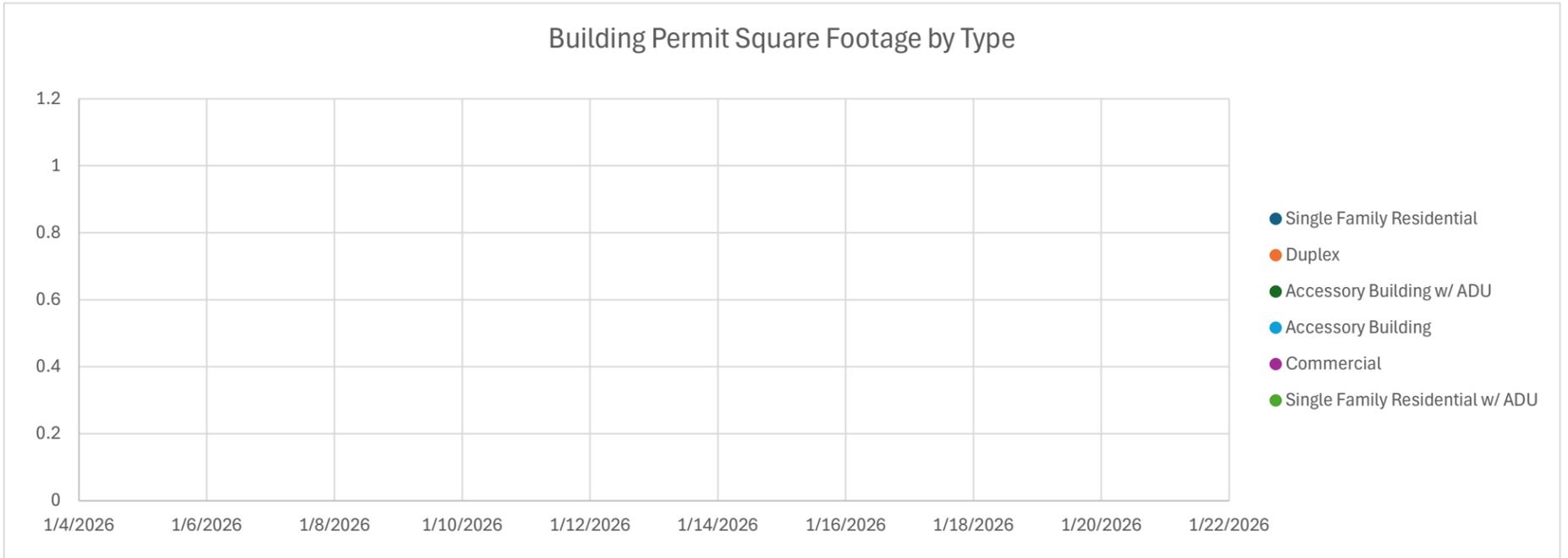
Staff met with the Idaho Heritage Trust’s consulting historical architect to gather more information regarding the foundation repair at the Old City Hall.

Staff has submitted a applications for the Government Leading by Example and Energy Efficiency Block Grant to conduct and energy audit and fund weatherization improvements to Bellevue City Hall, respectively.



# Building Permit Report

Reporting Period (January 1, 2026 to February 4, 2026)



Bellevue Marshal's Office



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

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## City Council Report

Date: 02/02/2026

### January Report

In January, the Bellevue Marshal's Office responded to a total of 304 calls for service (CFS), which resulted in:

Year to Date

22 case reports

86 citations issued

12 arrests made

|                  |         |
|------------------|---------|
| Call for service | 304     |
| Case Reports     | 22      |
| Citations        | 86      |
| Arrests          | 12      |
| ALPR plate reads | 404,502 |
| ALPR Searches    | 5       |

January was a relatively slow month, even by typical January standards. BMO conducted Tactical Combat Casualty Care (TCCC) training, and City staff were invited to attend. The training was well attended and provided valuable instruction on recognizing life-threatening injuries and administering appropriate care prior to EMS arrival. Additionally, Deputy Marin attended a crime scene investigation course in Boise.

February is expected to be a busy month due to staffing challenges. I will be out of the office from February 13 through March 10. During that same time frame, Deputy Thayer may also be unavailable due to the anticipated birth of his and his wife's third child. These absences will require adjustments to staffing and scheduling to ensure continued coverage. The Blaine County Sheriff's Office has graciously stepped into assist during the staffing challenges.

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

Thank you,  
K. Gaston



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208-7883692

Cases by Month

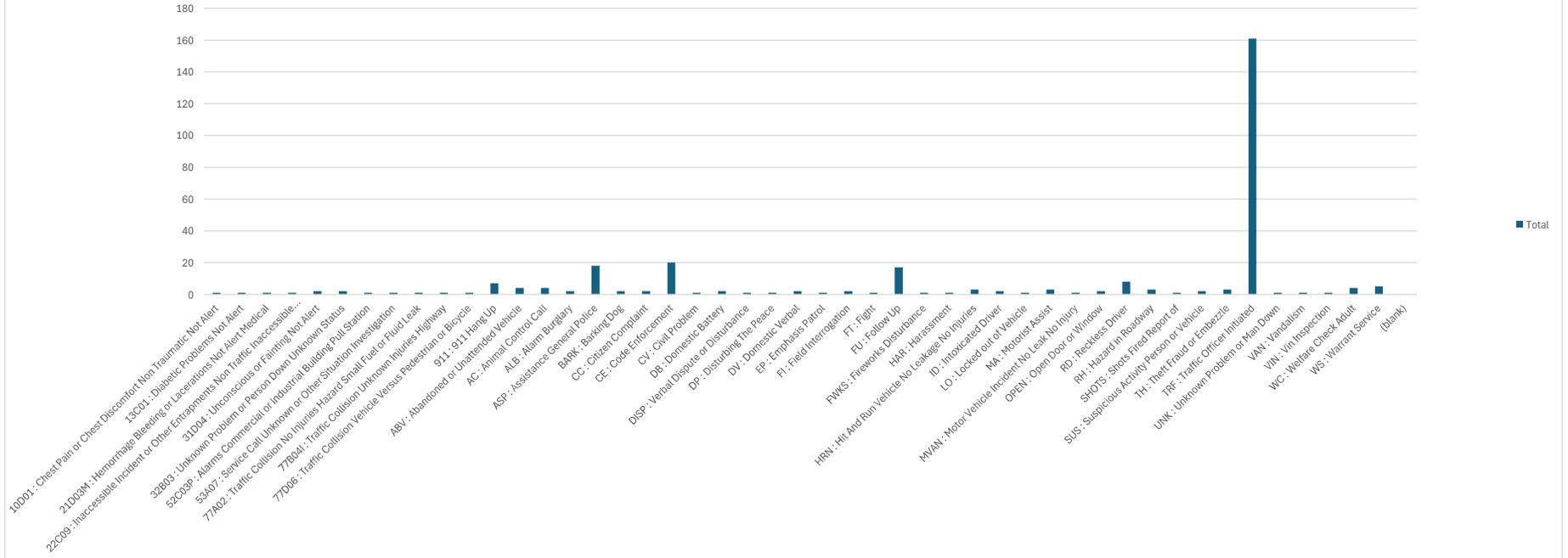
Printed on February 2, 2026

|             | Start Date/Time | Primary Officer | Statutes/Offenses                   | Disposition           |
|-------------|-----------------|-----------------|-------------------------------------|-----------------------|
| BMO20260022 | 01/31/26 18:53  | Thayer, Joseph  | 18-8001 - DRIVING WITHOUT           | 18-8001 - DRIVING     |
| BMO20260021 | 01/31/26 07:40  | Shelamer, Mike  | OFF-BATTERY - OFFICER               | OFF-BATTERY -         |
| BMO20260020 | 01/30/26 21:23  | Thayer, Joseph  | 49-301 - MOTOR VEHICLES -           | 49-301 - MOTOR        |
| BMO20260019 | 01/29/26 20:15  | Marin, Emanuel  | OFF-WELFARE - OFFICER               | OFF-WELFARE -         |
| BMO20260018 | 01/28/26 22:21  | Marin, Emanuel  | 49-301 - MOTOR VEHICLES -           | 49-301 - MOTOR        |
| BMO20260017 | 01/28/26 14:11  | Gaston, Kirtus  | OFF-WELFARE - OFFICER               | OFF-WELFARE -         |
| BMO20260016 | 01/25/26 15:04  | Gaston, Kirtus  | 49-301 - MOTOR VEHICLES -           | 49-301 - MOTOR        |
| BMO20260015 | 01/18/26 21:51  | Thayer, Joseph  | 10-50 - TRAFFIC ACCIDENT            | 10-50 - TRAFFIC       |
| BMO20260012 | 01/16/26 15:53  | Shelamer, Mike  | 19-512 - WARRANT ARREST MIS         | 19-512 - WARRANT      |
| BMO20260011 | 01/16/26 10:15  | Shelamer, Mike  | OFF-THEFT - OFFICER REPORT -        | OFF-THEFT - OFFICER   |
| BMO20260014 | 01/17/26 15:46  | Shelamer, Mike  | 5.09 - BMO - Dog Running at Large   | 5.09 - BMO - Dog      |
| BMO20260013 | 01/16/26 19:09  | Marin, Emanuel  | 49-808 - MOTOR VEHICLES -           | 49-808 - MOTOR        |
| BMO20260010 | 01/15/26 19:40  | Marin, Emanuel  | OFF-WELFARE - OFFICER               | OFF-WELFARE -         |
| BMO20260005 | 01/07/26 08:29  | Shelamer, Mike  | OFF-CIVIL - OFFICER REPORT -        | OFF-CIVIL - OFFICER   |
| BMO20260009 | 01/10/26 15:24  | Gaston, Kirtus  | 19-512 - WARRANT ARREST MIS         | 19-512 - WARRANT      |
| BMO20260007 | 01/09/26 20:49  | Marin, Emanuel  | 6.3.4 - BMO - Parking Restrictions; | 6.3.4 - BMO - Parking |
| BMO20260006 | 01/09/26 18:10  | Marin, Emanuel  | 49-638 - MOTOR VEHICLES -           | 49-638 - MOTOR        |
| BMO20260008 | 01/09/26 22:15  | Marin, Emanuel  | 37-2734A(1) - DRUG                  | 37-2734A(1) - DRUG    |
| BMO20260003 | 01/05/26 22:43  | Marin, Emanuel  | 23-505(2)(misd) - ALCOHOL           | 23-505(2)(misd) -     |
| BMO20260002 | 01/01/26 17:19  | Gaston, Kirtus  | OFF-BATTERY - OFFICER               | OFF-BATTERY -         |
| BMO20260001 | 01/01/26 13:16  | Gaston, Kirtus  | 49-1401(3) - MOTOR VEHICLES -       | 49-1401(3) - MOTOR    |
| BMO20260004 | 01/06/26 17:53  | Marin, Emanuel  | 49-1401(3) - MOTOR VEHICLES -       | 49-1401(3) - MOTOR    |

**Total Records: 22**

Count of CFS #

Total



Incident Code

Total



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208-7883692

BMO Citation - By Officer, By Offense

Printed on February 2, 2026

[Citation->Issued Date/Time] is between '2026-01-01 00:00:00' and '2026-01-31 23:59:59' and

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

---

**Ticket #**

## **Gaston, Kirtus**

BEP350-0817

BEP350-0836

BEP350-0826

**MOTOR VEHICLES - DRIVERS LICENSE FAIL TO PURCHASE/INVALID Total: 3**

BEP350-0819

**MOTOR VEHICLES - INATTENTIVE DRIVING Total: 1**

BEP350-0820

**MOTOR VEHICLES - PASSENGER SAFETY FOR CHILDREN Total: 1**

BEP350-0837

**MOTOR VEHICLES - RECKLESS DRIVING Total: 1**

BEP350-0831

BEP350-0832

BEP350-0834

BEP350-0825

BEP350-0833

BEP350-0824

BEP350-0823

BEP350-0822

BEP350-0821

BEP350-0818

BEP350-0830

BEP350-0839

BEP350-0828

BEP350-0835

**MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 14**

BEP350-0829

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

BEP350-0826

BEP350-0838

BEP350-0820

BEP350-0827

**MOTOR VEHICLES - STOP SIGN - FAIL TO STOP/YIELD FROM Total: 4**

**Gaston, Kirtus Total: 25**

Ticket #

**Marin, Emanuel**

BEP355-0128

**ALCOHOL BEV-CONSUME / POSS. OPEN CONTAINER (DRIVER) Total: 1**

BEP355-0135

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

BEP355-0151

**DRIVING WITHOUT PRIVILEGES - infraction Total: 1**

BEP355-0135

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

BEP355-0126

BEP355-0131

BEP355-0136

BEP355-0149

**MOTOR VEHICLES - DRIVERS LICENSE FAIL TO PURCHASE/INVALID Total: 4**

BEP355-0152

BEP355-0146

**MOTOR VEHICLES - DRIVERS LICENSE - MISDEMEANOR Total: 2**

BEP355-0127

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

BEP355-0132

**MOTOR VEHICLES - FOLLOWING TOO CLOSELY - ALLOW SUFFICIENT SPACE Total: 1**

BEP355-0150

**MOTOR VEHICLES - IMPROPER CHANGING OF LANES Total: 1**

BEP355-0129

**MOTOR VEHICLES - INATTENTIVE DRIVING Total: 1**

BEP355-0143

BEP355-0149

**MOTOR VEHICLES - PASSENGER SAFETY FOR CHILDREN Total: 2**

BEP355-0127

BEP355-0148

**MOTOR VEHICLES - REGISTRATION - FAIL TO REGISTER ANNUALLY Total: 2**

BEP355-0133

BEP355-0142

**MOTOR VEHICLES - REGISTRATION - FAIL TO SIGN, GIVE ADDRESS, DESCRIBE MV Total: 2**

BEP355-0145

**MOTOR VEHICLES - SIGNAL - FAIL TO SIGNAL VIOLATIONS Total: 1**

BEP355-0153

BEP355-0151

BEP355-0137

BEP355-0138

BEP355-0139

BEP355-0140

**Ticket #**

BEP355-0130

BEP355-0141

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

BEP355-0144

**MOTOR VEHICLES - SPEED VIOLATIONS Total: 1**

BEP355-0134

BEP355-0143

**MOTOR VEHICLES - STOP SIGN - YIELD SIGN VIOLATIONS Total: 2**

**Marin, Emanuel Total: 32**

**Shelamer, Mike**

3631

**BMO - Dog Running at Large Total: 1**

BEP365-0933

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

BEP365-0939

**MOTOR VEHICLES - DISTRACTED DRIVING Total: 1**

BEP365-0934

**MOTOR VEHICLES - DRIVERS LICENSE - INFRACTION Total: 1**

BEP365-0935

BEP365-0929

BEP365-0941

BEP365-0942

BEP365-0934

BEP365-0936

**MOTOR VEHICLES - FAIL TO PROVIDE PROOF OF INSURANCE - infraction Total: 6**

BEP365-0938

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

BEP365-0937

BEP365-0939

BEP365-0940

BEP365-0944

BEP365-0926

BEP365-0932

BEP365-0931

BEP365-0930

BEP365-0928

BEP365-0946

BEP365-0927

BEP365-0943

BEP365-0945

**MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 13**

**Shelamer, Mike Total: 24**

Ticket #

**Thayer, Joseph**

BEP370-0607

**DRIVING WITHOUT PRIVILEGES - misdemeanor Total: 1**

BEP370-0604

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

bep370-0606

**MOTOR VEHICLES - DRIVERS LICENSE - MISDEMEANOR Total: 1**

BEP370-0604

**MOTOR VEHICLES - OPERATE VEHICLE WITHOUT LIABILITY INSURANCE - infraction Total: 1**

BEP370-0604

**MOTOR VEHICLES - PASSENGER SAFETY FOR CHILDREN Total: 1**

**Thayer, Joseph Total: 5**

**Total Records: 86**



## Memorandum

**To: Mayor Giordani and The Bellevue Common Council**

**From: Amy Phelps, City Clerk**

**Re: Department Report**

**Date: February 9, 2025**

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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: 2
- Mobile Food Vendor License Application : 0
- Alcoholic Beverage License Renewals: 0

### **Public Records Request:**

- Public Records Requests for the Month of January: 7

During the month of January, the Clerk's Office focused on business licensing compliance, website administration, records management, electronic permitting implementation, and personnel policy research.

### **Business Licensing**

The Clerk's Office followed up with businesses that did not renew their annual business licenses by the deadline. At this time, four businesses remain out of compliance; however, all are currently in communication with the City and are working toward compliance.

### **Website Administration**

Website maintenance required a significant amount of staff time this month as ongoing issues were addressed and updates were made. As the City's website is managed internally and staff are continuing to build proficiency with WordPress, we are exploring options for monthly website support and hosting services. We are currently awaiting estimates for as-needed technical assistance and managed hosting so the website can be monitored, security updates and plugins can be maintained, and recurring technical issues can be minimized going forward.

**Records Management and Public Access**

All City Council meeting minutes from 2019 to the present have been uploaded to the City website. The Clerk's Office continues to scan and locate permanent records for inclusion online, which may provide a more cost-effective and accessible approach to managing permanent records while improving public access.

**Electronic Forms and Permitting**

Electronic forms from Civic Review have been added to the City website and are now essentially operational. Minor adjustments are ongoing to ensure a smooth user experience. An all-staff training is scheduled for Tuesday, February 10, 2026, to support a successful transition to electronic permitting and licensing processes.

**Personnel Policy Review**

The Clerk's Office is researching further potential updates to the City's personnel policies, including paid time off (PTO) options and other benefits. This research is focused on identifying policies that are practical for a small municipality while supporting employee recruitment and retention. Benefits play an important role in small city government, particularly where compensation structures differ from the private sector.



## MEMORANDUM

TO: Bellevue Common Council

FROM: Shelly Shoemaker, Treasurer

RE: Department Report

DATE: February 9, 2026

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January is a time of transition with the preparation of yearly employee W-2's and 1099s. As with any new software, verifying the data in transition during the final quarter of the year required time and attention for the last month. We are now in the final stage of onboarding with Paylocity to set up the General Ledger transfer of data from Paylocity to Caselle. This should be completed in the next week or so. The process of this software change also involves ongoing support to staff and Common Council.

Several public records requests for detailed financials required my attention in addition to regular duties of my position.

I updated the website with the most recent financial reports, including my monthly/quarterly Treasurer's reports as well as year-end for fiscal year 2025.

My part of the transition to Civic Review software was the setup of payments from Civic Review through Xpress Bill Pay and finally to Caselle. That process is now complete and ready to go.

Regular duties of my position include monthly reconciliation of 16 bank accounts, processing weekly non-utility payments and monitoring the Accounts Payable process, payroll and all financial transactions.

I am also researching and preparing for the upcoming budget preparation for fiscal year 2027.

If you have any questions, please contact me anytime.

Library Staff Report  
February 2026

Mayor and Council:

Here is what has been happening at the library.

- Preparing for the “Wood River Winter Reading Program” with the Hailey, Stanley and Community Libraries. This is a valley wide program aimed at teens and adults, to bring the community together, while reading the same book. This year’s pick is Frankenstein: The 1818 Text by Mary Shelley.
- Tech Corner was last offered on January 29, from 10-12 pm. Stay tuned for February dates.
- All signatures have been collected for the Districting Levy. Next, we will be presenting our library district proposal to the County Commissioners at their February meeting. Any questions or concerns regarding this process are welcomed and appreciated. Feel free to reach out.
- Scouting of America (formerly the Boy Scouts of America) is creating a new scouting unit here in Bellevue. The library will temporarily host Pack 13 (Mountain West Council) for meetings and community gatherings.
- Continuing in person/classroom reading at Bellevue Elementary School with the My First Books program, geared for preschoolers and Kindergarteners.
- All this and more happening at the BELLEVUE LIBRARY!!! 😊 As always, children’s story time, Wednesdays at 11:45 am. For more up to date library information and PICTURES of our events, please like us on Facebook!

~Kristin

New Books:

Broken Country by Clare Leslie Hall  
My Friends by Fredrik Backman  
Everything Is Tuberculosis by John Green  
The Compound by Aisling Rawle  
The Black Wolf by Louise Penny  
Buffalo Hunter Hunter by Srephen Graham Jones

What I’m Reading: Frankenstein: The 1818 Text by Mary Shelley



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## Public Works February 9th Update

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### City Assets

I received an estimate from Dusty's Electric to perform work on the lights that have been out from DL Evans north to Kirtley Street. There are 11 lights not functioning along that line, and three lights are nonexistent or missing. It was originally thought that the lights still standing could be repaired. The first four lights on the south end were fixed by replacing the ballasts. The electricians managed to get all seven working for a short time but found irregular amp and voltage readings, indicating bad drop lines north from the south Atkinson's entrance.

While working on this section, one of the electricians sustained a shock from one of the lights. It was determined at that point that there was a direct ground in the line they originally thought was good. There are two drop lines—120 volts each, for a total of 240 volts—running from DL Evans to Kirtley. However, it was discovered early on that one line was broken in two. Although all the lights could technically run on the single 120 volt line, there is only a partial connection beginning at the south side of the south entrance into Atkinson's. The lights from Atkinson's entrance to Kirtley were disconnected because the line was deemed dangerous due to the shocking and grounding issues.

The fix for the remaining three lights—and the two locations where lights are missing—is to trench or bore and install new lines from the south entrance to Kirtley.

All that said, our streetlight budget for the year has now been spent. We either need to amend the budget and add funds or postpone the work until the next budget cycle.

In short: we have four additional lights working north of DL Evans, and all the existing lights along that line can function—they simply need power. What did we learn during this attempt to repair the lights? A trained electrician was shocked,



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fortunately without injury, demonstrating that this type of work should only be performed by trained professionals. Had it been a city employee, the outcome could have been much worse. If the downed or missing lights had been repaired when the incident occurred, the overall repair process would have been far easier and less expensive. I strongly urge that ignoring downed lights instead of submitting paperwork to insurance and repairing them immediately never happens again.

Lastly, while we replaced every light bulb in this section (because they had been exposed to the weather without globes), it became clear as the electricians worked north that bad bulbs—or staff failing to replace them—was not the problem.

Generally, no problem is too big or too difficult to be fixed. Also true is that those who oversimplify the problem are rarely the ones doing the fixing.

#### Other Asset Activities

Cleaning trails in the preserve of garbage, animal waste, and downed trees and branches, including garbage blown or thrown off the high bank of the alley west of Main Street from one end of town to the other, as well as picking up garbage and cigarette butts at bus stops and in the gutters.

Trimming any low hanging branches or shrubs encroaching on the Main Street sidewalks, the Cedar Street sidewalks around Memorial Park, and the length of Fifth Street.

With the warmer weather, we were able to grade the gravel streets in town. We also placed crushed rock on South Second Street and graded it out. It should give the clay base more traction and help build up the road for additional material this spring.

Once again, we filled potholes that continue to develop. The better we keep up with them now, the fewer we will have in the spring.

Both Ethan and Tracy have been studying—Ethan in the Water Program and Tracy in Wastewater.



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We have also been painting, finishing the back door in Marcy's office and currently painting the restroom.

We took down the Christmas light banner across Main Street after a taller-than-usual truck hit it heading north, and again on its return south through town. No damage occurred that cannot be repaired.

## **Water**

### **Meter Project**

Meter has been replaced at Riverside RV Park. We continue to refine the meter account list and are working with Neptune and Cassell to get the accounts and meters to match appropriately. We are recording the data we are receiving and intend to provide the average residential use in the next few weeks using data collected from Nov-February. We hope that we can use that data to get individual usage data to customers in May.

### **Water Project**

The final facility plan is currently under review, and we have received a second extension to the CAS from DEQ. The dates on the new schedule are based on achievable timelines and recommendations from the Merrick team.

### **Water Operations**

We continue to complete the required sampling for the year, all annual samples have been completed to include PFAS Sampling at the wells and spring. DEQ has also said we will test for PFAS at the Spring diversion box which will be completed once we receive the sampling kit and a second sample will be taken in the fall.



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## **Wastewater**

### **Plant Progress**

Continue with SCADA updates and managing the lagoons and RI Basins. We have connected the alarms for the Chlorine room and Air Quality Sensor to the SCADA system and now get text and emails when activated.

### **Collections**

Operations continue as normal and identifying priority projects for the next Budget cycle or sooner depending on available funds.

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### City of Bellevue - Meter Project - Item Tracking

The following table presents the ongoing status of the project and the anticipated completion dates of work to be done. The items marked in green indicate completion.

|          |             |         |
|----------|-------------|---------|
| Complete | In Progress | Waiting |
|----------|-------------|---------|

| # | Work Item                                                                                                                   | Employee | Anticipated Completion Date | Actual Completion Date                                                                                                                                           |
|---|-----------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Make list of mismatched MIU/Meter/Addresses, enter/cross reference all the physical meter tags with information in Caselle. | KB       | August 14                   | August 7                                                                                                                                                         |
| 2 | Neptune Data Sinking with COB Tablets, and accounts.                                                                        | CJ/KB    | March                       | Nov 4 <sup>th</sup> Rep came and facilitated a training and answered questions on collecting data, troubleshooting issues and working with the billing software. |
| 3 | Neptune Read with location pins to ensure match of meter and resident                                                       | CJ       | 2026                        | All meters will need to be located and imported to a GIS reference system                                                                                        |
| 4 | Website updates on water meter project:                                                                                     | CJ/KB    | March                       | Ongoing                                                                                                                                                          |



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|    |                                                                                    |         |          |                                                                                                                               |
|----|------------------------------------------------------------------------------------|---------|----------|-------------------------------------------------------------------------------------------------------------------------------|
|    | highlights, talk about billing changes, why this is necessary                      |         |          |                                                                                                                               |
| 5  | Social Media Campaign: Inform citizens of changes and have educational information | CJ/KB   | April    | Ongoing                                                                                                                       |
| 6  | Create information insert for physical bills and electronic bills                  | CJ/KB   | March    | TBD/ Caselle is trying to figure out how Haileys bill imports the information.                                                |
| 7  | Meter billing training with Shelly/TBD                                             | CJ/KB   | February | We continue to have challenges with Caselle duplicating accounts, but we received training from the Neptune Support Team. TBD |
| 8  | ALL water billing be moved to water department                                     | TBD     | March    | TBD                                                                                                                           |
| 9  | Breakdown/itemize water bills to show metered water usage, bond fees, etc.         | CJ/TBD  | May      | TBD                                                                                                                           |
| 10 | Mitigation Plan for “no-read meters”: battery life, replacement needs etc.         | CJ /TBD | April    |                                                                                                                               |
| 11 | Monitor/Adapt any pinch points with reads                                          | CJ/TBD  | Feb-May  |                                                                                                                               |
| 12 | Bill for metered usage                                                             | CJ/TBD  | May      |                                                                                                                               |



## Memorandum

**To:** Bellevue Common Council

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

**Re:** TA-25-01 – Cleanup Amendment Public Hearing

**Date:** February 9, 2026

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### Background

The Community Development Department maintains notes on the City of Bellevue’s Zoning (Title 10), Subdivision (Title 11), and Floodplain (Title 12) ordinances throughout the summer for opportunities to improve the existing code for readability, consistency, enforcement, and similar. These notes are then compiled into a “cleanup” amendment to be processed over the winter. The intent of this amendment is not to introduce or significantly change policies, but rather to improve the existing policies in code.

The Council conducted a work session on the proposed amendments at the November 24, 2025 meeting. The Bellevue Planning & Zoning Commission conducted a properly noticed public hearing on January 5, 2026 and unanimously recommended approval of the draft ordinance.

### Recommendation and Next Steps

The Council should conduct a public hearing on the proposed ordinance. Once the public hearing has been completed and the Council has adequately deliberated the proposed amendments, the following motion language is recommended by Staff:

1. *I move to approve the first reading of Ordinance No. 2026-XX by title only.*

#### **OR**

*I move to waive the three readings of Ordinance No. 2026-XX and read by title only*

2. *I move to approve Ordinance No. 2026-XX*
3. *I move to authorize the publication of the Summary of Ordinance No. 2026-XX*

### Enclosures

1. Ordinance 2026-XX
2. Ordinance Summary

CITY OF BELLEVUE, IDAHO

5 ORDINANCE NO. 2026-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF BELLEVUE, IDAHO, AMENDING BELLEVUE'S CITY CODE BY AMENDING TITLE 10, ZONING REGULATIONS, CHAPTERS 2, 3, 6, 7, 8, 9, 14, AND 22A, TITLE 11, SUBDIVISION REGULATIONS, CHAPTERS 6 AND 13, AND TITLE 12, FLOOD DAMAGE PREVENTION ORDINANCE, CHAPTERS 4 AND 5 TO  
10 IMPROVE CLARITY AND ACCURACY; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Idaho Local Land Use Planning Act, Title 67, Chapter 65, provide authority for  
15 the City of Bellevue to adopt ordinances establishing land use standards, procedures, and uses; and

WHEREAS, Idaho Code §67-6511 and §67-6518 authorizes the city to set standards for private and public development and zoning standards for buildings and structures, where in accord with the adopted comprehensive plan; and

20 WHEREAS, the Bellevue Common Council strives for clear and accurate development regulations.

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

25 **SECTION 1**

Title 10, Chapter 2: Definitions of the Bellevue City Code is hereby amended as follows:

**CHAPTER 2  
DEFINITIONS**

**10-2-1: DEFINITIONS:**

30 *\*Note: For brevity and clarity, unmodified definitions have been omitted from this ordinance. All definitions identified in Bellevue City Code Section 10-2-1 that are not shown below remain as-is.*

ADU (ACCESSORY DWELLING UNIT):

35 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 structure located on the same lot, 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.

—TABLE A

| Lot Size                        | Accessory Dwelling Unit Size<br>(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                                               |

**ACCESSORY USE:**

A use or structure subordinate to the principal use on the same lot or premises and serving a purpose customarily incidental to the permitted use of the principal building. Accessory uses are authorized uses which do not require a conditional use permit. There shall be no accessory use in the Business, Light Industrial, and Limited Business/Residential Zoning Districts without an existing permitted primary use on the property in question.

**BANK:**

The ordinary high water level of a stream, river, lake or impoundment which, in the absence of evidence to the contrary, shall be presumed to be the edge of the vegetation growing along the shore.

**CONTRACTOR'S STORAGE YARD:**

Indoor or outdoor storage of building materials and equipment owned by the contractor and commonly used in the construction business, ~~provided the yard is entirely screened from all streets and other public ways by a solid fence six feet (6') in height or landscaping of at least eight foot (8') tall evergreen trees placed no more than every fifteen feet (15') apart with an automatic irrigation system installed to each.~~

**DUPLEX:**

A building which contains two (2) dwelling units ~~and two (2) separate kitchens.~~

**PERMITTED USE:**

An authorized use in a particular zone district which does not require a conditional use permit but which is subject to the restrictions particular to that district.

**STREAM BANK:**

The ordinary high water level of a stream, river, lake or impoundment which, in the absence of evidence to the contrary, shall be presumed to be the edge of the riparian vegetation growing along the shore.

**SECTION 2**

Title 10, Chapter 3: Administration and Enforcement of the Bellevue City Code is hereby amended as follows:

**CHAPTER 3:  
ADMINISTRATION AND ENFORCEMENT**

**10-3-1: ADMINISTRATOR:**

The Council shall appoint an Administrator to administer this title. The Administrator, commonly referred to as the Community Development Director, may be provided with the assistance of such other persons as the Council may direct. The Administrator's duties include, but are not limited to, the following:

- A. Advise interested citizens of the provisions of this title.
- B. Inform the news media regarding land use and zoning matters of public interest, particularly the time and place of public hearings.
- C. Prepare the agenda for the monthly meetings of the commission.
- D. Aid applicants in the preparation of required forms and permit applications. Where practical, he/she may combine related permits for the convenience of the applicant.

- 90 E. Investigate all violations of this title, and notify in writing the person responsible for such violation(s), ordering the action necessary to correct such violation.
- F. Receive, file, and transmit to the commission or Council all applications, petitions, transcripts, and other communications on which they must act. Advise the commission and the Council of pertinent provisions of this title regarding development proposals.
- 95 G. Maintain permanent and current records of applications, reclassifications, variances, and conditional use permits and of the hearings and actions thereon.
- H. Review and make, ~~or recommend,~~ decisions as follows:
1. For applications identified in this Title as subject to administrative approval.
  1. ~~Reductions in front yard setbacks to no less than 10 (ten) feet from the property line.~~
  - 100 2. ~~The Administrator, with concurrence from the Chair or the Chair's designee, has the authority to review and grant design review approval of Accessory Dwelling Units (ADU's) in the General Residential (GR) Zoning District.~~
  - 105 3. The Administrator, with concurrence from the Chair or the Chair's designee, has the authority to approve minor modifications to projects that have received design review approval by the Commission prior to, and for the duration of a valid building permit. The Administrator shall make the determination as to what constitutes minor modifications and may include, but are not limited to, changes to landscape plans, changes to approved colors and/or siding materials, changes to colors, changes to dumpster enclosures, changes to exterior lighting fixtures and location, or changes to windows that do not significantly affect project design, appearance or function. All approved modifications must be documented in a memo to the project file and on the approved set of plans on file with the building department. For modifications to design review approval that are determined by the administrator not to be minor, the Administrator has the authority to recommend approval or denial of such modifications, subject to final decision by the commission on its consent or new business agenda. Such recommendations for approval or denial shall be in the form of findings of fact, and conclusions of law.
  - 110
  - 115

### SECTION 3

Title 10, Chapter 6: GR General Residential District of the Bellevue City Code is hereby amended as follows:

## CHAPTER 6: GR GENERAL RESIDENTIAL DISTRICT

120

### **10-6-2: PERMITTED USES:**

Permitted uses in this district are limited to the following:

~~Accessory buildings and uses.~~

~~Accessory dwelling: One accessory dwelling unit in addition to one single family dwelling unit.~~

125 ~~Accessory dwelling unit sizes shall comply with table A depicted in section 10-2-1 of this title and are subject to administrative design review approval.~~

Agriculture such as gardens, orchards, etc.

Churches, parks, playgrounds and golf courses.

130 Essential public utility and public service installations and facilities for the protection and welfare of the surrounding area, provided business offices and repair and storage facilities are not included.

Hospitals.

Medical clinics.

135 Multiple family dwellings, including townhouses, shall be allowed on no less than a ~~six thousand (6,000)~~ 5,900 square foot lot per dwelling in the platted and unplatted portions of the City 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 Planning and Zoning Commission shall review and approve a design review application that requires a minimum of on-site parking

140 for single-family and two-family dwellings and access is off an improved street, not 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)~~ 2,950 square feet per dwelling unit.

Nursery schools.

Nursing homes and sanitariums.

145 ~~One family dwellings, single family dwellings shall be 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. Single family dwellings.~~

150 Public and private schools for elementary and high school education.

### **10-6-3: ACCESSORY USES:**

155 The accessory uses for this district shall be limited to:

Ordinance #2026-\_\_\_\_\_

Zoning, Subdivision, Floodplain Clarity Improvements

Farm and garden buildings/portable storage shed, greenhouse.

Accessory buildings and uses.

Accessory dwelling unit (ADU), subject to the following criteria:

1. The gross square footage of the ADU shall not exceed the amount identified below:

| <u>Lot Size</u>                              | <u>Accessory Dwelling Unit Size (Gross Square Feet)</u> |
|----------------------------------------------|---------------------------------------------------------|
| <u>Less than 8,000 square feet (sq. ft.)</u> | <u>600</u>                                              |
| <u>8,000 sq. ft. – 10,000 sq. ft.</u>        | <u>700</u>                                              |
| <u>10,000 sq. ft. – 20,000 sq. ft.</u>       | <u>850</u>                                              |
| <u>20,000 sq. ft. - 1 acre</u>               | <u>1,000</u>                                            |
| <u>Over 1 acre</u>                           | <u>1,200</u>                                            |

- 160 2. Only one ADU shall be allowed per parcel.
3. ADUs are not to be constructed as an addition to a duplex or multi-family dwelling structure.
4. Accessory dwelling units are subject to administrative design review approval.

165 Accessory dwelling units are subject to a separate water and sewer capitalization fee from the primary structure in accordance with Title 8 of this Code.

Storage of boats, campers, and travel trailers by resident owners in off street parking areas.

~~Recreational Vehicle Occupancy:~~ Occupancy of recreational vehicles, subject to the criteria identified in section 10-14-2 of this Title.

170 ~~—1. It shall be unlawful to occupy or for an owner of a lot or parcel to allow an RV to be occupied for more than twenty one (21) consecutive days within any six (6) month period.~~

~~—2. Occupied shall mean eating, sleeping, living, cooking or other use of the unit for human habitation.~~

**10-6-4: CONDITIONAL USES:**

Conditional uses in this district are limited to:

175 Governmental emergency service ~~WCFs~~ wireless communications facilities.

Home occupations.

Mobile home parks.

Nursery for children.

Public facilities.

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

Ordinance #2026-\_\_\_\_\_

Zoning, Subdivision, Floodplain Clarity Improvements

## 10-6-5: DIMENSIONAL, BULK AND BUILDING COVERAGE STANDARDS AND REQUIREMENTS:

The dimensional, bulk and building coverage standards and requirements for this district are the following:

- 185
- A. Minimum Lot Area: The minimum lot area in the City limits shall be six thousand (6,000) square feet in the platted portion and six thousand (6,000) square feet in the unplatted portion, unless a reduced lot size is approved by the City through a planned unit development, annexation agreement, development agreement or other similar process, or when the City deems it as a benefit for providing affordable housing. The approved reduced lot size shall not be less than three thousand (3,000) square feet per dwelling unit.
- 190
- B. Minimum Lot ~~Width~~ Frontage: Fifty feet (50'), unless otherwise approved by the City through a planned unit development, annexation agreement, development agreement or other similar process, or when the City deems it as a benefit for providing affordable housing. ~~which is linked to an affordable housing.~~
- 195
- C. Minimum Front Yard:
1. Minimum distance of any building from the front lot line: Twenty (20) feet, except all garage portions of a building shall remain at twenty five (25) feet. (Ord. 2015-02, 4-20-2015, amended Ord. 2019-05, 6-24-2019)
  2. A ten foot (10') minimum distance of any building from the front lot line may be approved by the City through an ~~approved~~ design review application, ~~a planned unit development, annexation agreement, development agreement or other similar process.~~ Reduced setbacks shall be considered to encourage architectural features such as extended rooflines over entries, covered or enclosed on site parking and covered porches. All applications applying for reduced setbacks shall provide on site snow storage and parking. No building shall obstruct the vision triangle at an intersection. Setbacks shall be measured from the extremities of the building to the property line.
  3. Detached ~~G~~ garden buildings/~~portable~~ storage shed structures and greenhouses ~~which do not require a City building permit, are less than one hundred twenty (120) square feet and shall not be used to house farm animals may have a minimum (front) setback from the property line of ten feet (10'). Setbacks for garden buildings/portable storage shed structures on a lot having dual street frontage shall be not less than ten feet (10') from the property line. The property owner shall be responsible for determining his or her property lines prior to placing the structure. Structures shall not restrict the minimum number of required on-site vehicle parking spaces. The property owner shall be responsible for removing the structure if it is placed over utilities. The property owner shall comply with applicable CC&Rs. Maximum square footage for~~

220 the structures defined herein shall not exceed a single structure or multiple structures  
of two hundred (200) square feet per single family dwelling, utilizing the reduced  
setbacks stated herein. All structures over one hundred twenty (120) square feet shall  
obtain an approved building permit less than 120 square feet may utilize a ten foot  
(10') front yard setback. Only one structure per parcel may utilize this provision.

D. Minimum Side and Rear Yards: (Minimum distance of any building from each side and  
rear lot lines.) These restrictions shall be followed in all cases:

- 225 1. ~~A ten foot (10') Minimum distance of any building from the front lot line may be  
approved by the city through an approved design review application, a planned unit  
development, annexation agreement, development agreement or similar process.  
Reduced setback shall be considered to encourage architectural features such as  
extended rooflines over entries, covered or enclosed on site parking and covered  
230 porches.~~
2. No residence or outbuilding shall be placed closer than six feet (6') from any side or  
rear property line, unless otherwise approved by the City through an approved design  
review application, a planned unit development, annexation agreement, development  
235 agreement or other similar process. The reduced side and rear property line setbacks  
shall not be less than four feet (4'). All applications proposing to utilize reduced  
setbacks shall provide on site snow storage and not obstruct the vision triangle at an  
intersection. Setbacks shall be measured from the extremities of the building to the  
property line.
- 240 3. There shall be nothing that would possibly obstruct the vision triangle placed closer  
than fifteen feet (15') from the property line at a corner or intersection. Any fences,  
shrubs, etc., that are placed on the property lines shall not exceed a height of three  
and one-half feet (3 1/2') where they could possibly interfere with vision at  
intersections.
- 245 4. Minimum front, side and rear yards for a townhouse development, multi-unit housing,  
nursing home, condominium, educational facility, church, and other institutional  
housing shall meet the same setback requirements as indicated ~~in subsections C-1, D1  
and D2 of this section~~; except, that townhouse development, multi-unit housing,  
nursing home, condominium, educational facility, church, and other institutional  
housing complexes shall be allowed zero setbacks from common wall lot lines.
- 250 5. ~~Garden buildings/portable storage shed structures and greenhouses which do not  
require a City building permit, are less than one hundred twenty (120) square feet and  
shall not be used to house farm animals may have a minimum side and rear setback  
from the property line of ten feet (10'). Setbacks for garden buildings/portable storage  
shed structures on a lot having dual street frontage shall not be less than ten feet (10')  
255 from the property line. The property owner shall be responsible for determining his or  
her property lines prior to placing the structure. Structures shall not restrict the  
minimum number of required on site vehicle parking spaces. The property owner  
shall be responsible for removing the structure if it is placed over utilities. The  
property owner shall comply with applicable CC&Rs. The maximum square footage~~

260 ~~for the structures defined herein shall not exceed a single structure or multiple structures of two hundred (200) square feet per single family dwelling, utilizing the reduced setbacks stated herein. An approved building permit shall be obtained for all structures over one hundred twenty (120) square feet.~~

E. Maximum Floor Area:

- 265 1. The gross floor area for buildings in the GR zone shall not exceed thirty six thousand (36,000) square feet. All buildings in excess of twenty-eight thousand (28,000) square feet in gross floor area per lot or parcel shall apply for and obtain a conditional use permit, pursuant to chapter 10-15 of this Code. All buildings in excess of twenty-eight thousand (28,000) square feet shall have a minimum setback of ten feet (10').
- 270 2. Exemptions: Churches and public facilities, as defined in chapter 10-2, shall be exempt from the maximum floor area provision.

**10-6-6: OTHER RESTRICTIONS:**

- 275 A. All residences shall be placed on a lot so that there shall be adequate parking for no fewer than two (2) cars. This parking shall be exclusively on the private property. City street property shall not be included.
- B. No residence shall be more than two (2) stories above ground level or thirty five feet (35'). Basements shall be excluded from such measurement.
- 280 C. The maximum height of any accessory building, excluding structures containing accessory dwelling units, shall not be more than twenty feet (20'), and the height shall be measured from the lowest point of natural grade along the building foundation perimeter.
- D. Any permitted or conditionally permitted shop, hobby or small business activity in residential areas shall be housed-enclosed in a structure.
- E. Only one house may be constructed on each residential lot.

**SECTION 4**

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

**CHAPTER 7:  
B BUSINESS DISTRICT**

**10-7-2: PERMITTED USES:**

Permitted uses for this district are limited to the following:

- 290 Business, professional, public or social services offices.
- Gas stations, restaurants, bars, theaters, banks, motels, tourist homes, hotels, and car washes.
- Nursery for children, nursing homes.

295 ~~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.~~

300 Public utility business offices, repair, and storage facilities.

Recreational facilities, including bowling alleys.

Repair and personal services.

Retail stores and related storage, including commercial nursery and building supply outlets.

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

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

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

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

310 One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is:

1. In the same building as the business use of the property;
2. Clearly ancillary and secondary to the business use which shall, by application, be the primary use of the property;
- 315 3. Of less square footage than the business use of the building; and
4. 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.
5. Accessory dwelling units are subject to administrative design review approval.
- 320 6. Accessory dwelling units are subject to a separate water and sewer capitalization fee from the primary structure in accordance with Title 8 of this Code.

All accessory uses within this district must be accompanied by a permitted primary use on the property.

**10-7-4: CONDITIONAL USES:**

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

Churches.

Governmental emergency service wireless communications facilities ~~WCFs~~.

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

330 Parking lots and garages.

Public facilities.

Small engine repairs and maintenance incidental to the primary use.

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

335 **SECTION 5**

Title 10, Chapter 8: LB/R Limited Business/Residential District of the Bellevue City Code is hereby amended as follows:

**CHAPTER 8:**

**LB/R LIMITED BUSINESS/RESIDENTIAL DISTRICT**

340 **10-8-2: PERMITTED USES:**

Permitted uses for this district are limited to the following:

~~Accessory dwelling unit: One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is in the same building as the business use of the property and is clearly ancillary and secondary to the limited business use which shall, by application, be the primary use of the property, is of less square footage than the limited business use of the building and is 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.~~

345

Agriculture limited to small gardens or orchards for personal use. The keeping of farm animals including, but not limited to, horses, pigs, sheep, and cows will not be permitted except as grandfathered for such existing uses prior to the effective date hereof.

350

Business and professional offices including, but not limited to, legal, medical, dental, tax consulting and preparation (CPA), and other similar businesses.

Home occupations as defined in sections 10-2-1 and 10-14-3 of this title.

355 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.

Nursery schools for children.

Nursing or assisted living homes on a small scale.

Parks and playgrounds.

360 Personal services as defined in section 10-2-1 of this title.

Restaurants and bed and breakfast tourist homes with exceptions. No restaurants or other businesses shall have vehicle drive-through services.

Retail stores such as antique stores.

Single-family dwellings.

365 **10-8-3: ACCESSORY USES:**

The accessory uses for this district include the following:

Accessory dwelling unit: One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is:

1. In the same building as the business use of the property and is clearly ancillary and secondary to the primary use.
2. Is of less square footage than the primary use of the building
3. Is 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.
4. Accessory dwelling units are subject to administrative design review approval.
- 375 5. Accessory dwelling units are subject to a separate water and sewer capitalization fee from the primary structure in accordance with Title 8 of this Code.

Accessory/garden buildings and other storage buildings not to exceed two hundred (200) square feet.

380 Detached garages for vehicle storage up to six hundred (600) square feet per six thousand (6,000) square foot lot. If additional lot(s) are included, the garage square footage may be increased by one hundred (100) square feet for every three thousand (3,000) square feet of additional land included, up to a maximum of one thousand two hundred (1,200) square feet.

385 Storage of boats, campers, and travel trailers by resident owners in off street parking areas.

Temporary buildings incidental to construction work on the premises; such buildings to be removed upon completion of construction work. (Ord. 2015-02, 4-20-2015)

All accessory uses within this district must be accompanied by a permitted primary use on the property.

390 **10-8-5: DIMENSIONAL AND BULK STANDARDS:**

The minimum dimensional and bulk standards for limited business and residential applications in this district are the following: (Ord. 2015-02, 4-20-2015)

- 395 A. Lot Area: The minimum lot area in this district shall be six thousand (6,000) square feet. One single-family dwelling shall be permitted for each six thousand (6,000) square feet. (Ord. 2015-02, 4-20-2015; amd. 2018 Code)
- 400 B. Building Area: No building shall exceed three thousand (3,000) square feet gross floor area on a single six thousand (6,000) square foot lot. Credits for additional land area shall be two hundred fifty (250) square feet of gross floor area for each additional three thousand (3,000) square feet of land, providing for up to a maximum of four thousand (4,000) square feet gross floor area.
- C. Lot Width: Fifty feet (50') for single lot business or residential applications and one hundred feet (100') for two (2) lot or multiple (two) family dwellings.
- 405 D. Front Yard: The distance of any building shall be twenty five feet (25') from the front yard lot line to the extremes of the building (such as roof overhang). Within the original platted part of the City, the front yard is defined as the opposite end of the lot from the platted alleyway.
- E. Side Yards: The distance of any building from each side lot line shall be six feet (6') and shall be measured from the extremes of the building.
- 410 F. Rear Yard: The distance of any building from the rear lot line, or the side adjoining the alleyway, shall be six feet (6') measured from the extremes of the building.
- G. Safety And Vision: There shall be nothing that would possibly obstruct the view of a motorist or pedestrian placed closer than fifteen feet (15') from the corner of a lot adjoining a street intersection. Any fences, shrubs, or other objects that are placed within this area or on property lines shall not exceed a height of three and one-half feet (3 1/2') for a distance of thirty feet (30') from the corner of the lot. The branch overhang of any trees planted or existing within this area shall be maintained at a height of not less than ten feet (10') above the ground.
- 415 H. Multiple (Two) Family Residences: Minimum front, side and rear yards for a townhouse development or a duplex shall meet the same setback requirements as indicated in this section; except that, townhouse units shall be allowed zero setbacks from the common wall lot lines created by a townhouse subplot.
- 420 I. Nonconforming Building Setbacks: Any building that does not comply with the setback requirements of this section may be expanded and otherwise improved, provided such expansion or improvement does not encroach within any required setback and does not increase the degree of nonconformity.
- 425 J. Building Height: No building shall be more than two (2) stories above ground level or thirty five feet (35') in height. No accessory building shall be more than twenty feet (20') in height, excluding structures containing accessory dwelling units.

**10-8-7: OTHER RESTRICTIONS:**

430 ~~Any~~ permitted and conditionally permitted workshops, hobby craft, or small business activity in  
this district shall be ~~housed~~ enclosed in a structure and shall not create dust, noise, or odors  
perceptible from the exterior of the property.

**SECTION 6**

435 Title 10, Chapter 9: LI/B Light Industrial/Mixed Business District of the Bellevue City Code is  
hereby amended as follows:

**CHAPTER 9:  
LI/B LIGHT INDUSTRIAL/MIXED BUSINESS DISTRICT**

**10-9-2: PERMITTED USES:**

Permitted uses for this district are limited to the following:

440 Business uses: professional, public or social services offices.

Contractor offices.

Food catering services.

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

445 Nursery for children, nursing homes.

~~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 design review approval.~~

450

Public facilities.

Public utility business offices.

Recreational facilities, including bowling alleys.

455 Repair and personal services.

Retail stores and related storage, including commercial nurseries and building supply outlets.

**10-9-3: ACCESSORY USES:**

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

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

One accessory dwelling unit for each six thousand (6,000) square feet of lot area;  
provided, that it is:

- 465
1. In the same building as the business use of the property;
  2. Clearly ancillary and secondary to the business use which shall, by application, be the primary use of the property;
  3. Of less square footage than the business use of the building; and
  4. 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.
  - 470
  5. Accessory dwelling units are subject to administrative design review approval.
  6. Accessory dwelling units are subject to a separate water and sewer capitalization fee from the primary structure in accordance with Title 8 of
  - 475
  - this Code.

All accessory uses within this district must be accompanied by a permitted primary use on the property.

#### **10-9-4: CONDITIONAL USES:**

Conditional uses for this district are limited to the following:

480 Animal hospitals and kennels.

Assembly, light manufacturing processing, packaging, treatment, and fabrication of goods and merchandise, including laboratories and research offices, bottling and distribution plants, light repair facilities, and wholesale storage/distribution warehouses.

Auto detailing within an enclosed site built building.

485 Bulk storage of flammable liquids underground or gases, subject to the approval of the Fire Chief of the City Fire Department.

Churches.

490 Contractor storage yards, provided the yard is entirely screened from all streets and other public ways by a solid fence six feet (6') in height or landscaping of at least eight foot (8') tall evergreen trees placed no more than every fifteen feet (15') apart with an automatic irrigation system installed to each.

Light industrial uses with commercial business outlets which remain primarily business rather than light industrial.

Machine shops, printing services.

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

Motor vehicle repairs, auto body repairs, vehicle detailing, sand blasting, repair shops, all completely enclosed in a site built building.

Outdoor nursery/primarily wholesale.

500 Outdoor storage/nonenclosed limited to building/landscape materials.

Self-storage units.

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

## **SECTION 7**

505 Title 10, Chapter 10: LI Light Industrial District of the Bellevue City Code is hereby amended as follows:

## **CHAPTER 10: LI LIGHT INDUSTRIAL DISTRICT**

### **10-10-2: PERMITTED USES:**

510 Permitted uses for this district are limited to the following:

Animal hospitals and kennels.

Assembly, light manufacturing processing, packaging, treatment, and fabrication of goods and merchandise, including laboratories and research offices, bottling and distribution plants, light repair facilities, and wholesale storage/distribution warehouses.

515 Contractor offices.

Contractor storage yards, provided the yard is entirely screened from all streets and other public ways by a solid fence six feet (6') in height or landscaping of at least eight foot (8') tall evergreen trees placed no more than every fifteen feet (15') apart with an automatic irrigation system installed to each.

520 Food catering services.

Machine shops, printing services.

Motor vehicle repairs, auto body repairs, and vehicle detailing shops.

525 ~~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.~~

Outdoor nursery and commercial nursery.

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

### **10-10-3: ACCESSORY USES:**

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

Accessory dwelling unit: One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is:

- 535
1. In the same building as the business use of the property and is clearly ancillary and secondary to the primary use.
  2. Is of less square footage than the primary use of the building
  3. Is 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.

540

  4. Accessory dwelling units are subject to administrative design review approval.
  5. Accessory dwelling units are subject to a separate water and sewer capitalization fee from the primary structure in accordance with Title 8 of this Code.

545 Incidental accessory retail sales comprising not more than twenty five percent (25%) of the net floor area of the principal permitted use. The area for such retail sales shall be calculated for each floor of a building by use and shall not be transferred between the floors of a building.

Temporary buildings necessary for construction work on the premises; such buildings to be removed upon completion or abandonment of construction work.

## **SECTION 8**

550 Title 10, Chapter 14: General Zoning Provisions of the Bellevue City Code is hereby amended as follows:

## **CHAPTER 14: GENERAL ZONING PROVISIONS**

### **10-14-2: ACCESSORY USES:**

A. Recreational vehicle occupancy is subject to the following provisions:

- 555
1. Occupancy shall not occur more than ten (10) days out of any thirty (30) day period.
  2. A recreational vehicle shall be presumed to be occupied if one or more of the following conditions are observed:

a. Skirting or materials have been installed to enclose the underside of the recreational vehicle.

560 b. Awnings, stairs, expandable alcoves, or similar features are deployed.

c. The recreational vehicle is on stabilizing jacks.

d. Lights are on in the recreational vehicle after hours in patterns that are consistent with occupancy of the recreational vehicle.

3. Any connection to the City of Bellevue water or sewer system must be in compliance with Title 8 of this code.

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~~No provisions at this time. (2018 Code)~~

## **SECTION 9**

Title 10, Chapter 22A: Signs of the Bellevue City Code is hereby amended as follows:

## **CHAPTER 22A: SIGNS**

570

### **10-22A-2: DEFINITIONS:**

*\*Note: For brevity and clarity, unmodified definitions have been omitted from this ordinance. All definitions identified in Bellevue City Code Section 10-2-1 that are not shown below remain as-is.*

575 **BUILDING COMPLEX:**

A building or group of buildings within a single architectural plan (~~like the NAPA building~~), housing two (2) or more commercial units separated by fire walls, and having their own outside entrance, or entrance from a common lobby like a mall, such as shopping centers, professional office buildings, etc. The building owner may elect to designate a building a complex.

580 **CHASING SIGN**

A neon or otherwise internally lighted sign in which individual parts, such as letters, alternate on or off in a pattern.

**FREESTANDING SIGN:**

585 Any sign separate from a building, being supported by itself or on legs. A sign structure constructed of multiple upright supports, or a monument style. ~~No single pole structures shall be allowed. All pole signs, excluding antiqued ornamental iron (like Southern Belle) or decorative logs, a minimum of fourteen inches (14") in diameter shall be designed and cased as a monument style sign structure.~~

PROJECTING SIGN:

590 A sign, other than a wall sign, which is attached to and projects from a structure or building face  
(like Oak Street Deli).

TEMPORARY BUSINESS SIGN:

595 A temporary business name sign that may be displayed until a permanent business sign is  
acquired. A permit shall be acquired for such sign, and the display period shall not exceed thirty  
(30) days.

~~TEMPORARY SIGN:~~

~~A sign which is not permanently affixed and has a limited display period, after which it is  
removed.~~

WINDOW SIGN:

600 Any sign installed within a building for the purpose of viewing from the outside.

**10-22A-4: RESTRICTIONS; PROHIBITED SIGNS:**

- A. It shall be unlawful for any person to erect, construct, alter, maintain, or use any sign except  
as provided in this chapter.
- B. No sign shall be placed in or over any public right-of-way without receiving an approved  
605 encroachment permit from the applicable jurisdiction, ITD or the City, except for public  
signs such as traffic control and directional signs.
- C. No sign in any zone shall be erected in such a manner as to obstruct the free and clear vision  
of vehicular traffic and pedestrians, or at any location where, by reason of similarity of  
position, shape, color, words or symbols, it may interfere with, obstruct the view of, or be  
610 confused with any authorized traffic sign, signal or device.
- D. The following signs are prohibited or have specified restrictions in any zone:
1. Flashing, revolving, moving intermittent, or oscillating signs, parts, attachments or lights.
  2. Roof signs.
  3. Outdoor signs featuring visible neon tubes. ~~Neon signs on outsides of buildings unless  
615 neon tubes are used for indirect illumination of lettering, not themselves visible (like  
Valley Car Wash Hailey).~~
  4. ~~Clocks shall be exempt.~~

5. Signs which advertise the sale of a product or business not located within the City.
6. Signs using "day-glo", fluorescent, or brilliant luminescent colored ~~or neon lit~~ backgrounds.
7. Any sign covering or obscuring windows, doors, storefronts, building entrances, or other architectural elements.
8. Animated signs or part of a sign that changes physical position.
9. Single-pole freestanding signs.

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- 625 E. No banners or temporary signs may be used as permanent signs. After they have exceeded their allowed use time, they shall be taken down.

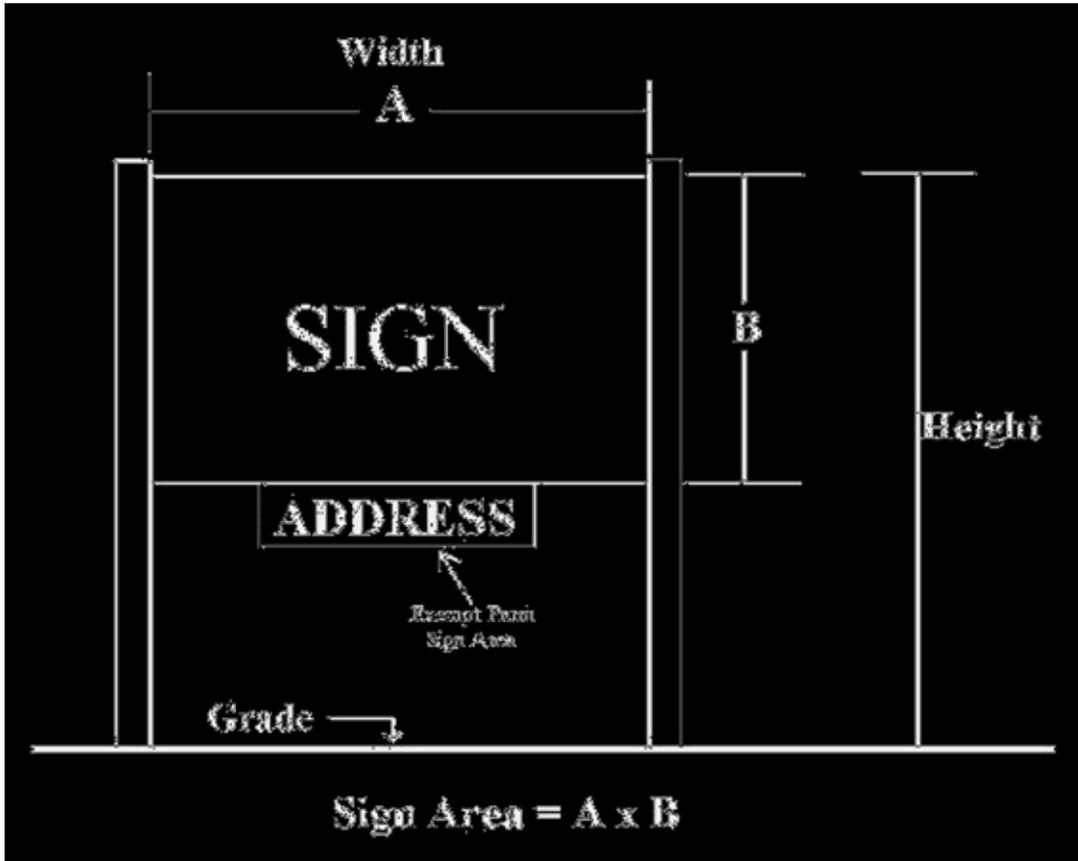
**10-22A-6: PERMITTED SIGNS STANDARDS FOR PERMITTED NONRESIDENTIAL USES CONDUCTED ON SAME PREMISES (ON SITE) IN BUSINESS, LIGHT INDUSTRIAL/MIXED BUSINESS, LIGHT INDUSTRIAL AND LIMITED BUSINESS/RESIDENTIAL DISTRICTS:**

630

A. Sign Area:

1. Except as otherwise provided herein, the maximum allowable individual building signage area for any permitted nonresidential use in the Business, Limited Business/Residential, Light Industrial, and Light Industrial/Mixed Business Districts shall not exceed two (2.0) square feet of sign area per linear foot of building frontage up to a maximum of one hundred fifty (150) square feet per building. ~~If the business is located at the intersection of two (2) streets, a second sign may be located on the nonaddress side, not to exceed ten (10) square feet.~~

635



- 640
2. Internally lighted signs shall not exceed a total of seventy five (75) square feet of sign area per building.
  3. Total combined signage area for multiple detached buildings on single parcels shall not exceed two hundred (200) square feet of allowable signage area, ~~including, but not limited to, wall, freestanding, portable and projecting.~~
- 645
4. A square footage bonus will be added to the total square footage allowed for each wall sign made of wooden materials or antiqued pre-aged metals, up to 10% of the allowable area of said wall sign. ~~in the Business, Limited Business/Residential, Light Industrial/Mixed Business and Light Industrial Districts. The bonus shall be equal to ten percent (10%) of the total square footage of each such approved sign.~~
- 650
- B. Number Of Signs: ~~The maximum number of signs for a building complex including, but not limited to, portable A frame sidewalk signs, in the Business, Limited~~

~~Business/Residential, Light Industrial/Mixed Business and Light Industrial Districts shall be as follows:~~ One (1) freestanding sign shall be allowed per nonresidential use, not to exceed sixty (60) square feet per side. One wall sign shall be allowed for each individual nonresidential ~~business use~~ not to exceed thirty (30) square feet each, ~~and they shall have a common design.~~ If a nonresidential use is located at the intersection of two (2) streets, a second wall sign may be located on the nonaddress side, not to exceed ten (10) square feet. Wall signs and freestanding signs associated with the same nonresidential use shall have a common design.

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660

C. Ranch Or Farm Identification Signs: Ranch or farm identification signs incorporated into the entry gate shall not exceed thirty (30) square feet per side.

665

D. Temporary Business Signs: Temporary business signs shall be permitted ~~after~~ with the approval of the application is given by the Planning and Zoning Administrator. Temporary business signage may be permitted for a period not to exceed thirty (30) days unless approved by the Administrator for a longer period, provided permanent signage has not been installed due to unavailability of signage components. Temporary business signage shall not exceed twenty (20) square feet at any one time for any parcel.

670

E. Inside Window Neon Signs: ~~Inside window neon signs are permitted~~ One nonflashing, nonchasing neon sign shall be permitted per nonresidential use, and must be located inside a window. ~~The total of all such signs~~ Such sign shall not exceed four (4) (1.5) square feet.

F. Art: Any art that is an integral part of the lettering shall be considered as part of the sign.

G. Illuminated Signs:

675

2. A sign lit by an external light source shall specifically illuminate the signage area.
3. Signs using backlighting or internal lighting shall only illuminate the signage area (letters-art). All other areas, including background, shall be designed, treated and colored in a manner which makes those areas appear opaque.

680

H. ~~Neon Nonflashing, Nonchasing Signs: A maximum of one neon nonflashing, nonchasing sign shall be allowed per building, regardless of whether a sign permit is required, with a signage area not to exceed 1.5 square feet.~~ All pole signs, unless constructed utilizing

antiqued ornamental iron or decorative logs, shall have a pole diameter of fourteen inches (14") or greater, and shall be designed and cased to appear as a monument sign.

- 685 I. Number of Signs for Building Complexes: One (1) freestanding sign shall be allowed per building complex, not to exceed sixty (60) square feet per side. One wall sign shall be allowed for each individual business within a building complex, not to exceed thirty (30) square feet each. Wall signs and freestanding signs associated with the same nonresidential uses within the complex shall have a common design.

### **10-22A-8: EXEMPT SIGNS:**

The following signs are exempt from provisions of this chapter:

- 690 A. All signs erected in a public right-of-way by a public agency controlling or directing traffic.
- B. Political signs pertaining to a specific election displayed within any district, provided they shall be removed within five (5) days after the election.
- C. Real estate signs:
- 695 1. One unlighted real estate sign in any zone not to exceed four (4) square feet of sign area per side, provided it is located on the premises and shall not occupy any portion of the public right-of-way.
2. One unlighted real estate sign advertising two (2) or more lots for sale not to exceed twenty (20) square feet in area per side, provided it is located on the premises and shall
- 700 be removed upon the sale of the last lot.
3. One unlighted real estate sign advertising the sale or lease of a farm or ranch ten (10) square feet per side, provided it is located on the premises.
- D. One unlighted construction sign announcing the construction of a building or project, with sign area not to exceed twenty (20) square feet per side, provided the sign shall be
- 705 removed upon occupancy of the building or sale of the land for which the sign was intended. Signs shall not be erected until a building permit is approved.
- E. Flags, either official or historical, of any state or nation. The pole height shall not exceed ten feet (10') above the real roofline, and the flag shall not exceed forty (40) square feet.

- F. One owner identification or occupant identification sign, and one for rent, warning or trespass sign in the Residential Zone which shall not exceed two (2) square feet per side.
- 710
- G. Warning signs for nonresidential uses ~~in commercial and light industrial zones~~, such as "no parking", and directional signs, such as "entrance", not to exceed two (2) square feet per side.
- H. Promotional Temporary signs including, but not limited to, portable A-frame sidewalk signs, banners or pennants announcing daily or promotional information ~~for special sales for businesses for profit~~ for nonresidential uses. ~~Temporary Promotional~~ signs shall be removed immediately at the conclusion of the associated event and may be displayed on the outside of the primary business building or in the on site window area or off site in the ITD or City right-of-way/sidewalk area, provided an encroachment permit has been approved for placement of signage in the right-of-way. ~~Temporary business signage depicting the name of the business may be permitted for a period not to exceed thirty (30) days unless approved by the Administrator for a longer period, provided permanent signage order documents are provided where installation has not been done due to signage components not available to be installed.~~ Temporary Promotional signage shall
- 715
- 720
- 725
- I. ~~Temporary s~~ Signs, banners, or pennants announcing community events and conventions, which shall be removed immediately at the conclusion of the event.
- J. Murals.
- K. Signs for charitable, service and other nonprofit organizations. Signs shall not be more than four (4) square feet per side.
- 730
- L. The Veteran's Memorial sign and the Coca Cola sign on the Odd Fellows building on Main Street, which are hereby declared historical landmarks, and any such other signs so declared by resolution of the Council to be such landmarks.

M. All City signage.

735 N. Clocks

**SECTION 3: EFFECTIVE DATE:**

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

740 PASSED AND APPROVED by the CITY OF BELLEVUE, IDAHO this \_\_\_\_\_ day of \_\_\_\_\_  
2025.

745 \_\_\_\_\_  
Christina Giordani, Mayor

ATTEST:

750 \_\_\_\_\_  
Amy Phelps, City Clerk

**CITY OF BELLEVUE, IDAHO**  
**SUMMARY OF ORDINANCE NO. 2026-\_\_\_\_\_**

AN ORDINANCE OF THE CITY OF BELLEVUE, IDAHO, AMENDING BELLEVUE'S CITY CODE BY AMENDING TITLE 10, ZONING REGULATIONS, CHAPTERS 2, 3, 6, 7, 8, 9, 14, AND 22A, TITLE 11, SUBDIVISION REGULATIONS, CHAPTERS 6 AND 13, AND TITLE 12, FLOOD DAMAGE PREVENTION ORDINANCE, CHAPTERS 4 AND 5 TO IMPROVE CLARITY AND ACCURACY; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

The City of Bellevue has adopted Ordinance 2026-\_\_\_\_\_, amending Title 10 Chapters 2, 3, 6, 7, 8, 9, 14, and 22a, Title 11 Chapters 6 and 13, and Title 12 Chapters 4 and 5 of Bellevue City Code to improve clarity, correct errors, and improve enforceability. The ordinance is effective upon passage on February 9, 2025.

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

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

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Frederick Allington, City Attorney



## Memorandum

**To:** Bellevue Common Council

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

**Re:** Comprehensive Plan Update – Outreach Coordinator

**Date:** February 9, 2026

---

### Background

The City of Bellevue was awarded a \$25,000 grant from the Blue Cross of Idaho Foundation for Health for the Comprehensive Plan Update. To best ensure that the Plan is fully reflective of the entire community's needs and desires for the future state of the City of Bellevue, staff is recommending investing a portion of the grant into hiring Herbert Romero as a contracted Outreach Coordinator. Mr. Romero will primarily be focused on improving engagement and outreach within the Hispanic and Spanish speaking portions of the community, which has been a challenge to meaningfully reach thus far.

### Recommendation and Next Steps

Staff recommends authorizing the Mayor to enter into a Professional Service Agreement with Herbert Romero.

### Enclosures

1. Resolution No. 26-05
2. Professional Service Agreement with Exhibit

**RESOLUTION NO. 26-05  
CITY OF BELLEVUE**

**A RESOLUTION OF THE CITY OF BELLEVUE, IDAHO AUTHORIZING THE  
MAYOR TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH  
HERBERT ROMERO FOR OUTREACH COORDINATION SERVICES RELATED TO  
THE CITY OF BELLEVUE COMPREHENSIVE PLAN UPDATE.**

**WHEREAS**, the City of Bellevue was awarded a Twenty-Five Thousand Dollar (\$25,000) grant from the Blue Cross of Idaho Foundation for Health to support the update of the City's Comprehensive Plan; and

**WHEREAS**, the Comprehensive Plan is intended to reflect the needs, values, and vision of the entire Bellevue community; and

**WHEREAS**, meaningful engagement with Hispanic and Spanish-speaking residents has been identified as an area needing focused outreach during the Comprehensive Plan update process; and

**WHEREAS**, Herbert Romero has experience in community outreach and engagement and is qualified to provide outreach coordination services to improve participation from underserved and underrepresented community members.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Bellevue, Idaho, that the Mayor, on behalf of the City of Bellevue, is hereby authorized to enter into a Professional Services Agreement with Herbert Romero for Outreach Coordination services in support of the Comprehensive Plan update, in a form approved by the City Attorney and consistent with the approved grant funding..

**PASSED AND ADOPTED** by the Mayor and Common Council of the City of Bellevue, Idaho, this \_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Christina Giordani, Mayor

ATTEST:

\_\_\_\_\_  
Amy Phelps, City Clerk



City of Bellevue  
115 E Pine Street  
PO Box 825  
Bellevue, ID 83313  
208-788-2128 Fax 208-788-2092  
[www.bellevueidaho.us](http://www.bellevueidaho.us)  
**Professional Services Agreement**

AGREEMENT made between the City of Bellevue, a political subdivision of the state of Idaho, herein "City" and Herbert Romero herein "CONTRACTOR").

THE PARTIES AGREE AS FOLLOWS:

1. **SCOPE OF WORK:** the City engages CONTRACTOR to perform the work associated with the Bellevue Comprehensive Plan Update (project) as set forth in Exhibit "A" attached hereto.

2. **PAYMENT:** the City agrees to pay CONTRACTOR for the services rendered under this Agreement an amount not to exceed the total sum of \$15,000 for said services rendered from February 9, 2026 through February 9, 2027. The parties agree that CONTRACTOR will invoice the City for payment under this Agreement for services rendered herein.

3. **RIGHT OF CONTROL:** the City agrees that it will have no right to control or direct the details, manner, or means by which CONTRACTOR accomplishes the results of the services performed hereunder. CONTRACTOR has no obligation to work any particular hours or days or any particular number of hours or days. CONTRACTOR agrees, however, that his other contracts or services shall not interfere with the performance of his services under this Agreement.

4. **INDEPENDENT CONTRACTOR RELATIONSHIP:** CONTRACTOR is an independent contractor and is not an employee, servant, agent, partner, or joint venturer of the City. The City shall determine the work to be done by CONTRACTOR, but CONTRACTOR shall determine the legal means by which it accomplishes the work specified by the City.

5. **FEDERAL, STATE, AND LOCAL PAYROLL TAXES:** Neither federal, state or local income taxes, nor payroll taxes of any kind shall be withheld and paid by the City on behalf of CONTRACTOR or the employees of CONTRACTOR. CONTRACTOR shall not be treated as an employee with respect to the services performed hereunder for federal or state tax purposes. CONTRACTOR understands that CONTRACTOR is responsible to pay, according to law, CONTRACTOR's income tax. CONTRACTOR further understands that CONTRACTOR may be liable for self-employment (Social Security) tax to be paid by CONTRACTOR according to law.

6. **LICENSES AND LAW:** CONTRACTOR represents that he possesses the skill and experience necessary and all licenses required to perform the services under this agreement. CONTRACTOR further agrees to comply with all applicable laws in the performance of the services hereunder.

7. **FRINGE BENEFITS:** Because CONTRACTOR is engaged in its own independently established business, CONTRACTOR is not eligible for, and shall not participate in, any employee pension, health, or other fringe benefit plans of the City.

8. **WORKER'S COMPENSATION:** CONTRACTOR shall maintain in full force and effect worker's compensation for CONTRACTOR and any agents, employees, and staff that the CONTRACTOR may employ, and provide proof to the City of such coverage or that such worker's compensation insurance is not required under the circumstances.

**9. EQUIPMENT, TOOLS, MATERIALS OR SUPPLIES:** *CONTRACTOR* shall supply, at *CONTRACTOR*'s sole expense, all equipment, tools, materials and/or supplies to accomplish the services to be provided herein.

**10. EFFECTIVE DATE:** This contract will run from February 9, 2026 through February 9, 2027.

**11. WARRANTY:** *CONTRACTOR* warrants that all materials and goods supplied under this Agreement shall be of good merchantable quality and that all services will be performed in a good workmanlike manner. *CONTRACTOR* acknowledges that it will be liable for any breach of this warranty.

**12. INDEMNIFICATION:** *CONTRACTOR* agrees to indemnify, defend, and hold harmless the *City*, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the act and/or any performances or activities of *CONTRACTOR*, *CONTRACTOR*'s agents, employees, or representatives under this Agreement.

**13. INSURANCE:** *CONTRACTOR* agrees to obtain and keep in force during its acts under this Agreement a comprehensive general liability insurance policy in the minimum amount of \$ \_\_\_\_\_, which shall name and protect *CONTRACTOR*, all *CONTRACTOR*'s employees, the *City*, and its officers, agents and employees, from and against any and all claims, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection with the *CONTRACTOR*'s acts. *CONTRACTOR* shall provide proof of liability coverage as set forth above to *the City* prior to commencing its performance as herein provided, and said require insurer to notify *the City* ten (10) days prior to cancellation of said policy.

**14. NONWAIVER:** Failure of either party to exercise any of the rights under this Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

**15. CHOICE OF LAW:** Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Idaho.

**16. ENTIRE AGREEMENT:** This is the entire Agreement of the parties and can only be modified or amended in writing by the parties.

**17. SEVERABILITY:** If any part of this Agreement is held unenforceable, the remaining portions of the Agreement will nevertheless remain in full force and effect.

**18. ATTORNEY FEES:** Reasonable attorney fees shall be awarded to the prevailing party in any action to enforce this Agreement or to declare forfeiture or termination of this Agreement.

DATED this 9<sup>th</sup> day of February, 2026.

City of Bellevue

CONTRACTOR:

\_\_\_\_\_  
Christina Giordani  
Mayor

\_\_\_\_\_  
Herbert Romero

ATTEST:

WITNESS:

\_\_\_\_\_  
Clerk of City of Bellevue

\_\_\_\_\_  
*(Signature of Witness or Notary Public)*

### **Exhibit A: Scope of Work**

Herbert Romero agrees to support the City of Bellevue's Comprehensive Plan Update community outreach through the following tasks:

- Improving outreach and engagement relating to the development and adoption of the updated Bellevue Comprehensive plan of the Spanish speaking and similar difficult to reach segments of the community.
- Organizing and facilitating events to educate the community and gather feedback relating to the Comprehensive Plan Update.
- Encouraging participation in surveys and other forms of community engagement.



## Memorandum

**To:** Bellevue Common Council

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

**Re:** Request to Approve Resolution 26-06

**Date:** February 9, 2026

---

### Background

The City of Bellevue applied for a BUILD Grant in 2025 for design services for collector roadways, which was not awarded. Upon advice from LHTAC, to improve the “collaboration” scoring, it is recommended that the City submits a joint application with the City of Hailey and Blaine County. The Bellevue component will remain approximately the same as the previous application.

### Recommendation

Staff recommends that the Council approves Resolution 26-06, endorsing the submittal of a BUILD Grant Application for the Blaine County Transportation Improvement Project.

### Enclosures

1. Resolution 26-06
2. 2025 Application

**RESOLUTION NO. 26-06  
CITY OF BELLEVUE**

**A RESOLUTION OF THE CITY OF BELLEVUE, IDAHO. SUPPORTING THE SUBMITTAL OF A REBUILDING AMERICAN INFRASTRUCTURE WITH SUSTAINABILITY AND EQUITY GRANT APPLICATION FOR ENGINEERING DESIGN SERVICES FOR COLLECTOR ROADWAYS.**

**WHEREAS**, the City of Bellevue is committed to providing safe, sustainable, and efficient transportation to our residents, businesses and visitors; and

**WHEREAS**, the City of Bellevue recognizes a need for funding to improve and maintain existing transportation infrastructure; and

**WHEREAS**, the roadways selected provide essential access to schools, parks, employment, recreation, and regional connectivity; and

**WHEREAS**, the City of Bellevue seeks to jointly apply for a 2026 BUILD Grant with the City of Hailey and Blaine County; and

**NOW, THEREFORE, BE IT RESOLVED:**

That the Bellevue Common Council hereby expresses its full support for the submittal of Blaine County's application for a 2025 BUILD Grant including a proposal fund design work for improving selected collector roadways within the City of Bellevue.

**PASSED AND ADOPTED** by the Bellevue Common Council and signed by the Mayor this 9<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Christina Giordani, Mayor

ATTEST:

\_\_\_\_\_  
Amy Phelps, City Clerk

### 3. PROJECT DESCRIPTION

#### **Project Title: Bellevue Collector Street Rebuild**

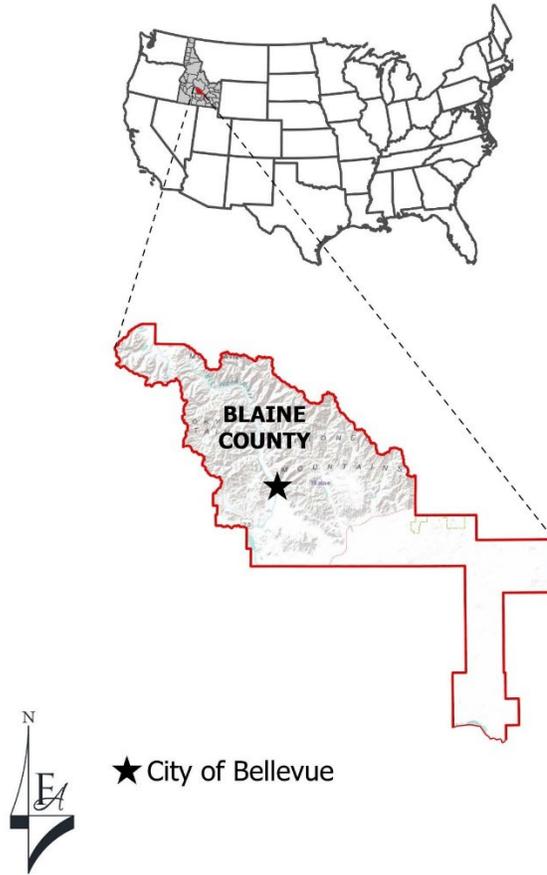
**Introduction:** The Bellevue Collector Street Rebuild Project is a transformative initiative to address critical infrastructure challenges faced by the tiny City of Bellevue in southern Idaho with a population of 2290 residents. The existing collector streets, marked by severe deterioration, lack of drainage infrastructure, and the absence of basic amenities such as curbs, gutters, and sidewalks, have long hindered the community's mobility, safety, and overall quality of life. With an unwavering commitment to revitalizing the city's transportation backbone, city leaders have spearheaded this project to provide a comprehensive solution to the pervasive issues plaguing Bellevue's functionally classed collectors road network.

**Existing Challenges:** The collector streets in Bellevue currently suffer from a myriad of issues, including potholes, surface cracking, and a complete absence of modern amenities. The decades-old chip seal, once a cost-effective surfacing solution, has reached the end of its useful life, leading to compromised structural integrity. The lack of proper drainage infrastructure further exacerbates the problem, resulting in localized flooding during inclement weather. The absence of curbs, gutters, and sidewalks not only poses safety hazards for pedestrians but also limits the overall functionality and aesthetics of the streets.

**Project Objective:** The primary objective of the Bellevue Collector Street Rebuild Project is to orchestrate comprehensive design for a full-depth reconstruction of four collector streets. This includes the removal of existing chip seal layers, addressing underlying structural deficiencies, and implementing modern construction practices to enhance durability. The project aims to rectify immediate issues such as potholes and surface cracking and also position the streets to be able to remain in a state of good repair for the long term. The primary focus of this project encompasses the engineering, design, environmental analysis, and pre-construction planning to prepare the project for the construction and revitalization of the four worst condition collector streets in the City of Bellevue: 2<sup>nd</sup> Street, 5<sup>th</sup> Street, Elm Street, Pine Street.

**Geographical Context:** The City of Bellevue is located in central Blaine County, Idaho, in the southern part of the state (Figure 1). The project area covers the central and northern sections of the city, addressing critical transportation corridors that connect residential areas, key community spaces, and Bellevue's elementary school as well as their private schools, which are located on the north side of town. The Bellevue Collector Street Rebuild Project is situated in the heart of the Bellevue, with a population of 2290 residents (US 2020 Census).

**Project Location in a Broader Context:** The project's geographical context is essential to understanding its significance within the broader transportation infrastructure landscape. By addressing critical collector streets, this project contributes to improving accessibility, enhancing connectivity, and mitigating transportation barriers faced by residents of the City of Bellevue by improving safety, access to jobs, and providing active transportation options. The project aligns with broader regional goals of promoting sustainable development and resilient transportation networks.



*Figure 1: The City of Bellevue is situated in the central portion of Blaine County, Idaho*

### **Key Features of the Project Area**

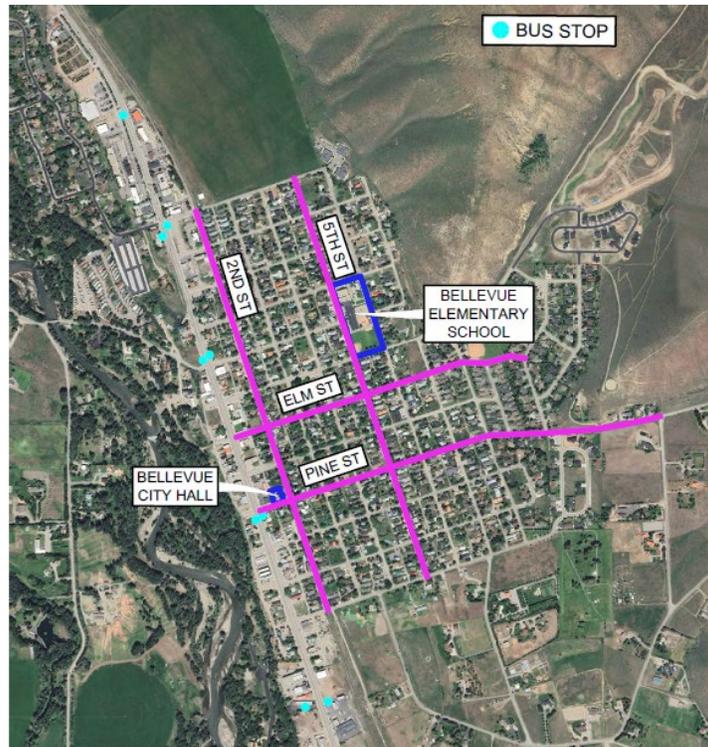
The project encompasses eight interconnected collector streets – three running east/west and five running north/south for a total of 2.95 centerline miles (Figure 2).

The city of Bellevue, Idaho, features a network of roadways that blend its small-town charm with essential connectivity for residents and visitors. The Idaho Transportation Department’s State Highway 75 serves as the city’s primary thoroughfare, running through Bellevue’s Main Street and linking it to nearby towns like Hailey, Ketchum, and Sun Valley to the north and Carey and Twin Falls to the south. Complementing this main artery, Bellevue’s local streets play a significant role in the city’s infrastructure. Among them, **2nd Street and 5th Street** serve as key north-south connectors that link neighborhoods to central areas and the surrounding road network.

**5th Street** is particularly critical as it provides access to Bellevue Elementary School and is a focus of planned improvements, including ADA-compliant sidewalks, enhanced road geometry, and safe pedestrian crossings. This street is a vital route for students and non-motorized travelers navigating the area.

East-west streets like **Elm Street and Pine Street** connect residential areas to the main roadways and help distribute traffic throughout the community. These streets primarily serve local traffic and are characterized by narrow roadways and limited pedestrian facilities, which have prompted efforts to improve safety and accessibility.

Projects such as the Bellevue Collector Street Rebuild aim to address these challenges by introducing infrastructure enhancements like ADA-accessible sidewalks, improved crossings, and better road conditions. Additionally, Bellevue's proximity to the Wood River Trail provides residents and visitors with a multi-use, paved pathway for biking, walking, and running, supporting active transportation and recreation. Together, this network of roadways and planned improvements reflects Bellevue's commitment to creating a safer and more connected community while preserving its small-town appeal.



*Figure 2: Bellevue's Collector streets total approximately 2.94 centerline miles*

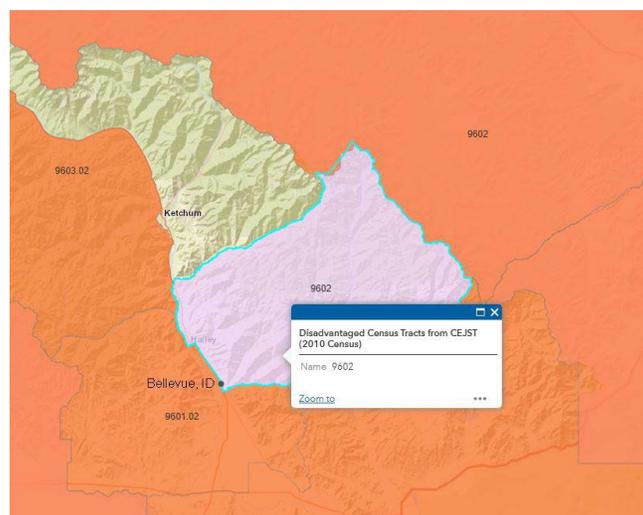
**Transportation Network Integration:** The project area intersects with **State Highway 75**, a principal arterial that serves as the backbone of Bellevue's transportation network. This highway provides critical access to **State Highway 20**, about ten miles to the south, and **Interstate 84**, roughly fifty miles to the south. These connections position Bellevue as a key node within the regional transportation system, supporting both local mobility and broader economic activity.

Seamless integration with **State Highway 75** is essential for ensuring efficient traffic flow, improving multimodal access, and enhancing safety for all road users. As a gateway to the Wood River Valley and a crucial link between rural and urban centers, Bellevue's transportation infrastructure must accommodate the needs of commuters, freight movement, and recreational travelers. Enhancing this connectivity will strengthen the city's role as a **regional transportation hub** while supporting sustainable growth and accessibility for residents and businesses alike.

**Community Significance:** The project holds immense significance for the City of Bellevue. The identified streets are not only essential for daily transportation needs but also serve as key routes for school children walking to Bellevue Elementary as well as the private institutions. Additionally, the project area encompasses important community spaces, reinforcing the project's impact on overall community well-being.

**Rural Identity:** The Bellevue Collector Street Rebuild Project is integral to the fabric of the City of Bellevue, a rural community nestled in Blaine County, Idaho. This community is designated as a Historically Disadvantaged Community (HDC). The City of Bellevue embodies the essence of rural living, characterized by close-knit communities, agricultural landscapes, and a distinct way of life. The project area, located within the city limits, underscores the importance of addressing infrastructure needs in rural settings. The identified collector streets serve as vital connections for residents, connecting them to essential services, public schools, transit and regional transportation networks.

**Historically Disadvantaged Community:** CEJST also identifies the City of Bellevue as a Historically Disadvantaged Community, signifying a history of social and economic inequities. This underscores the importance of holistic community development, where infrastructure projects such as the Collector Street Rebuild Project are crucial in enhancing overall well-being (Figure 3).



*Figure 3: CEJST Identifies City of Bellevue Tract 9602 as disadvantaged*

**Intended Accomplishments:** The Bellevue Collector Street Rebuild Project seeks BUILD funding to accomplish critical milestones in project development. The funding will primarily be allocated to the project's design, engineering, state environmental analysis, NEPA compliance, and benefit-cost analysis to form the foundation for preparing the project for construction.

### **Project Design and Engineering:**

*Full-Depth Reconstruction:* Comprehensive design engineering for reconstructing the collector streets will address structural challenges, ensuring longevity and resilience. Roadway widening

and reconstruction will accommodate increased traffic, fostering enhanced mobility for residents and connecting to regional transportation networks.

*Drainage Infrastructure:* Recognizing the need for effective stormwater management, the project will design integrated modern drainage and treatment systems. This will mitigate flooding issues and reduce the environmental impact on receiving waters.

*Curb, Gutter, and Sidewalk:* To enhance safety and usability, the project will introduce essential amenities such as curbs, gutters, and sidewalks. This will improve the overall infrastructure and promote active transportation and pedestrian safety, including for children walking to school.

**Environmental Analysis and NEPA Compliance:** Environmental analysis will be conducted to mitigate potential impacts. NEPA compliance will ensure adherence to federal regulations, contributing to a responsible and environmentally conscious project.

**Benefit-Cost Analysis:** A detailed benefit-cost analysis will be conducted, providing a comprehensive understanding of the project's economic viability to prepare it for future funding opportunities to construct the project

**Project Goals:** The overarching goals of the Bellevue Collector Street Rebuild Project extend beyond infrastructure improvement. The project will also:

- **Revitalize the Community:** By designing the reconstruction of key collector streets, the project catalyzes positive change, fostering community pride and resilience and positively impacting the environment, safety, and overall quality of life for residents. By aligning with the city's commitment to sustainability, safety, and accessibility, this project stands as a testament to Bellevue's dedication to fostering a resilient and thriving community.
- **Enhance Mobility, Safety, and Access:** Improved roadways directly translate to enhanced mobility, safety, and economic opportunities for Bellevue residents.
- **Align with Regional Development:** The project aligns with broader regional development goals, contributing to a cohesive and sustainable transportation network.
- **Public Health and Collaboration:** The project is poised to enhance public health by prioritizing safety and promoting active transportation. Collaborative efforts with underserved residents will ensure that transportation investments align with housing needs, fostering a more inclusive and equitable community.

In conclusion, the Bellevue Collector Street Rebuild Project, supported by BUILD funding, signifies a holistic approach to community development. By addressing the unique challenges of a rural, historically disadvantaged community, the project aims to build a foundation for sustained growth, improved connectivity, and enhanced quality of life for the residents of Bellevue.

## 5. PROJECT BUDGET FILES

| Funding Source       | Component 1 | Total Funding |
|----------------------|-------------|---------------|
| RAISE Funds:         | \$1,923,600 | \$1,923,600   |
| Other Federal Funds: | \$0         | \$0           |
| Non-Federal Funds:   | \$0         | \$0           |
| Total Project Cost:  | \$1,923,600 | \$1,923,600   |

| 2020 Census Tract (s) | Project Cost per Census Tract          |
|-----------------------|----------------------------------------|
| 9602                  | \$1,923,600                            |
|                       |                                        |
|                       | <b>Total Project Cost: \$1,923,600</b> |

| 2010 Census Tract (s) | Project Cost per Census Tract          |
|-----------------------|----------------------------------------|
| 9602                  | \$1,923,600                            |
|                       |                                        |
|                       | <b>Total Project Cost: \$1,923,600</b> |

| Urban and Rural                                                                                       | Project Cost per Census Tract          |
|-------------------------------------------------------------------------------------------------------|----------------------------------------|
| Urban (2020 Census-designated urban area with a population greater than 200,000)                      | \$0                                    |
| Rural (Located outside of a 2020 Census-designated urban area with a population greater than 200,000) | \$1,923,600                            |
|                                                                                                       | <b>Total Project Cost: \$1,923,600</b> |

| Project Tasks                   | Hours         | Cost               |
|---------------------------------|---------------|--------------------|
| Project Charter/ Concept Report | 700           | \$100,100          |
| Survey                          | 1,530         | \$139,000          |
| Preliminary Design              | 3,830         | \$650,500          |
| Environmental Evaluation        | 720           | \$125,600          |
| Public Involvement              | 640           | \$109,900          |
| Final Design                    | 5,200         | \$798,500          |
| <b>Total</b>                    | <b>12,620</b> | <b>\$1,923,600</b> |

*Budget Cost Estimate*

### **Sources, Uses, and Availability:**

The Bellevue Collector Street Rebuild Project will be fully funded through the BUILD 2025 Discretionary funds. This comprehensive planning study aims to take a systems-level, holistic approach to evaluate and improve the transportation network within the City of Bellevue. The study will address longstanding challenges associated with the existing collector streets, school

zones and pedestrian facilities — including shared use paths and ADA facilities. These elements will be analyzed alongside considerations for pedestrian mobility, over-the-road commerce, equity, and climate resilience.

The BUILD grant application seeks \$1,923,600 to support the planning phase of this ambitious project. This funding will enable the study to encompass critical activities such as design and engineering, environmental evaluations in compliance with NEPA standards, and the development of a robust Benefit-Cost Analysis (BCA). The BCA will play a key role in identifying and prioritizing future capital project opportunities that align with the findings and recommendations of the planning study.

The study will integrate technical evaluations such as geometric roadway design reviews, structural assessments of underpass conditions, and traffic flow analyses for multimodal interactions. Additionally, pedestrian safety, and vehicular efficiency. Considerations for stormwater management, utility relocation, and climate adaptation will also be factored into the planning process to ensure sustainable and resilient infrastructure solutions.

Through this comprehensive approach, the Bellevue Collector Street Rebuild Project will provide actionable insights and a strategic roadmap to enhance the transportation network for all users while addressing critical issues of safety, accessibility, and environmental sustainability.

### **Contingency Amount and Plan**

Despite the Bellevue Collector Street Rebuild Project being awarded as a “Not to Proceed” amount and the City of Bellevue’s limited financial resources, the City is prepared to allocate a \$30,000 contingency fund to address unforeseen cost overruns. This contingency will provide flexibility for additional technical analyses, stakeholder engagement, and regulatory compliance adjustments.

To manage potential financial risks, the project team has implemented a risk management plan that includes regular cost monitoring, bi-weekly financial reviews, and a structured change management process. Significant budget adjustments will be reviewed by the project steering committee to ensure fiscal responsibility. Additionally, the team will explore supplemental grants and resource reallocation to mitigate funding shortfalls while maintaining project deliverables.

### **Level of Design and Cost Estimates:**

The cost estimates for the Bellevue Collector Street Rebuild Project are based on a preliminary design level of 0% (no design completed). This reflects the study's scope as a planning-level effort, where cost estimates are informed by conceptual assessments, industry standards, and similar projects. The project costs were estimated in September 2024 by a team of experienced transportation engineers and financial analysts from the Local Highway Technical Assistance Council, LHTAC and in collaboration with the City’s external consultants specializing in multimodal infrastructure planning. The estimates leverage the most recent data and cost trends available at the time of preparation to ensure their accuracy and relevance. If the estimates had

been older than a year from the application deadline, an inflation factor would have been applied to account for cost escalations.

**Cost Share:** There is no Cost Share requirement for this BUILD planning project.

## 7. SAFETY MERIT CRITERIA NARRATIVE

### **Safety Merit Criterion Narrative - Bellevue Collector Street Rebuild Project:**

**Project Overview:** Safety takes center stage in the Bellevue Collector Street Rebuild Project, addressing the needs of various road users, including pedestrians, school children, and the traveling public. Prioritizing safety as a primary purpose for project, focuses on addressing known safety problems that pose risks to both motorized and non-motorized travelers within the community. The project's comprehensive approach encompasses data-driven strategies to mitigate existing safety concerns and enhance the overall well-being of transportation users. The project's commitment to safety is reflected in its data-driven strategies.

**Data-Driven Safety Benefits:** Using a data-driven approach, the project identifies specific safety concerns faced by diverse road users, enabling the development of comprehensive safety solutions. The emphasis is on safeguarding vulnerable populations, such as students and pedestrians, while also enhancing overall safety for the traveling public.

**Blaine County and Wood River Valley's Complete Network Policy and Safety Alignment:** Wood River Valley along with the City of Bellevue adheres to a Complete Network Policy that dovetails with USDOT's National Roadway Safety Strategy and other safety-focused reports. The Bellevue Collector Street Rebuild Project aligns with Wood River Valley's overarching vision of creating a comprehensive, multi-modal transportation network that prioritizes safety, accessibility, and sustainability. By incorporating proven safety measures into the project's design, it directly supports Wood River Valley's commitment to fostering a safe and reliable transportation system.

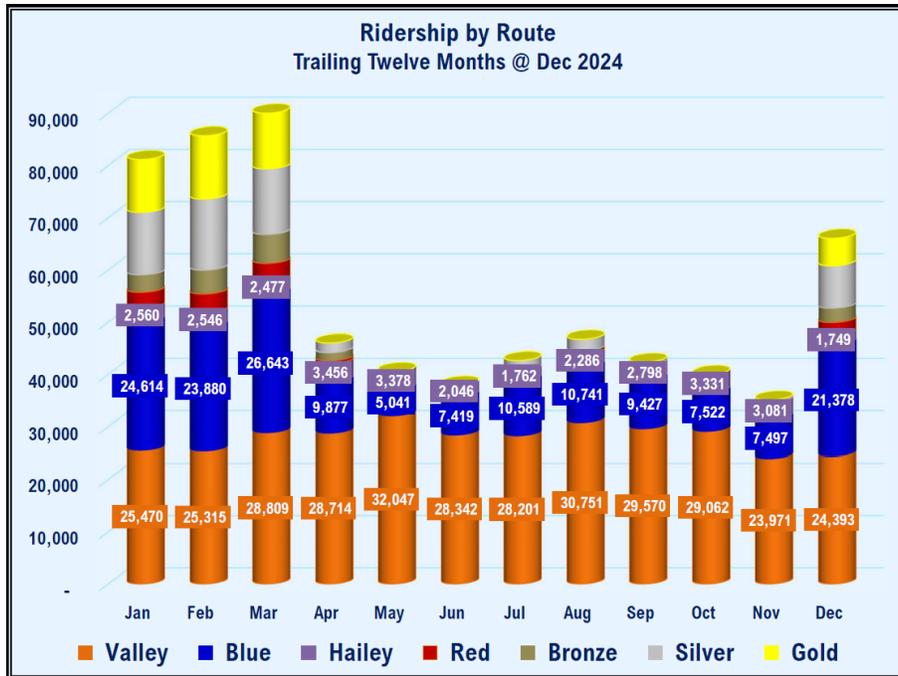
**Protection of Non-Motorized Travelers, Specifically Students:** A primary goal of the Bellevue Collector Street Rebuild Project is to protect non-motorized travelers, with a special focus on students navigating the area. Sidewalks meeting ADA accessibility standards would be strategically incorporated to create a secure route to school for students, promoting active transportation and ensuring safety during their journeys to and from Bellevue Elementary School along North 5<sup>th</sup> Street. The narrow roadways, compromised shoulders, and complete lack of pedestrian facilities contribute to heightened vulnerability.

This project focuses on creating ADA-accessible sidewalks and safe pedestrian crossings to ensure secure routes to Bellevue Elementary School along North 5th Street. With narrow roadways, compromised shoulders, and a lack of pedestrian facilities contributing to heightened vulnerability, the project's design and engineering solutions will significantly enhance the safety of students and other non-motorized travelers.

The project's design and engineering solutions prioritize the creation of ADA-accessible sidewalks, safe pedestrian crossings, and improved road geometry to enhance the overall safety of those traversing the area by non-motorized means.

Mountain Rides Transportation Authority, particularly the Valley Route which services Bellevue plays a key role in enhancing mobility and promoting sustainable travel in Bellevue, Idaho, and the surrounding Wood River Valley. Its services, including fixed-route buses, commuter options, and seasonal routes, support eco-friendly travel and connect key destinations like downtown areas and ski resorts. Additionally, the Bellevue Collector Street

Rebuild Project aligns with the goals of Mountain Rides by prioritizing the safety of non-motorized travelers, particularly students. These efforts, combined with Mountain Rides' accessible public transit options, help promote active transportation, reduce traffic congestion, and foster a safer, more connected community.



Mountain Rides Transportation Authority, Valley Route Ridership Data

**Enhancing Safety for Children and Pedestrians:** Bellevue Elementary School, located on North 5th Street, serves as the primary educational institution for young children in the city. However,



Lack of Sidewalks and Pedestrian facilities are critical for the city.

accessing the school presents significant safety challenges for students and their families due to the absence of active transportation infrastructure. The direct routes to the school, including North 5th Street, Birch Street, and Elm Street, lack essential pedestrian facilities such as sidewalks, ADA ramps, and safe pedestrian crossings. Additionally, some students must traverse Main Street/State Highway 75, a busy arterial roadway, to access the north end of the city where the school is located.

The combination of high vehicle speeds, traffic volumes, and insufficient pedestrian accommodations create a hazardous environment for children traveling to and from school.

This project addresses these critical safety concerns by implementing targeted improvements to enhance pedestrian safety and accessibility. Proposed upgrades include constructing ADA-compliant sidewalks and ramps, installing high-visibility pedestrian crossings, and redesigning road geometry to prioritize pedestrian safety. These improvements will create a dedicated and secure space for children walking or biking to school, eliminating potential conflicts with vehicular traffic.

The project also incorporates modern design elements that reflect the needs of the local community. For instance, traffic-calming measures such as curb extensions, raised crosswalks, and narrowed lanes will be introduced along key routes to slow vehicle speeds and enhance pedestrian visibility. On Main Street/State Highway 75, the addition of pedestrian refuge islands and signalized crossings will provide safer access for students navigating this high-traffic area.

By fostering a safer and more accessible environment, this project will encourage more families to choose walking or biking as a mode of transportation to Bellevue Elementary School, promoting healthy and active lifestyles. It also enhances safety for all pedestrians, including seniors, individuals with disabilities, and other community members who rely on walking as a primary mode of transportation. Ultimately, these improvements will not only protect vulnerable users but also contribute to a more connected and inclusive community, ensuring that every child can travel to school safely and confidently.



*The lack of sidewalks, ADA ramps, and pedestrian crossings makes Birch St. (above) treacherous for pedestrians.*

**Safety for Motorists:** Beyond pedestrian safety, the Bellevue Collector Street Rebuild Project also prioritizes the well-being of the traveling public and motorists. Widened roads, improved infrastructure, and enhanced road geometry contribute to safer conditions for all road users. Widening the roadway and removing on-street parking will remove obstacles from the shoulder and allow for improved vision and sight distance for drivers and reduce conflict points. The addition of curb and gutter construction will improve stormwater disbursement from roadways and give enhanced visual perception for motorists thus decreasing road distractions and increasing safety for all users. Proven safety countermeasures incorporated in the project's design align with national safety strategies, reducing the overall number of fatalities and serious injuries among the broader community.

**Alignment with Active Transportation Goals:** The project will align with broader goals of promoting active transportation and creating pedestrian-friendly infrastructure that fosters a safer and more inclusive transportation environment. By enhancing safety for all road users, the Bellevue Collector Street Rebuild Project contributes to the community's overall well-being, encouraging walking and cycling, and ensuring secure travel for everyone.

**Alignment with National Safety Strategies:** The Bellevue Collector Street Rebuild Project will align with and incorporate specific actions and activities identified in the USDOT's National Roadway Safety Strategy plan, and the City of Bellevue Transportation Plan, currently under development. By adopting proven safety improvement measures outlined in national safety strategies, the project ensures a comprehensive and well-informed approach to addressing safety concerns. This alignment strengthens the project's effectiveness in delivering substantial safety benefits to the community. These measures will be finalized in the transportation plan, which will be adopted before the award.

**Conclusion:** In summary, the Bellevue Collector Street Rebuild Project exemplifies a comprehensive and inclusive safety initiative. By addressing the safety needs of pedestrians, school children, cyclists, and motorists, the project sets the foundation for a safer, more active, and resilient transportation environment in the City of Bellevue.

#### **ENVIRONMENTAL SUSTAINABILITY MERIT CRITERIA**

**Environmental Impact Through Innovative Solutions:** Stormwater runoff from S. 2<sup>nd</sup> Street and Main St discharges to the Big Wood River, which are listed on the Idaho Department of Environmental Quality 305b and 303d of the Clean Water Act Integrated Report and is impaired for temperature, sediment, nutrients and bacteria. Through the design of treatment and flow control stormwater infrastructure, the project will improve water quality by reducing polluted stormwater runoff into the Big Wood River. The Bellevue Collector Street Rebuild Project is committed to environmental sustainability as a core goal, employing innovative solutions to positively impact the local ecosystem. The inclusion of sediment and grease traps in the project design is a testament to its dedication to water quality. By designing a stormwater management and drainage system that would effectively treat and retain stormwater to current Idaho Water Quality Standards before discharging into the river or subsurface storage basins, the project mitigates potential pollutants, contributing to the overall health of the local receiving waters.



*The Shared Use path on S. 2<sup>nd</sup> St lacks adequate drainage features, resulting in mud and standing water in the road, and sediment in stormwater runoff.*



*Modern stormwater treatments, such as this example, can improve roadway drainage and decrease sediment entering the Big Wood River.*

**Promoting Active Transportation for Air Quality and Emission Reduction:** An integral part of the project's environmental sustainability goals is the promotion of active transportation. The incorporation of active transportation infrastructure, such as sidewalks and other pedestrian-friendly features, aims not only to enhance safety but also to reduce the reliance on vehicular travel. This strategic move aligns with the project's commitment to improving air quality and curbing greenhouse gas emissions. By encouraging walking and biking, the project contributes to reducing vehicle trips and promoting a healthier mode of transportation by reducing transportation-related air pollution and greenhouse gas emissions.

**Strategic Alignment with ITD’s Carbon Reduction Strategy:** The Bellevue Collector Street Rebuild Project is strategically aligned with the Idaho Transportation Department’s (ITD) Carbon Reduction Strategy, emphasizing a shared commitment to sustainable and low-carbon transportation initiatives. By incorporating features such as active transportation infrastructure, the project directly contributes to ITD’s strategy of encouraging active mobility projects that facilitate mode shift from driving to biking and walking, reducing transportation-related air pollution and greenhouse gas emissions. The project's adherence to state-level strategies underscores its dedication to broader environmental objectives outlined by ITD. Through this alignment, the Bellevue project becomes an integral part of the state's efforts to transition toward more environmentally sustainable and resilient transportation infrastructure, fostering a greener and healthier future for Idaho.

**Environmental Justice in Action:** Recognizing the significance of environmental justice, the Bellevue Collector Street Rebuild Project goes beyond conventional infrastructure considerations. Located in a Historically Disadvantaged Community, the project actively addresses socio-economic factors. It prioritizes the equitable treatment and meaningful involvement of all community members, ensuring that project benefits are accessible to everyone, and adverse environmental effects are mitigated equitably. Safe active transportation and ADA-compliant infrastructure will benefit all residents, this benefit will be especially significant for individuals who do not have other transportation options, including residents with low-incomes or disabilities who are unable to drive.

**Conclusion:** The Bellevue Collector Street Rebuild Project not only meets but surpasses environmental sustainability goals. Through a holistic approach that integrates innovative water management, reduces greenhouse gas emissions through the promotion of active transportation, and upholds principles of environmental justice, the project emerges as a model for sustainable development. The commitment to creating a healthy, resilient, and equitable environment resonates throughout the project, promising enduring positive impacts on the community and its residents.

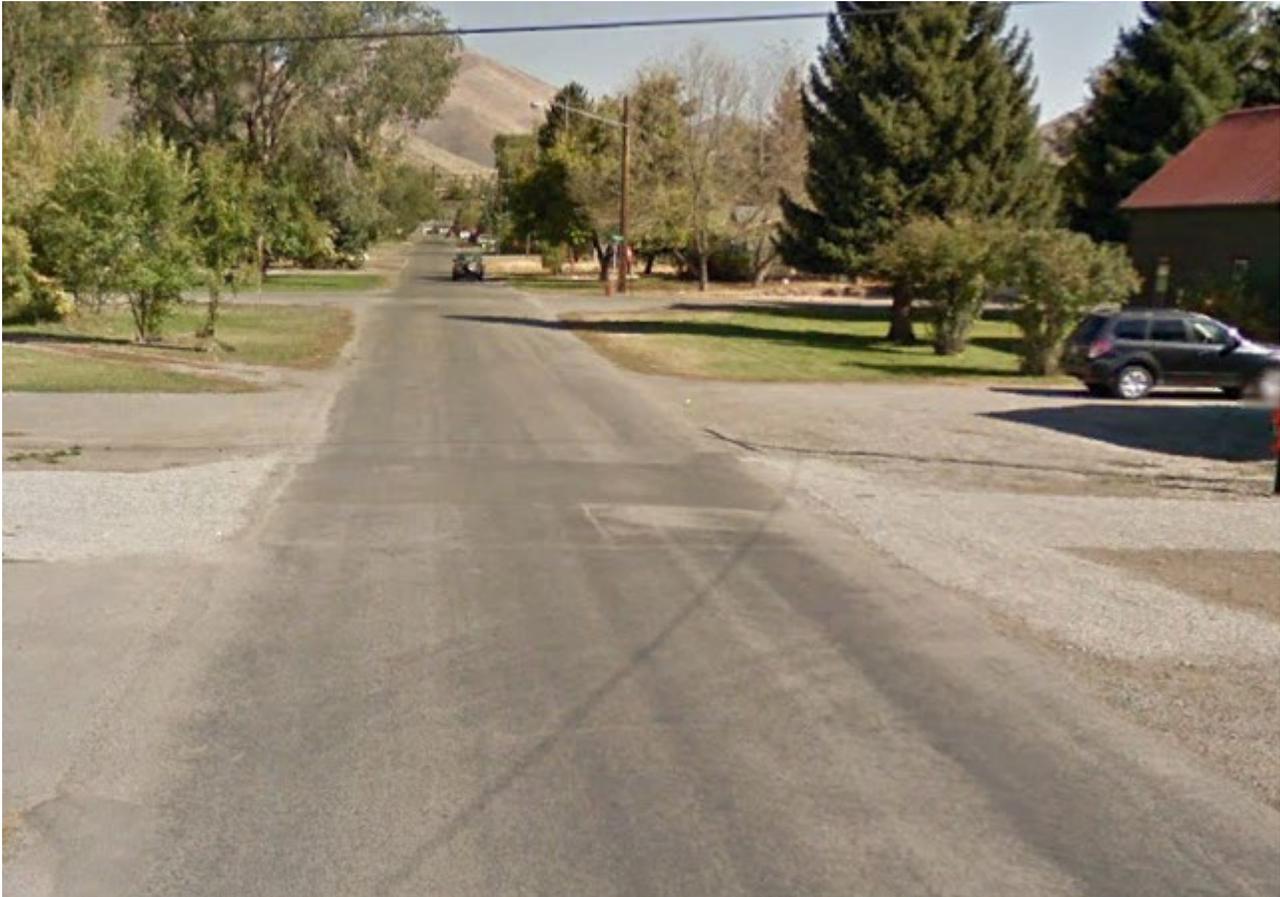
## **QUALITY OF LIFE NARRATIVE**

### **Fostering a Healthier and Accessible Bellevue:**

The Bellevue Collector Street Rebuild Project is dedicated to fostering a healthier community by prioritizing public health through active transportation. The project incorporates sidewalks and other infrastructure explicitly designed to encourage walking, biking, and other forms of physical activity. By enhancing the infrastructure to facilitate these activities, the project is dedicated to creating a more physically active community, which is crucial for improving public health outcomes. This approach aligns with the broader goal of promoting healthier lifestyles and encouraging a more vibrant community.

Furthermore, the project actively addresses the imperative of increasing affordable transportation choices by focusing on the improvement and expansion of active transportation infrastructure. There is a concerted effort to significantly reduce vehicle dependence, with special attention to underserved communities and children. Specific measures include widening narrow roadways to remove obstacles from the right of way, eliminating on-street parking, and incorporating ADA-accessible sidewalks to create a safer environment for pedestrians, especially school children. This

approach not only supports sustainable transportation practices but also ensures that all residents, irrespective of their physical ability or economic background, have access to affordable and efficient transportation options.



*Muldoon Canyon Road lacks pedestrian and ADA infrastructure.*

Moreover, the Bellevue project aims to improve access to daily destinations, recognizing the importance of active transportation in connecting residents to essential services and facilities. This includes facilitating transportation to jobs, schools, places of worship, and parks. By prioritizing accessibility to these destinations through improved driving lanes, designated pedestrian crossing infrastructure and integrating sidewalks, the project seeks to enhance the overall quality of life for Bellevue residents, making it easier for them to meet their daily needs and engage in community activities.

**MOBILITY AND COMMUNITY CONNECTIVITY NARRATIVE**

**Enhancing Mobility and Connectivity for a More Accessible Bellevue:**

The Bellevue Collector Street Rebuild Project places a strong emphasis on improving mobility and community connectivity, recognizing the pivotal role these aspects play in fostering a vibrant and accessible community.

The project includes several features to enhance transportation choices, with a particular focus on increasing accessibility and improving system-wide connectivity. New sidewalks and ADA-

accessible pedestrian crossings will support a comprehensive transportation network that will enhance residents' ability to move around the city safely and easily.

Furthermore, the project will actively engage the community and use public input and local data to inform project design. This collaborative approach aims to address gaps in the existing network, ensuring that the transportation infrastructure is aligned with the community's needs and aspirations. By involving the community in the planning process, the project seeks to create a network that is not only efficient but also reflective of the preferences and priorities of the residents.

Bellevue's existing transportation network has gaps that disproportionately affect vulnerable populations, including children, seniors, individuals with disabilities, and low-income households. For example, students attending Bellevue Elementary School often navigate unsafe routes such as North 5th Street, Birch Street, Elm Street, and Main Street/State Highway 75. These roadways lack essential infrastructure like sidewalks, ADA ramps, pedestrian crossings, and bike lanes, forcing students and other pedestrians to share the road with vehicles. Similarly, residents in neighborhoods to the south and east of the city face limited options for safely accessing commercial areas, parks, and community resources.

This project focuses on enhancing mobility and connectivity by implementing a series of strategic improvements. Key components include constructing ADA-compliant sidewalks and ramps, installing high-visibility pedestrian crossings, and adding protected bike lanes along critical routes. These features will provide dedicated spaces for non-motorized travel, reducing conflicts with vehicular traffic and fostering a safer environment for pedestrians and cyclists. Additionally, traffic-calming measures, such as curb extensions, raised crosswalks, and narrowed lanes, will slow vehicle speeds and improve safety along residential streets.

In alignment with safety and mobility goals, the project emphasizes pedestrian safety, especially for school children. The introduction of sidewalks will remove residents and children from the roadway, providing a secure path away from vehicular traffic. ADA accessibility is imperative, ensuring public access for all residents. Additionally, the plan involves widening narrow roadways to remove obstacles from the right of way and eliminating on-street parking to enhance safety by removing obstacles from the clear zone, ensuring smoother traffic flow and minimizing potential hazards.



*Designing ADA-compliant pedestrian crossings such as the above example will be pivotal for improving community connectivity*

**ECONOMIC COMPETITIVENESS AND OPPORTUNITY MERIT CRITERIA**

**Fostering Economic Competitiveness and Opportunity in Bellevue:**

The Bellevue Collector Street Rebuild Project inherently brings several economic benefits that contribute to the overall prosperity of the community. The project strategically aligns with economic goals by focusing on key aspects that promote long-term growth, job creation, and improved movement of goods.

Furthermore, the initiative aims to enhance the movement of goods, recognizing the importance of efficient transportation for local businesses. A more streamlined and accessible transportation network will facilitate the flow of goods, benefiting local industries and contributing to economic competitiveness. Elm St., Pine St. Birch St, and Chestnut St. and Muldoon Canyon Rd. extend from the heart of Bellevue to the intersection with State Highway 75/Main St. The streets play a crucial role in facilitating agricultural freight traffic, provide access to City services, Police Station, Post Office, Library, School, Church and local businesses They serve as daily in-let and out-flow points to the State Highway, connecting Bellevue to the broader regional transportation network.

Job creation is a direct economic benefit anticipated from the project's delivery and ongoing operations. The construction phase alone is expected to generate employment opportunities, boosting the local economy. Additionally, the improved infrastructure is likely to attract further investments, leading to sustained job creation in the long run.

The Bellevue Collector Street Rebuild Project also contributes to broader economic and fiscal benefits. By promoting greater public and private investments in land-use productivity, the initiative supports equitable commercial and mixed-income residential development. This aligns with the vision of fostering a vibrant and economically competitive community that attracts diverse businesses and residents.



*Grain and Beef are the primary production crops in Bellevue, ID*

**STATE OF GOOD REPAIR NARRATIVE**

**Preserving and Enhancing Infrastructure Integrity in Bellevue:**

The Bellevue Collector Street Rebuild Project stands as a transformative initiative, moving beyond routine maintenance to significantly enhance the state of good repair for the city's critical transportation infrastructure. Aligned with the state of good repair merit criteria, the project prioritizes the restoration and modernization of existing core infrastructure assets that have fulfilled their useful life.

Employing innovative strategies that follow Complete Streets initiatives, the project not only aims to restore but also modernize the city's road network comprehensively. This approach ensures that the upgraded infrastructure aligns with evolving transportation needs and safety standards, contributing to a state of good repair that surpasses routine maintenance expectations.

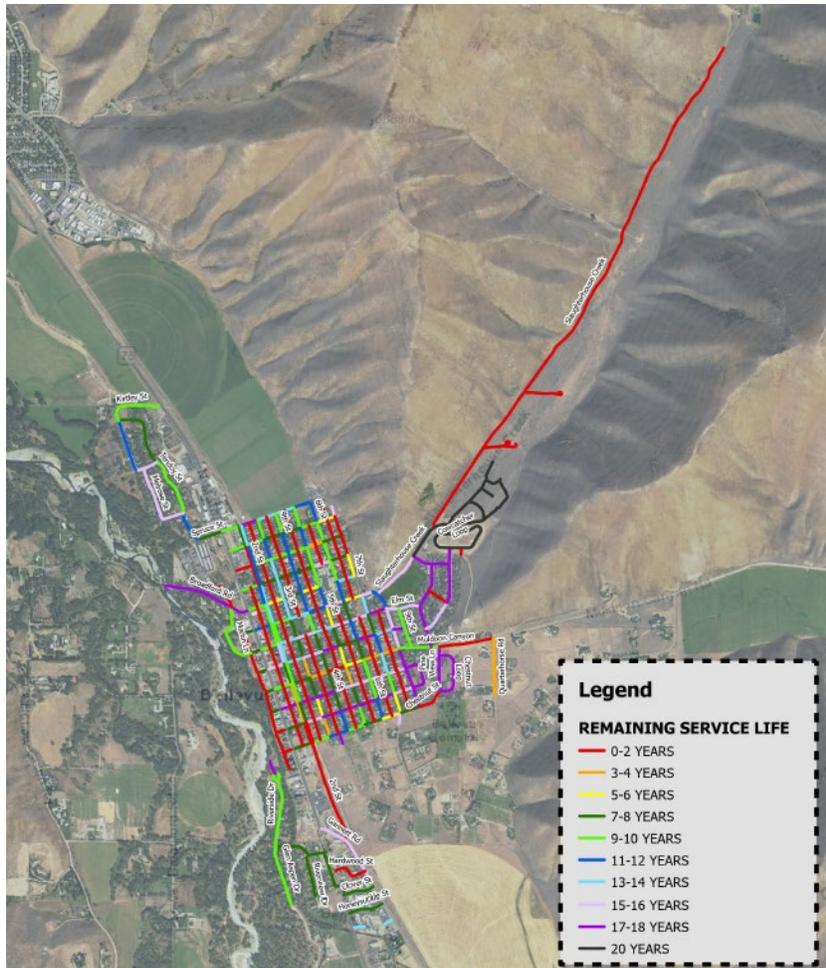
Efficiency is central to the project's design, reducing construction and maintenance burdens through well-integrated and forward-thinking engineering of modern stormwater drainage and treatment best management practices and ADA crossings. Designing modern roadway infrastructure using 21<sup>st</sup> century methods will ensure that the improved infrastructure remains resilient and demands minimal ongoing maintenance, promoting a sustained state of good repair.

The project's impact extends to underserved communities, addressing current or projected vulnerabilities in the transportation system. This inclusive approach aligns with the state of good repair criteria, emphasizing the importance of maintaining and enhancing infrastructure integrity across diverse communities and geographies.

The remaining service life (RSL) of the streets and roadways within the City of Bellevue. This metric is critical in pavement management as it quantifies the estimated duration, expressed in years, that a roadway segment can continue to provide adequate serviceability before significant rehabilitation or reconstruction is required. The assessment incorporates data from structural integrity evaluations, surface distress analysis, traffic load projections, and material degradation rates.

Visualization highlights the varying stages of pavement life, enabling the city to prioritize maintenance and repair efforts strategically. Streets nearing the end of their service life are identified as high-priority candidates for interventions such as resurfacing, reconstruction, or overlay treatments to preserve the roadway network's functionality and safety.

Incorporating engineering principles, this analysis supports asset management by optimizing the allocation of limited funding resources, reducing lifecycle costs, and enhancing overall infrastructure performance.



*The graphic shows the Remaining Service Life (RSL) of Bellevue's Streets and Roadways: Visualizing pavement longevity to guide strategic repairs and optimizing infrastructure investments*

Recognizing the imperative for transformative intervention, the project aims to design a full-depth reconstruction of the collector streets. The decades-old chip seal, once a cost-effective surfacing solution, has reached the end of its useful life, resulting in compromised structural integrity, potholes, and an overall unsafe road network. Opting for a full-depth reconstruction, the project seeks not only to rectify immediate issues but also position the streets in a state of good repair for the long term.

The comprehensive redesign involves removing existing chip seal layers, addressing underlying structural deficiencies, and implementing modern construction practices to enhance durability. Moreover, the project recognizes the absence of adequate drainage and stormwater treatment infrastructure, crucial components for preserving road integrity. As part of the reconstruction efforts, modern drainage systems and sediment and grease traps will be integrated, ensuring effective stormwater management and reducing the

environmental impact on nearby water bodies. This strategic approach ensures that the reconstructed streets, complete with cutting-edge drainage solutions, not only meet current safety and engineering standards but also anticipate and adapt to future transportation needs. By investing in a comprehensive overhaul, the Bellevue Collector Street Rebuild Project sets the

stage for a resilient and sustainable transportation infrastructure well-positioned for a prolonged state of good repair.



*Potholes, Raveling, inadequate drainage, and poor road integrity proliferates Bellevue Road*

**PARTNERSHIP AND COLLABORATION MERIT CRITERION NARRATIVE**

**Community Involvement and Coordination:**

Partnership and collaboration are fundamental pillars of the Bellevue Collector Street Rebuild Project, exemplifying the city's commitment to inclusive and cooperative transportation planning. This project will closely collaborate with key stakeholders, notably ITD, Blaine County and Wood River Valley to foster synergies and maximize the impact of the planned improvements.

The City of Bellevue recognizes the significance of collaborative regional planning. The Complete Network Policy aligns seamlessly with the USDOT’s National Roadway Safety Strategy plan and Improving Safety for Pedestrians and Bicyclists Accessing Transit report. The Complete Network Policy will ensure that safety measures and active transportation considerations are consistent with broader regional goals and strategies.

The project's alignment with ITD is crucial, as Bellevue Road intersects with US Highway 75 in downtown Bellevue. By coordinating closely with ITD, the project will optimize safety and connectivity, especially in areas where city and state infrastructure intersect. This collaborative effort will facilitate the seamless integration of the city's collector street improvements with the broader state transportation network.

The City of Bellevue enjoys close relationships with surrounding communities, ITD, and county highway districts, allowing for a coordinated approach to transportation planning. By actively engaging neighboring transportation jurisdictions, the project can leverage shared resources, expertise, and insights to enhance the overall effectiveness of the planned improvements. This collaborative ethos extends to the role as a forum for cooperative planning, providing a platform for the City of Bellevue to share experiences, challenges, and best practices with neighboring communities.

In addition, the project will foster collaboration through robust community engagement. By involving local residents, businesses, and community organizations, diverse perspectives will contribute to the planning process. This collaborative approach aligns with the principles of equity and inclusivity, emphasizing the importance of engaging all stakeholders in the decision-making process.

As part of the Bellevue Collector Street Rebuild Project, comprehensive outreach efforts are currently underway, collaboratively coordinated with Wood River Valley and the City of Bellevue. The objectives of the outreach initiative are multi-faceted, aiming to gauge community sentiments, address concerns, and provide residents with accurate information about the potential rebuild project. The outreach process encompasses a diverse audience, including residents of Bellevue, adjacent unincorporated Blaine County residents, and specific stakeholder groups such as the Bellevue Vision Committee, Bellevue Growth, the Latino community within Bellevue, business owners and residents along the affected streets, the Bellevue Schools, and the general public.

To fulfill the outreach objectives, early 2025 will see the hosting of two discussion meetings with various stakeholder groups. These meetings will allow for an open dialogue to understand initial support, opposition, questions, and concerns from different segments of the Bellevue community.

Moving into spring 2025, the focus will shift towards developing educational materials that describe the purpose and need for the project, address questions and concerns raised during the community meetings, and provide a range of project options. These materials will be available in both English and Spanish to cater to the diverse demographic within Bellevue. Simultaneously, a community survey will be developed to gauge support and opposition to different types of projects, including preferences on street priorities, types of improvements, and concerns. The survey will be distributed using various channels, including online platforms and hard copy formats, accompanied by promotional materials developed by Bellevue. The goal is to collect and analyze responses to provide valuable insights into the City of Bellevue for informed decision-making regarding the Bellevue Collector Street Rebuild Project. This outreach initiative emphasizes inclusivity, transparency, and community involvement throughout the planning process.

Partnership and collaboration are not just buzzwords for the Bellevue Collector Street Rebuild Project; they are integral to the project's success. Through strategic alliances with LHTAC, ITD, and the broader community, the project will create a collaborative framework that extends beyond the planning phase. This cooperative spirit will pave the way for effective implementation, ensuring that the planned improvements align with regional priorities and serve the best interests of the community and its residents.

## **INNOVATION MERIT CRITERIA NARRATIVE**

### **Modern Transportation for Bellevue:**

The Bellevue Collector Street Rebuild Project introduces a transformative vision for the city, incorporating modern roadway design practices, complete streets, and sidewalks as innovative elements for this tiny Idaho town, tailored to address the current deficiencies in the existing infrastructure. Bellevue, with its historic road network, is poised to undergo a paradigm shift with the incorporation of innovative features, fostering a safer, more accessible, and community-centric transportation system.

In the context of modern roadways, the project pioneers a departure from traditional chip seal layers towards modern surfacing techniques and materials. This innovation increases durability, reduces maintenance requirements, and creates a smoother, more resilient road network. The emphasis on complete streets is groundbreaking for Bellevue, marking a departure from narrow roadways lacking pedestrian facilities. Including sidewalks, bicycle access, and ADA infrastructure aligns with contemporary planning principles, promoting inclusivity and active transportation.

While common in most communities, sidewalks represent a noteworthy innovation for the City of Bellevue, as all of the existing infrastructure lacks these essential pedestrian walkways. The addition of sidewalks not only enhances safety for pedestrians but also promotes a more connected and walkable community. This modernization initiative aligns with current design standards, providing easier access to local businesses and fostering a sense of place and community engagement along Bellevue roadways.

Furthermore, the project leverages innovative engineering techniques to address stormwater management and environmental sustainability. Integrating sediment and grease traps represents a departure from conventional drainage practices, showcasing the project's commitment to minimizing environmental impact and promoting responsible infrastructure development.

The Bellevue Collector Street Rebuild Project introduces innovation by redefining the city's roadways, embracing the principles of complete streets, and introducing pedestrian-friendly infrastructure. This forward-thinking approach positions Bellevue at the forefront of modern transportation design, setting a precedent for other communities and showcasing the city's commitment to enhancing the quality of life for its residents through innovative and inclusive infrastructure development.

## PROEJCT READINESS

### i. **Planning and Constructability**

The **Bellevue Collector Street Rebuild Project** will be ready to start within 6 months of the notification of award and will address critical infrastructure challenges through a comprehensive planning process that prioritizes safety, connectivity, economic development, and resilience. The planning phase will involve in-depth technical analyses, public engagement, environmental reviews, and preliminary engineering to ensure that project feasibility and constructability are thoroughly assessed. Actionable design concepts will be developed to support future construction and to align with federal, state, and local priorities.

A significant focus will be placed on constructability to ensure that future implementation can be completed efficiently and cost-effectively. Existing infrastructure conditions will be evaluated, potential construction constraints will be identified, and mitigation strategies will be developed to address site-specific challenges, such as right-of-way limitations, utility relocations, and environmental impacts. Coordination will be undertaken with key stakeholders—including local agencies, community members, and private sector partners—to ensure that logistical considerations affecting timelines and budgets are fully accounted for, facilitating a smooth transition from planning to construction.

Efforts will focus on identifying innovative approaches and cost-management strategies to achieve financial efficiency without compromising quality or safety. Phasing plans will be outlined to minimize disruptions to traffic, freight routes, and local communities during construction. Conceptual designs will be prepared to include multimodal improvements that enhance safety and accessibility for all users, including vulnerable populations.

The planning phase will conclude with the preparation of comprehensive project documentation, including cost estimates, preliminary engineering plans, and an implementation strategy. These deliverables will be created to strengthen future construction grant applications and position the project for successful delivery. By focusing on technical details and constructability during the planning phase, a clear and achievable path to project completion will be established, contributing to long-term infrastructure resilience and economic growth pathway to project completion, ultimately contributing to long-term infrastructure resilience and economic vitality.

**PROPOSED SCHEDULE**

| CITY OF BELLEVUE ROAD RECONSTRUCTION PROJECT SCHEDULE |           |
|-------------------------------------------------------|-----------|
| MILESTONES                                            |           |
| TOTAL PROJECT MILESTONES                              | 41 MONTHS |
| AGREEMENT NEGOTIATION                                 | 10 months |
| SCOPING, NEGOTIATIONS, AND CONTRACT                   | 3 months  |
| CONCEPT REPORT/CHARTER                                | 4 months  |
| SURVEY                                                | 4 months  |
| PRELIMINARY DESIGN                                    | 6 months  |
| ENVIRONMENTAL EVALUATION APPROVAL AND NEPA            | 12 months |
| PUBLIC INVOLVEMENT                                    | 6 months  |
| FINAL DESIGN, BENEFIT COST ANALYSIS, AND PS&E         | 12 months |

**ii. NEPA and Permitting**

Since this is a planning project, no formal NEPA documentation or permitting will be completed during this phase. Instead, an environmental scan will be conducted to assess potential environmental considerations and inform the development of future project designs. The environmental scan will include a preliminary evaluation of potential environmental impacts related to transportation improvements, such as effects on air quality, water resources, noise levels, and sensitive habitats. Potential regulatory and permitting requirements that may be applicable during future project phases will be identified.

Consideration will be given to environmental justice (EJ) concerns by assessing whether any disadvantaged or underserved communities may be disproportionately affected by the proposed improvements. By identifying these potential impacts early in the planning process, design alternatives that avoid or minimize adverse impacts while maximizing community benefits will be developed.

Coordination will be undertaken with relevant agencies, including state and federal environmental resource agencies, to ensure that the environmental scan aligns with regulatory frameworks and planning best practices. This process will also inform the likely level of environmental review that may be required during the future design and construction phases.

The findings of the environmental scan will be summarized in a comprehensive report, which will include recommendations for next steps in the environmental review and permitting process. This report will serve as a foundational resource for advancing the project toward implementation and will strengthen future construction funding applications by demonstrating that environmental considerations have been proactively addressed during the planning phase.

### iii. **Project Support**

Significant support has been demonstrated for the proposed project due to its potential to improve safety, mobility, and economic vitality.

The freight community's support has been noted, with local logistics companies, trucking associations, and regional economic groups identifying the need for upgrades to accommodate increasing freight volumes. The importance of efficient freight operations for economic sustainability has been emphasized, with key constraints such as narrow streets and limited rail crossing clearance being cited as areas that must be addressed.

The support of local residents has also been documented through public feedback and stakeholder outreach, with the community expressing the need for improved traffic flow, enhanced safety at rail crossings, and reduced congestion. Public safety agencies, including emergency medical services (EMS), police, and fire departments, have highlighted the critical importance of the project for maintaining timely emergency response. It has been noted that addressing issues such as low-clearance underpasses and outdated crossings will improve access for first responders and enhance overall community safety.

Broad-based support from state and local agencies, the freight community, residents, and public safety departments has underscored the widespread recognition of the project's significance. The strong engagement of these stakeholders will ensure that the planning process remains well-coordinated, addressing existing challenges and positioning the project for successful future implementation.

### iv. **Risk and Mitigation**

As with any complex planning effort, several potential risks have been identified, along with corresponding mitigation strategies to ensure that the project remains on schedule, within budget, and aligned with stakeholder expectations.

One potential risk relates to data availability and accuracy, as the planning process relies on up-to-date information on infrastructure conditions, traffic patterns, and environmental factors. Inaccurate or incomplete data could lead to flawed assessments. To address this, a data collection and validation plan will be employed, using existing data sources and conducting new field assessments when necessary. Coordination with state and local agencies will help ensure access to the most current information. Any data gaps that arise will be addressed promptly through supplementary data collection to prevent project delays.

Environmental and regulatory compliance risks have also been identified, particularly regarding potential regulatory concerns that may emerge during the environmental scan in areas near sensitive habitats or rail infrastructure. If such issues are not anticipated, they could result in scope changes or delays. To mitigate this, environmental considerations will be integrated early

in the planning process through a comprehensive environmental scan and coordination with environmental resource agencies. Preliminary regulatory requirements will be identified, and potential concerns will be addressed proactively. Early identification of environmental constraints will allow for adjustments to be made to design concepts before finalization.

Budget and resource constraints have been acknowledged as another possible risk, as limited financial or personnel resources could affect the completion of planning activities or stakeholder engagement efforts. To address this, a detailed project budget and resource allocation plan will be developed, including contingency funds for unexpected expenses. Regular budget monitoring will ensure the efficient use of funds, and resource needs will be reviewed periodically to prevent delays or resource bottlenecks.

Public opposition or delays in feedback have also been identified as potential challenges, as concerns about the impacts of proposed improvements could affect the planning timeline. An inclusive public engagement strategy will be implemented to mitigate this, ensuring early and transparent communication with the community through public meetings, online surveys, and informational materials. Public concerns will be documented and addressed by revising proposed concepts when feasible. Providing clear information on project benefits and addressing misconceptions will help foster public support and reduce delays.

By proactively addressing these potential risks, the planning process will remain on track and achieve its objectives. This structured approach to risk management will support the development of a comprehensive and actionable plan, positioning the project for a successful transition to the implementation phase.

#### v. **Technical Capacity Assessment**

The successful completion of the Bellevue Collector Street Rebuild Project will rely on the technical expertise and organizational capacity of the project team. The lead agency, LHTAC has demonstrated a strong track record in managing complex transportation planning projects and has successfully coordinated with local, state, and federal partners on previous initiatives. With robust project management structures and established protocols for stakeholder engagement, data analysis, and reporting, the agency is well-positioned to lead this effort efficiently and effectively.

The project team's technical expertise includes proficiency in transportation planning, engineering, environmental analysis, and public outreach. Qualified staff with extensive experience in infrastructure assessments, design concept development, and regulatory compliance will be assigned to key roles. In addition, the team's experience in data management and GIS-based analysis will ensure that existing conditions and potential improvements are assessed comprehensively. Specific capabilities in traffic modeling, freight movement analysis, and safety impact assessments will further strengthen the planning process and ensure that the recommendations are grounded in evidence-based practices.

Collaborative partnerships with state and regional agencies, including the Idaho Transportation Department (ITD), will support the planning process by providing access to essential data and technical resources.

To manage the project effectively, a detailed project schedule and resource allocation plan will be implemented. A dedicated project manager will oversee the coordination of tasks, monitor progress, and ensure adherence to milestones and deliverables. Regular internal progress reviews and external stakeholder meetings will be conducted to identify and resolve potential issues promptly. Additionally, contingency plans will be in place to address any unforeseen challenges, ensuring that adjustments can be made without significant disruptions to the overall timeline.

The Local Highway Technical Assistance Council's (LHTAC) prior experience with federal grant requirements and its compliance with procurement, reporting, and financial management standards will ensure adherence to all BUILD Planning Grant guidelines. LHTAC's successful management of previous federally funded projects demonstrates its capacity to complete this planning effort within scope, on schedule, and within budget.

By leveraging its technical expertise, partnerships, and organizational capacity, the project team will deliver a high-quality, actionable plan that supports future construction funding applications and advances the broader goals of safety, mobility, and economic development.

RESOLUTION # 2405

A RESOLUTION OF THE CITY OF BELLEVUE, IDAHO. SUPPORTING THE SUBMITTAL OF A REBUILDING AMERICAN INFRASTRUCTURE WITH SUSTAINABILITY AND EQUITY GRANT APPLICATION FOR ENGINEERING DESIGN SERVICES FOR COLLECTOR ROADWAYS.

WHEREAS, the City of Bellevue is committed to providing safe, sustainable, and efficient transportation to our residents, businesses and visitors; and

WHEREAS, the City of Bellevue recognizes a need for funding to improve and maintain existing transportation infrastructure; and

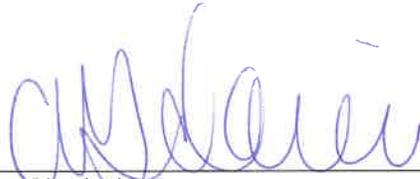
WHEREAS, the roadways selected provide essential access to schools, parks, employment, recreation, and regional connectivity; and

WHEREAS, the City of Bellevue seeks to apply for a 2025 Rebuilding America's Infrastructure with Sustainability and Equity (RAISE) Grant; and

NOW, THEREFORE, BE IT RESOLVED:

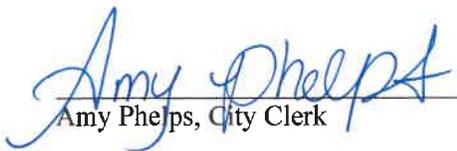
That the Bellevue Common Council hereby expresses its full support for the submittal of the City of Bellevue's application for a 2025 RAISE Planning Grant to fund design work for improving selected collector roadways within the City of Bellevue.

PASSED by the Bellevue Common Council and signed by the Mayor this 27<sup>th</sup> day of JANUARY, 2025.



Christina Giordani, Mayor

ATTEST:



Amy Phelps, City Clerk





U.S. Department  
of Transportation  
**Federal Highway  
Administration**

**Idaho Division**

August 2, 2024

3050 Lakeharbor Lane, Suite 126  
Boise, ID 83703-6354  
(208) 334-9180  
Idaho.FHWA@dot.gov

In Reply Refer To:  
HDA-ID

Laila Kral, P.E., Administrator  
Local Highway Technical Assistance Council  
3330 W. Grace Street  
Boise, ID, 83703

Dear Ms. Kral,

This letter serves as documentation that the Local Highway Technical Assistance Council (LHTAC) is a public agency and subdivision of government in the State of Idaho. This letter shall not be considered an endorsement or objection to any grant application to which it is attached.

LHTAC was created in 1994 by the Idaho Legislature, under Idaho Code Title 40, Chapter 24, establishing a council with the vested powers identified in Idaho code which advocate, support and train Local Highway Jurisdictions across Idaho. Currently, this includes performing Local Technical Assistance Program (LTAP) duties under an MOU with the Idaho Transportation Department (ITD). Additionally, ITD does not have a Local Assistance Division as most state Departments of Transportation do. LHTAC performs the functions that would be vested in a Local Assistance Division or similar at other state DOTs.

Idaho Code outlines that three non-profit organizations; the Idaho Association of Counties, the Association of Idaho Cities and the Idaho Association of Highways Districts appoint the LHTAC Council membership, however, the membership of LHTAC is not made up of non-profits. The membership is made up of elected offices of the subdivisions of state government at the County, City and Highway District Level who have highway authority. This appointment power ensures that LHTAC is not controlled by the executive branch of Idaho. The associations are members of the Council in an ex-officio capacity as defined in Idaho Code. The current voting council membership is three mayors, three county commissioners and three highway district commissioners. They are all publicly elected officials providing geographic representation across Idaho.

If you have any questions, please contact Dustin Woods, Deputy Division Administrator, FHWA Idaho, at [dustin.woods@dot.gov](mailto:dustin.woods@dot.gov) or 208-334-1845.

Sincerely,

Peter J. Hartman  
Division Administrator



## Memorandum

**To: Bellevue Common Council**

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

**Re: Request to Approve Performance Bond For Karl Malone Landscaping**

**Date: February 9, 2026**

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### Background

On July 5, 2023, the Bellevue Planning & Zoning Commission adopted Findings of Fact, Conclusions of Law, and Decision documents approving the Design Review application for Karl Malone Ford and Powersports.

On July 10, 2024, the City of Bellevue issued a building permit to commence construction.

On November 4, 2025, the City of Bellevue issued a Temporary Certificate of Occupancy with the following items to be completed prior to the issuance of a Final Certificate of Occupancy:

1. Complete landscaping per plan
2. Provide documentation of final approval from the Bellevue Fire Department
3. Provide documentation of final approval and acceptance of improvements to Idaho Transportation Department roadway and sidewalk
4. Provide documentation of final approval from the Building Inspector

Conditions 2-4 have been satisfied. All of the landscaping on the original approved landscaping plan has been installed with the exception of hydroseeding grass areas along the perimeter and within the area identified for snow storage.

On November 20, 2025, an administrative modification to the landscape plan was approved to change the location of the snow storage area and to allow a fence to be constructed to screen inventory and materials in the location of the previously approved snow storage area.

The property owners are requesting to bond for the unfinished landscaping in order to receive the Final Certificate of Occupancy. The standards for doing so can be found in Bellevue City Code Section 10-17-6:

The building inspector shall not issue a building permit for any structures or work required to obtain design review approval unless and until the building plans submitted comply with design review approval. Furthermore, the building inspector shall not issue a Certificate of Occupancy for any such structure until, upon final inspection, the project is constructed in accordance with

the approved design review application and plans, and all improvements, amenities and landscaping have been installed, or until the applicant has posted with the City an irrevocable letter of credit or certified funds or other security which has been accepted by the City Council in the sum of one hundred fifty percent (150%) of the bona fide estimate of the cost of installing said improvements, landscaping and amenities. Said security shall require full performance within a period not to exceed twelve (12) months and shall be accepted only in situations where inclement weather or other similar circumstances prevents completion prior to occupancy. In the event the improvements are not constructed within the time allowed by the City Council, the Council may order the improvements installed at the expense of the owner and the surety. In the event the cost of installing the required improvements exceeds the amount of the security, the owner shall be liable to the City for the additional costs thereof. The cost of installing required improvements that exceed the amount of the security shall automatically become a lien upon the subject property.

The applicant has suggested a July 1, 2026 deadline for completion of improvements.

### **Recommendation**

Staff recommends the acceptance of the Irrevocable Escrow Bond for KMAM Real Estate IDBEL, LLC for unfinished landscaping in the total amount of \$24,666, with an expiration date of July 1, 2026. The Irrevocable Escrow Bond should not be released until the perimeter hydroseeding is completed and either:

1. The construction of fencing, installation of trees, and all other added improvements identified on the November 20, 2025 revised landscape plan, or
2. Completion of the improvements of the original landscape plan and clearing of the snow storage area.

### **Enclosures**

1. Signed Irrevocable Escrow Bond
2. Bid for cost of hydroseeding
3. Original approved landscape plan
4. November 20, 2025 Administrative Decision for the modification of the landscape plan
5. Revised landscape plan

## Irrevocable Escrow Bond

Pursuant to Bellevue City Code Section 10-17-6 requiring certain required improvements hereinafter, "Required Improvements") by Bellevue City (hereinafter, the "City") and KMAM Real Estate IDBEL, LLC (hereinafter, the "Developer"), the Developer and Zions Bancorporation, N.A dba Zions First National Bank (hereinafter, the "Bank") represent, warrant, and agree as follows:

1. The Developer has deposited \$24,666.00 (hereinafter, "Bond Amount") in an account with the Bank, which shall be irrevocably held for the sole purpose of guaranteeing the proper completion by Developer of all Required Improvements. Said account shall remain registered in the name of the Developer, with a corresponding account number of 984194795.
2. The Developer shall leave deposited, and the Bank shall continue to hold the Bond Amount until the City provides written notification that the Developer has completed all Required Improvements, and that the City has subsequently accepted the same. If said Required Improvements have not been completed in the City's required time or manner, or if the Developer has otherwise breached its agreement with the City, the City shall provide written notice of the same to the Bank, whereupon all funds held by the Bank shall be immediately turned over to the City. The City may provide such notification at any time.
3. The Bank shall not, at any time, release funds to the Developer or any other person or entity, without written authorization from the City.
4. A violation by the Developer of any City ordinance, as well as a violation of any State or Federal statute or regulation, with respect to the Required Improvements, shall be considered grounds for requiring the Bond Amount to be turned over to the City.
5. The Bank hereby assumes direct responsibility for the payment of this bond obligation to the City, notwithstanding any default, insolvency, receivership, bankruptcy, or other change of financial circumstance on the part of the Developer. In the event the Developer files bankruptcy, the Bank will have 90 days from the date the City demands payment of funds in which to obtain termination of the automatic stay from the bankruptcy court. Denial of a motion for termination shall not negate the requirement of payment by the Bank.

Dated: January 27, 2026

Bank:

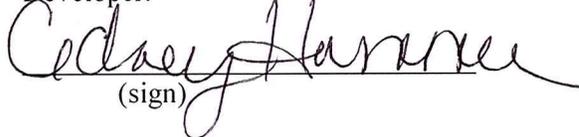


(sign)

Bank Name: Zions Bancorporation, N.A.

By: Robert Kastelic  
Its: Senior Vice President  
Address: 125 W. 10600 S., Ste 200  
Sandy, UT 84070  
Phone#: (801) 844-5061  
E-mail: Robert.Kastelic@zionsbank.com

Developer:



(sign)

Developer Name: KMAM Real Estate IDBEL, LLC

By: Cidney Hammer  
Its: Manager  
Address: 11453 S. Lone Peak Pkwy  
Draper, UT 8402  
Phone#: (801) 989-1421  
E-mail: chammer@kmamauto.com



All Seasons Landscaping, Inc.  
 P.O. Box 865  
 Bellevue, ID 83313

# Proposal # 8348

|           |
|-----------|
| DATE      |
| 6/11/2025 |

|                                                                      |
|----------------------------------------------------------------------|
| NAME / ADDRESS                                                       |
| PJF Corporation<br>905 Marshall Way<br>Suite C<br>Layton, Utah 84041 |

Proposal good for 10 days from: 6/11/2025

|             |    |
|-------------|----|
| Proposed By | MM |
|-------------|----|

| DESCRIPTION                                                                                                                                            | QTY | COST         | TOTAL           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------|-----------------|
| Plan Set - Lyon Landscape Architects - Karl Malone Powersports Store - Pages L1, L1.01,L1.02,L1.03, L1.04, L1.05, L2, L2.01 & L2.02 - Dated 03-21-2025 |     |              |                 |
| Phase 2 - Landscaping For Sheet L1.02 ~                                                                                                                |     |              |                 |
| Mobilization - Materials/Equipment                                                                                                                     | 2   | 750.00       | 1,500.00        |
| Gravel Parking Stalls (3) ~ (600 SF) ~                                                                                                                 |     |              |                 |
| Excavation of (3) Parking stalls finish minus 10" and compacted on site soils prior to installing 3/4" Roadmix                                         | 1   | 1,500.00     | 1,500.00        |
| Loads, Spoils Removed From Site                                                                                                                        | 2   | 330.00       | 660.00          |
| CY, 3/4" Roadmix - Compacted to 96%                                                                                                                    | 17  | 94.00        | 1,598.00        |
| Decorative Gravel 1/2" - 1" - Grey & Tan Color                                                                                                         | 4   | 180.00       | 720.00          |
| <b>SUBTOTAL</b>                                                                                                                                        |     |              | <b>5,978.00</b> |
| <b>LANDSCAPE ~ PHASE 2</b>                                                                                                                             |     |              |                 |
| Ginnala Maple Clump 6' - 8'                                                                                                                            | 3   | 670.00       | 2,010.00        |
| Redmond Linden 3" - Substitution For Prairie Silk Honeylocust (Won't grow in our climate)                                                              | 1   | 910.00       | 910.00          |
| Moonglow Juniper 6' - 8' - substitution for Wichita Blue Juniper                                                                                       | 7   | 778.00       | 5,446.00        |
| Spring Snow Crab Apple 3"                                                                                                                              | 4   | 910.00       | 3,640.00        |
| Royalty Crab Apple 3" - Substitution for Royal Raindrop Crab Apple (Unavailable)                                                                       | 4   | 830.00       | 3,320.00        |
| Tannenbaum Pine 6' - Substitution for Pinus Mugo Pine (Unavailable)                                                                                    | 6   | 871.00       | 5,226.00        |
| Moonglow Juniper 6' - 8' - Substitution for Pinus flexilis "Vanderwolfs" (Vanderwolf Pines Do Not Grow In This Location)                               | 13  | 778.00       | 10,114.00       |
|                                                                                                                                                        |     | <b>TOTAL</b> |                 |

SIGNATURE

|              |              |
|--------------|--------------|
| Phone #      | Fax #        |
| 208-788-3352 | 208-788-0274 |



All Seasons Landscaping, Inc.  
 P.O. Box 865  
 Bellevue, ID 83313

# Proposal # 8348

|           |
|-----------|
| DATE      |
| 6/11/2025 |

|                                                                      |
|----------------------------------------------------------------------|
| NAME / ADDRESS                                                       |
| PJF Corporation<br>905 Marshall Way<br>Suite C<br>Layton, Utah 84041 |

Proposal good for 10 days from: 6/11/2025

|             |    |
|-------------|----|
| Proposed By | MM |
|-------------|----|

| DESCRIPTION                                                                                                                                                | QTY    | COST   | TOTAL             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|-------------------|
| Mugo Pine Slowmound #3                                                                                                                                     | 33     | 92.00  | 3,036.00          |
| Tor Birchleaf Spirea 5 Gal.                                                                                                                                | 28     | 78.00  | 2,184.00          |
| Magic Carpet Spirea 5 Gal.                                                                                                                                 | 33     | 78.00  | 2,574.00          |
| Karl Forester Grass 2 Gal                                                                                                                                  | 5      | 44.00  | 220.00            |
| Blue Oat Grass 1 Gal                                                                                                                                       | 46     | 29.00  | 1,334.00          |
| May Night Savlia 1 Gal                                                                                                                                     | 12     | 26.00  | 312.00            |
| Root Barrier - Per tree within 5' of paved surface                                                                                                         | 2      | 500.00 | 1,000.00          |
| LF, Steel Edging x 1/4" x 4" - Welded joints & #4 Rebar 12" welded to steel edging for reinforcement                                                       | 330    | 28.00  | 9,240.00          |
| SF, Filter Fabric                                                                                                                                          | 5,000  | 0.65   | 3,250.00          |
| Decorative Gravel 1/2" - 1" - Grey & Tan Color                                                                                                             | 40     | 180.00 | 7,200.00          |
| CY, Topsoil/Compost Blend - All planter beds(5000SF) @ 12" depth                                                                                           | 185    | 92.00  | 17,020.00         |
| CY, Topsoil (8430 SF) @ 2" Depth - Hydroseed                                                                                                               | 52     | 74.00  | 3,848.00          |
| SF, Hydroseed - Scottish Links                                                                                                                             | 8,430  | 0.28   | 2,360.40          |
| CY, Topsoil - For Hydroseed Native Grass's                                                                                                                 | 310    | 84.00  | 26,040.00         |
| SF, Hydroseed (native grass) - North Property Line                                                                                                         | 15,700 | 0.28   | 4,396.00          |
| SF, Hydroseed (native grass) - South Property Line & Restoration                                                                                           | 34,600 | 0.28   | 9,688.00          |
| Agriform Tablets - 20-10-5 Fertilizer                                                                                                                      | 1      | 600.00 | 600.00            |
| EA, Tree Stake - Pine 8' x 2" w/Chain Lock 1"                                                                                                              | 7      | 75.00  | 525.00            |
| Loads, Spoils Removed From Site - Budget Item - For additional unknown loads of spoils required to be removed from site. Will invoice for actuals removed. | 4      | 330.00 | 1,320.00          |
| <b>SUBTOTAL</b>                                                                                                                                            |        |        | <b>126,813.40</b> |
| Irrigation System - Design Build ~                                                                                                                         |        |        |                   |
| <b>TOTAL</b>                                                                                                                                               |        |        |                   |

SIGNATURE

*total Hydroseed:  
 \$16,444<sup>00</sup>*

|              |              |
|--------------|--------------|
| Phone #      | Fax #        |
| 208-788-3352 | 208-788-0274 |



All Seasons Landscaping, Inc.  
 P.O. Box 865  
 Bellevue, ID 83313

# Proposal # 8348

|           |
|-----------|
| DATE      |
| 6/11/2025 |

|                |
|----------------|
| NAME / ADDRESS |
|----------------|

|                                                                      |
|----------------------------------------------------------------------|
| PJF Corporation<br>905 Marshall Way<br>Suite C<br>Layton, Utah 84041 |
|----------------------------------------------------------------------|

Proposal good for 10 days from: 6/11/2025

|             |    |
|-------------|----|
| Proposed By | MM |
|-------------|----|

| DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | QTY | COST      | TOTAL            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|------------------|
| New Irrigation System - (1) Rainbird Quick Connect - to be used for washing 3 vehicles along frontage, (243) Rainbird 1812 Sprays, (69) Rainbird 1804 Sprays, (67) Rainbird 5012 Rotors, (9) Rainbird 1.5" Electronic Valves, (800LF) Schedule 40 2.0" Mainline, (379) Swing Joints For Irrigation Heads, (3,835 LF) 1.0" Poly Lateral Lines, (3,625 LF) 1.5" Poly Lateral Lines, (2) 12 Station Modules for already bid Irrigation Clock, (8,000 LF) 12 Gauge Wire, (160 LF) 2.0" Schedule 40 PVC Sleeving, (160 LF) 4.0 Schedulee 40 Sleeving, (12) Rainbird 10" Valve Boxes, Miscellaneous Fittings and Labor w/1 year warranty from job completion date. | 1   | 53,366.00 | 53,366.00        |
| Redlined As Built - For Irrigation System                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1   | 800.00    | 800.00           |
| <b>SUBTOTAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |           | <b>54,166.00</b> |
| Fuel Surcharge @ 1.25%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     | 1.25%     | 677.08           |
| Porta Potty Facility - Per Month                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2   | 140.00    | 280.00           |
| NOTE: Irrigation System is a design build, includes the infrastructure to add onto for additional future landscaping needs to South and North end of project if necessary. This irrigation system assumes delivery from water source 30 GPM (Gallons Per Minute) & 55 PSI Static within entire mainline.<br><br>NOTE: All shrub & perennial planter bed locations must be excavated down 12" from finish grades by others, ASL can provide excavation cost to complete upon request.<br><br>NOTE: Unit cost pricing has been provided. Project to be invoiced at unit cost pricing of actual square footages installed.                                      |     |           |                  |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |           |                  |

SIGNATURE

|              |              |
|--------------|--------------|
| Phone #      | Fax #        |
| 208-788-3352 | 208-788-0274 |



All Seasons Landscaping, Inc.  
 P.O. Box 865  
 Bellevue, ID 83313

# Proposal # 8348

|           |
|-----------|
| DATE      |
| 6/11/2025 |

|                |
|----------------|
| NAME / ADDRESS |
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|                                                                      |
|----------------------------------------------------------------------|
| PJF Corporation<br>905 Marshall Way<br>Suite C<br>Layton, Utah 84041 |
|----------------------------------------------------------------------|

Proposal good for 10 days from: 6/11/2025

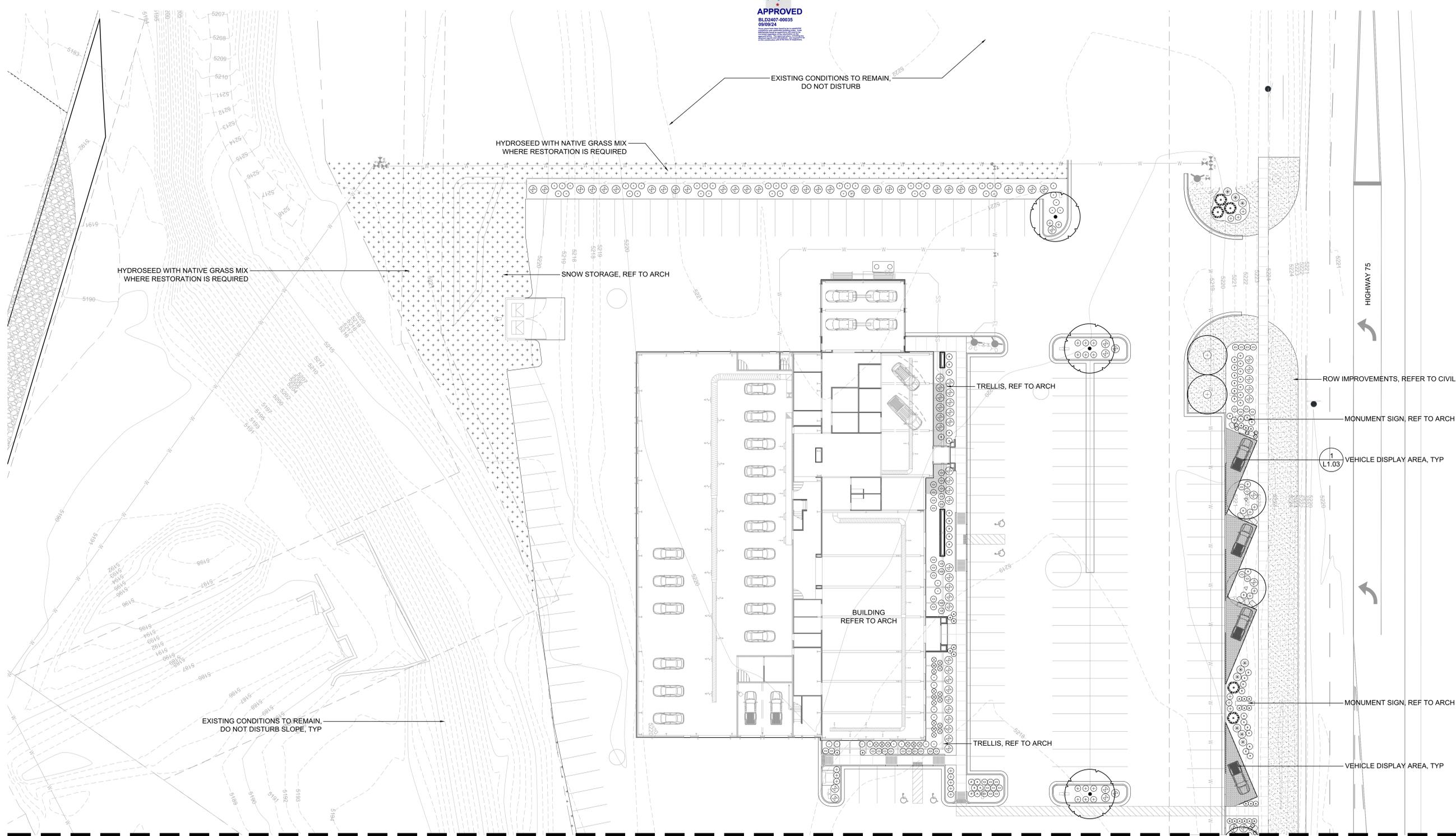
|             |    |
|-------------|----|
| Proposed By | MM |
|-------------|----|

| DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | QTY | COST | TOTAL        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|--------------|
| <p>NOTE: General Contractor/Client to provide acceptable finish grade for hydroseeded areas to within finish minus +/- 2".</p> <p>NOTE: Additional spoils from site will be hauled off at a cost of \$330.00 per load.</p> <p>NOTE: This proposal has been quoted from a plan set and a site visit has not been completed by ASL. Prior to starting project a site visit is required to verify site conditions, quantities, grades, access. Pricing and quantities may change prior to the start of this project.</p> <p>NOTE: All shipping costs are estimates based on fuel prices on the quote date. Shipping prices change without notice and are not under the control of All Seasons Landscaping, Inc. Any shipping cost increases after date of estimate will be passed on to project.</p> <p>NOTE: This bid/contract is confidential and represents trade secrets of All Seasons Landscaping, Inc. (ASL). This bid/contract and any attachments or other documents related to the bid/contract and prepared in whole or in part by ASL are intended only for the use of the entity to whom the bid has been submitted and cannot be shared or distributed in any manner (including verbal comments on the amount of the bid/contract or portion of the bid/contract) without the express written consent of ASL. Any unauthorized distribution of this bid/contract in any form will cause harm to ASL and shall constitute an intentional interference with ASL business expectancies.</p> |     |      |              |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |      | \$187,914.48 |

Proposal good for 10 days

SIGNATURE \_\_\_\_\_

|              |              |
|--------------|--------------|
| Phone #      | Fax #        |
| 208-788-3352 | 208-788-0274 |



EXISTING CONDITIONS TO REMAIN,  
DO NOT DISTURB

HYDROSEED WITH NATIVE GRASS MIX  
WHERE RESTORATION IS REQUIRED

HYDROSEED WITH NATIVE GRASS MIX  
WHERE RESTORATION IS REQUIRED

SNOW STORAGE, REF TO ARCH

TRELLIS, REF TO ARCH

BUILDING  
REFER TO ARCH

TRELLIS, REF TO ARCH

HIGHWAY 75

ROW IMPROVEMENTS, REFER TO CIVIL

MONUMENT SIGN, REF TO ARCH

1  
L1.03 VEHICLE DISPLAY AREA, TYP

MONUMENT SIGN, REF TO ARCH

VEHICLE DISPLAY AREA, TYP

EXISTING CONDITIONS TO REMAIN,  
DO NOT DISTURB SLOPE, TYP

SEE L1.02



BUILDING PERMIT  
SUBMITTAL

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

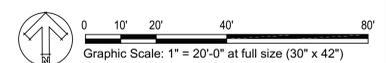
**Karl Malone Powersports Store**  
Kirtley and Main Streets  
Bellevue, Idaho

DESIGN: M.J.  
DRAWN: M.J.  
CHECKED: E.W.  
DATE: November 28, 2023  
PROJECT: KM Powersports  
NUMBER: LLA0403.23  
SCALE: 1" = 20'-0"  
TITLE:

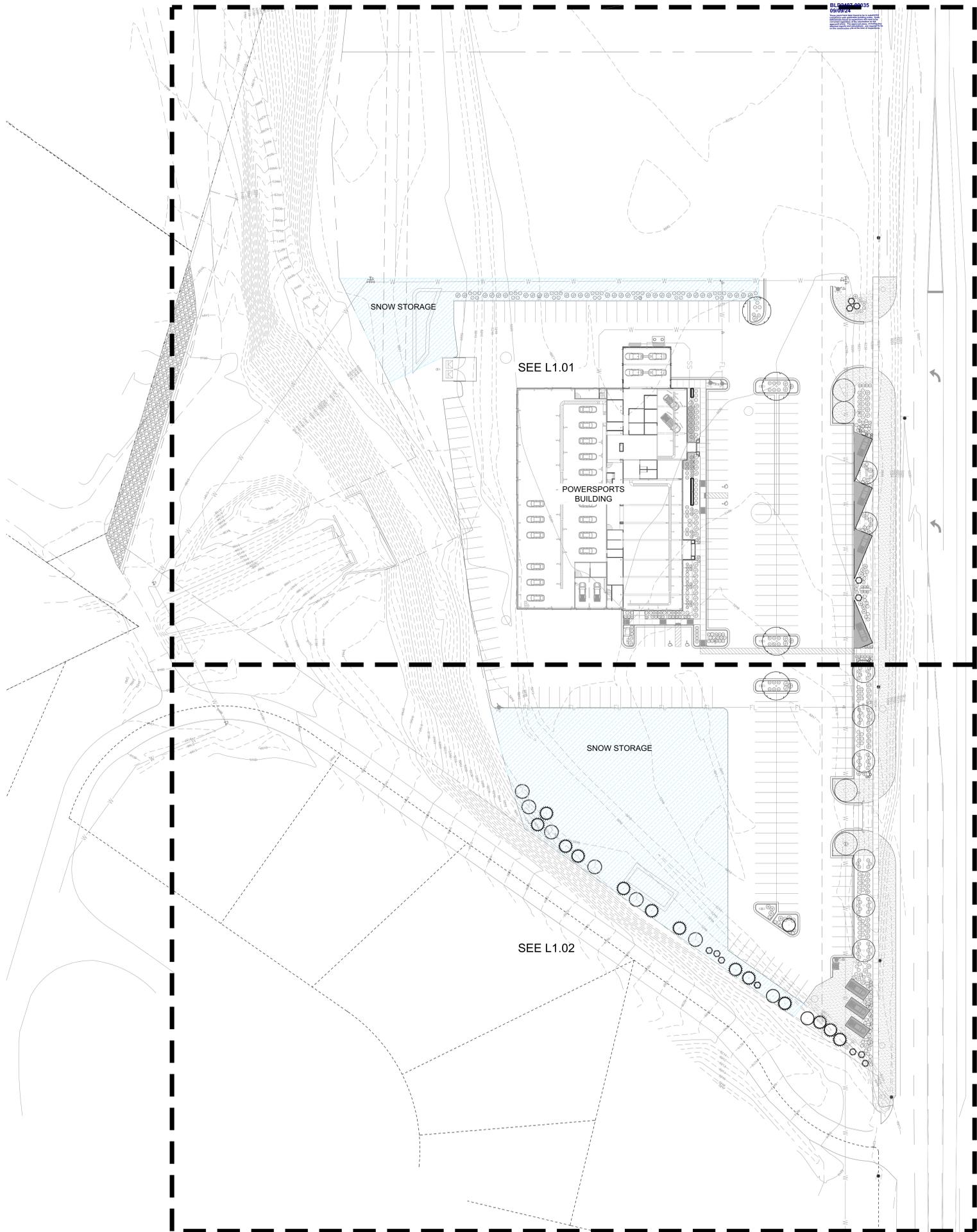
LANDSCAPE  
PLAN  
NORTH

SHEET:

**L1.01**



APPROVED  
BY: [Signature]  
DATE: 11/28/23



**LYON**  
Landscape Architects, LLC  
124 S Main Street, Ste B1, Hailey, ID 83333  
255-209-4053 | Moghan@lyonLA.com



DRAWING SET:  
**BUILDING PERMIT  
SUBMITTAL**

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

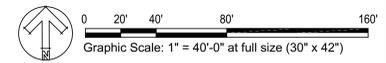
**Karl Malone Powersports Store**  
Kirtley and Main Streets  
Bellevue, Idaho

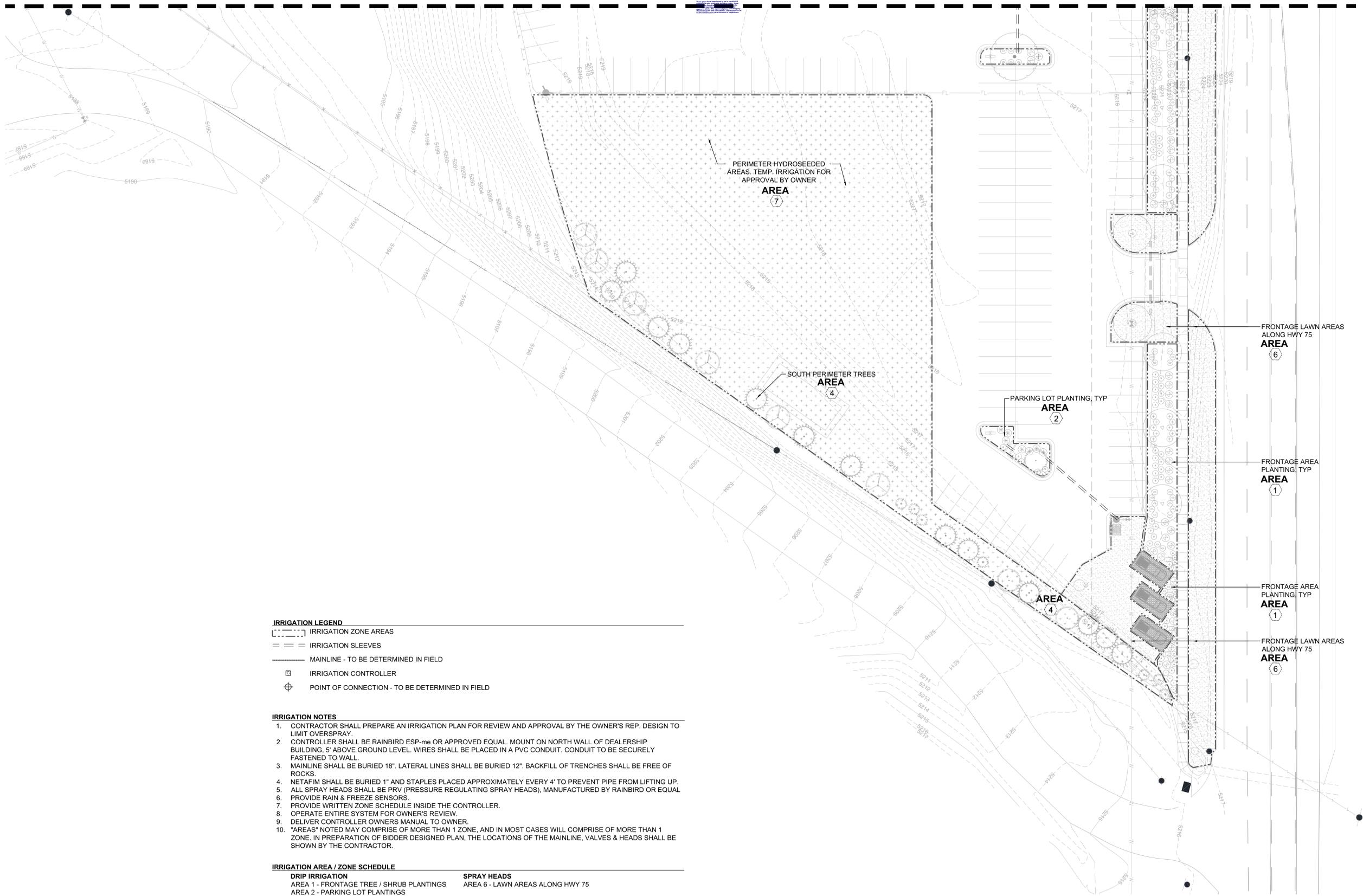
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SCALE: 1" = 40'-0"  
TITLE:

**OVERALL  
LANDSCAPE  
PLAN**

SHEET:

**L1.00**





**IRRIGATION LEGEND**

- IRRIGATION ZONE AREAS
- == IRRIGATION SLEEVES
- MAINLINE - TO BE DETERMINED IN FIELD
- ⊠ IRRIGATION CONTROLLER
- ⊕ POINT OF CONNECTION - TO BE DETERMINED IN FIELD

**IRRIGATION NOTES**

1. CONTRACTOR SHALL PREPARE AN IRRIGATION PLAN FOR REVIEW AND APPROVAL BY THE OWNER'S REP. DESIGN TO LIMIT OVERSPRAY.
2. CONTROLLER SHALL BE RAINBIRD ESP-me OR APPROVED EQUAL. MOUNT ON NORTH WALL OF DEALERSHIP BUILDING, 5' ABOVE GROUND LEVEL. WIRES SHALL BE PLACED IN A PVC CONDUIT. CONDUIT TO BE SECURELY FASTENED TO WALL.
3. MAINLINE SHALL BE BURIED 18". LATERAL LINES SHALL BE BURIED 12". BACKFILL OF TRENCHES SHALL BE FREE OF ROCKS.
4. NETAFIM SHALL BE BURIED 1" AND STAPLES PLACED APPROXIMATELY EVERY 4' TO PREVENT PIPE FROM LIFTING UP.
5. ALL SPRAY HEADS SHALL BE PRV (PRESSURE REGULATING SPRAY HEADS), MANUFACTURED BY RAINBIRD OR EQUAL.
6. PROVIDE RAIN & FREEZE SENSORS.
7. PROVIDE WRITTEN ZONE SCHEDULE INSIDE THE CONTROLLER.
8. OPERATE ENTIRE SYSTEM FOR OWNER'S REVIEW.
9. DELIVER CONTROLLER OWNERS MANUAL TO OWNER.
10. "AREAS" NOTED MAY COMPRISE OF MORE THAN 1 ZONE, AND IN MOST CASES WILL COMPRISE OF MORE THAN 1 ZONE. IN PREPARATION OF BIDDER DESIGNED PLAN, THE LOCATIONS OF THE MAINLINE, VALVES & HEADS SHALL BE SHOWN BY THE CONTRACTOR.

**IRRIGATION AREA / ZONE SCHEDULE**

|                                          |                                                       |
|------------------------------------------|-------------------------------------------------------|
| <b>DRIP IRRIGATION</b>                   | <b>SPRAY HEADS</b>                                    |
| AREA 1 - FRONTAGE TREE / SHRUB PLANTINGS | AREA 6 - LAWN AREAS ALONG HWY 75                      |
| AREA 2 - PARKING LOT PLANTINGS           |                                                       |
| AREA 3 - BUILDING PERIMETER PLANTINGS    | <b>TEMPORARY / LONG THROW SPRAY HEADS (if needed)</b> |
| AREA 4 - SOUTH PERIMETER TREES           | AREA 7 - AREAS OUTSIDE PARKING AREA                   |
| AREA 5 - NORTH PERIMETER SHRUB PLANTINGS | REQUIRING TEMP IRRIGATION FOR                         |
|                                          | ESTABLISHMENT OF HYDROSEED MIX                        |
|                                          | CONFIRM TEMPORARY OR LONG THROW HEADS                 |
|                                          | WITH OWNER                                            |



DRAWING SET:  
**BUILDING PERMIT SUBMITTAL**

REVISIONS:  
 REV 1:  
 REV 2:  
 REV 3:

PROJECT ADDRESS:

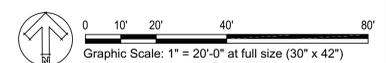
**Karl Malone Powersports Store**  
 Kirtley and Main Streets  
 Bellevue, Idaho

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 CHECKED: EW  
 DATE: November 28, 2023  
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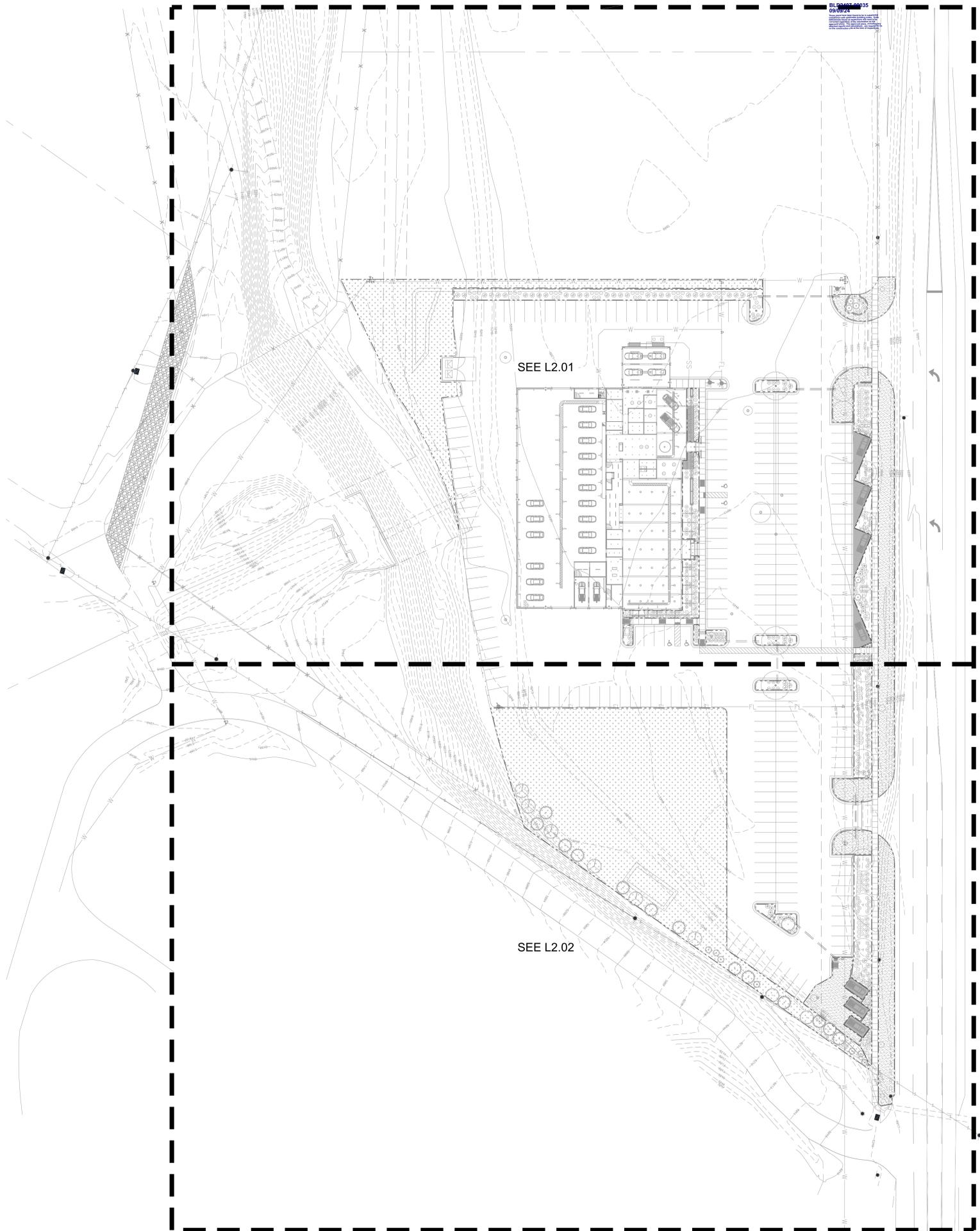
**IRRIGATION PLAN SOUTH**

SHEET:

**L2.02**



APPROVED  
BY: [Signature]  
DATE: 11/28/23



DRAWING SET:  
**BUILDING PERMIT  
SUBMITTAL**

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

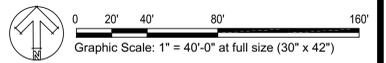
PROJECT ADDRESS:

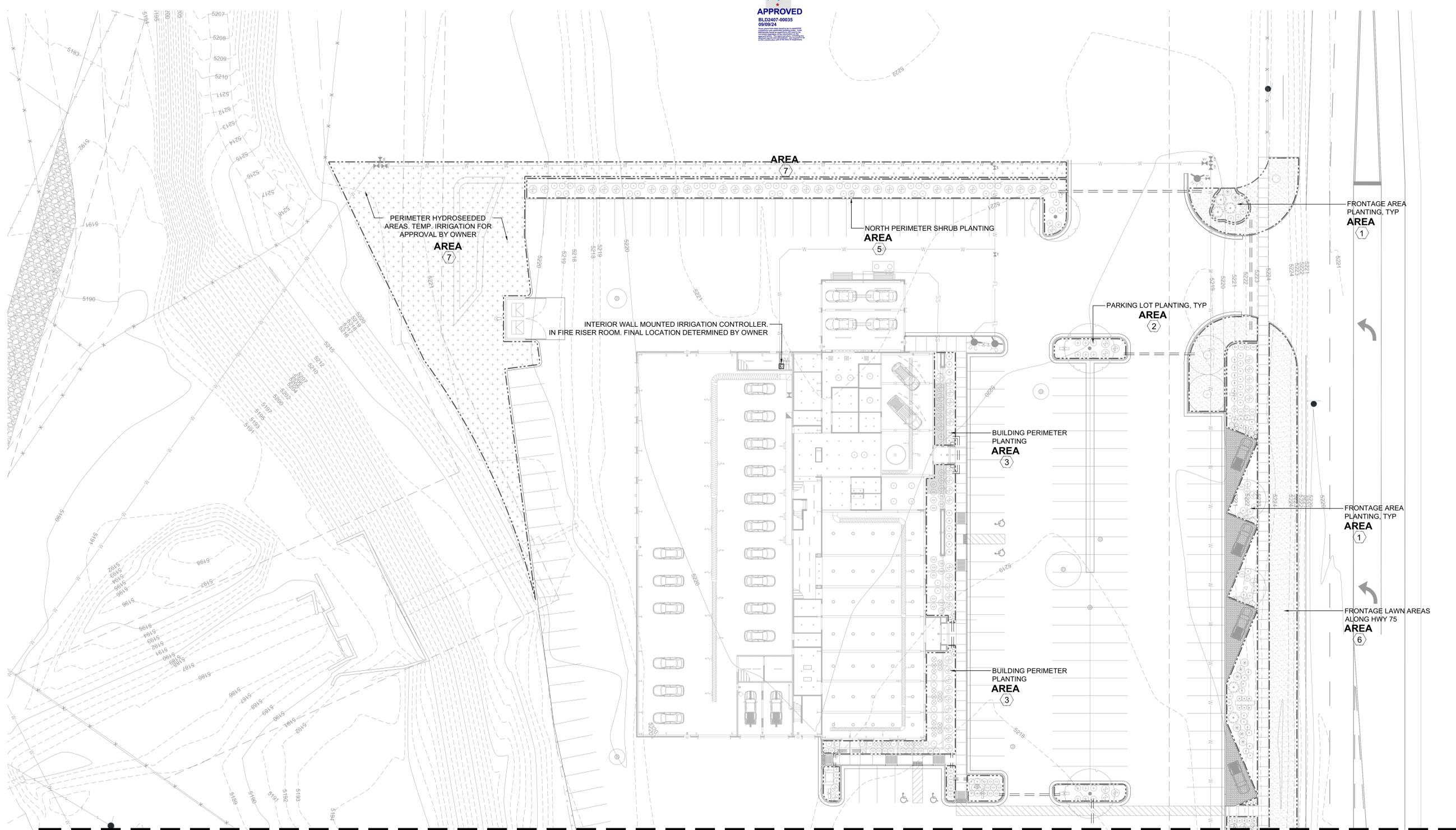
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Bellevue, Idaho

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NUMBER: LLA0403.23  
SCALE: 1" = 40'-0"  
TITLE:

**OVERALL  
IRRIGATION  
PLAN**

SHEET:  
**L2.00**





SEE L2.02



DRAWING SET:  
**BUILDING PERMIT SUBMITTAL**

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

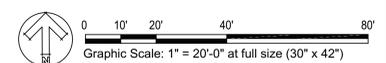
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Bellevue, Idaho

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PROJECT: KM Powersports  
NUMBER: LLA0403.23  
SCALE: 1" = 20'-0"  
TITLE:

**IRRIGATION PLAN NORTH**

SHEET:

**L2.01**





TREES / DECIDUOUS



ROYAL RAINDROP CRABAPPLE



SPRING SNOW CRABAPPLE



PRAIRIE SILK HONEYLOCUST



GINNALA FLAME MAPLE

TREES / EVERGREEN



MUGO PINE



WICHITA BLUE JUNIPER



VANDERWOLF PYRAMID PINE

SHRUBS



SLOWMOUND DWARF MUGO PINE



BIRCH-LEAF SPIREA



MAGIC CARPET SPIREA



BARBERRY ORANGE ROCKET



ARCTIC WILLOW



GOLDFINGER POTENTILLA

GROUNDCOVERS / ORNAMENTAL GRASSES



KARL FOERSTER GRASS



BLUE OAT GRASS



SALVIA MAY NIGHT



SCOTTISH LINKS GRASS MIX



IDAHO NATIVE GRASS MIX



Know what's below. Call before you dig.

DRAWING SET:

BUILDING PERMIT SUBMITTAL

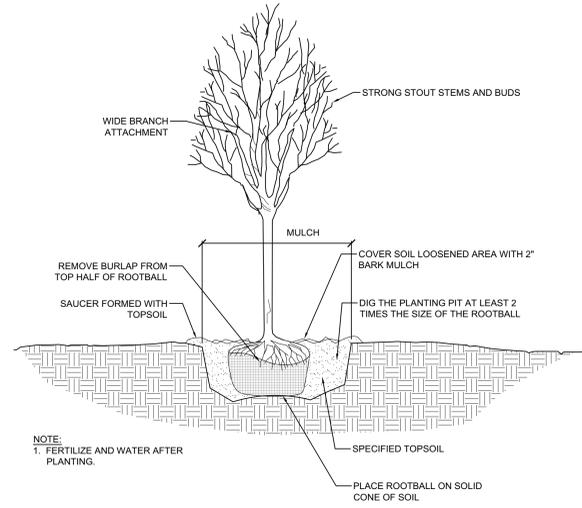
REVISIONS: REV 1: REV 2: REV 3:

PROJECT ADDRESS:

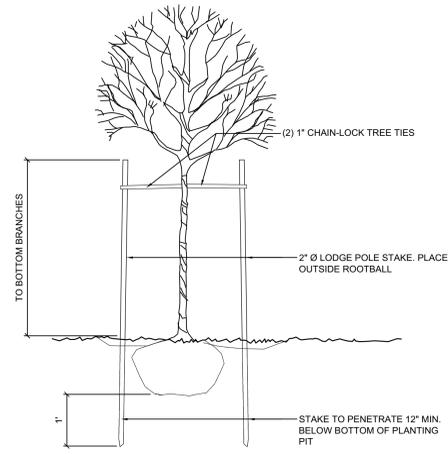
Karl Malone Powersports Store Kirtley and Main Streets Bellevue, Idaho

DESIGN: M.J. DRAWN: M.J. CHECKED: EW. DATE: November 28, 2023. PROJECT: KM Powersports. NUMBER: LLA0403.23. SCALE: As Shown. TITLE:

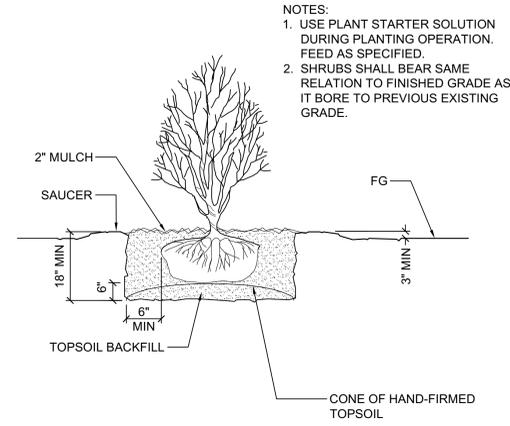
PLANT IMAGES



**1 TREE PLANTING DETAIL**  
SCALE: NTS

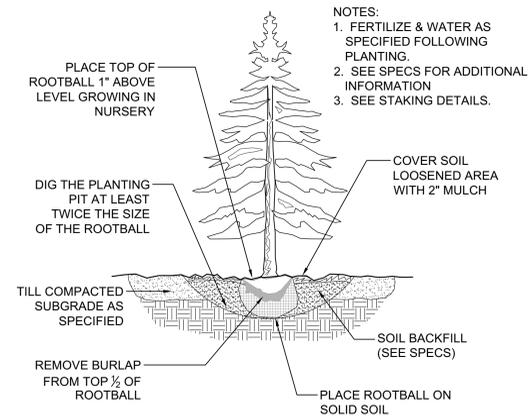


**2 DECIDUOUS TREE STAKING DETAIL**  
SCALE: NTS

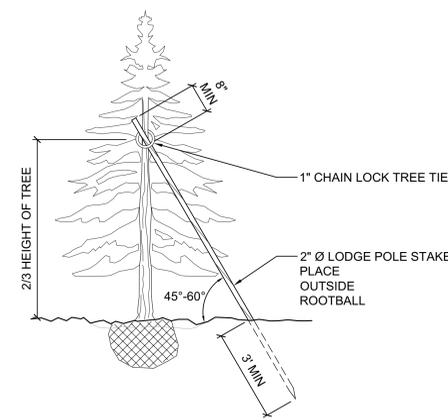


**3 SHRUB / GRASS PLANTING DETAIL**  
SCALE: NTS

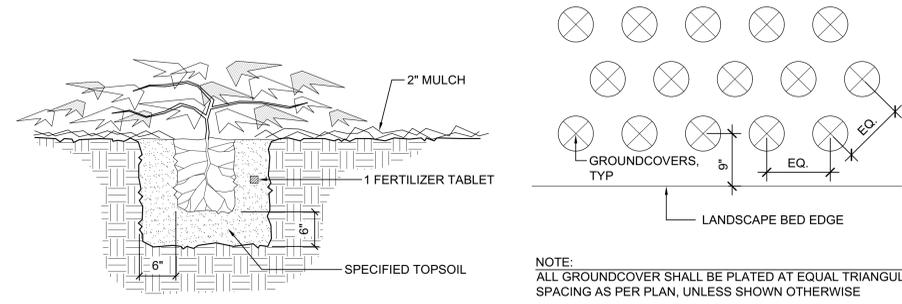
NOTES:  
1. USE PLANT STARTER SOLUTION DURING PLANTING OPERATION. FEED AS SPECIFIED.  
2. SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.



**4 CONIFER PLANTING DETAIL**  
SCALE: NTS



**5 CONIFER TREE STAKING**  
SCALE: NTS

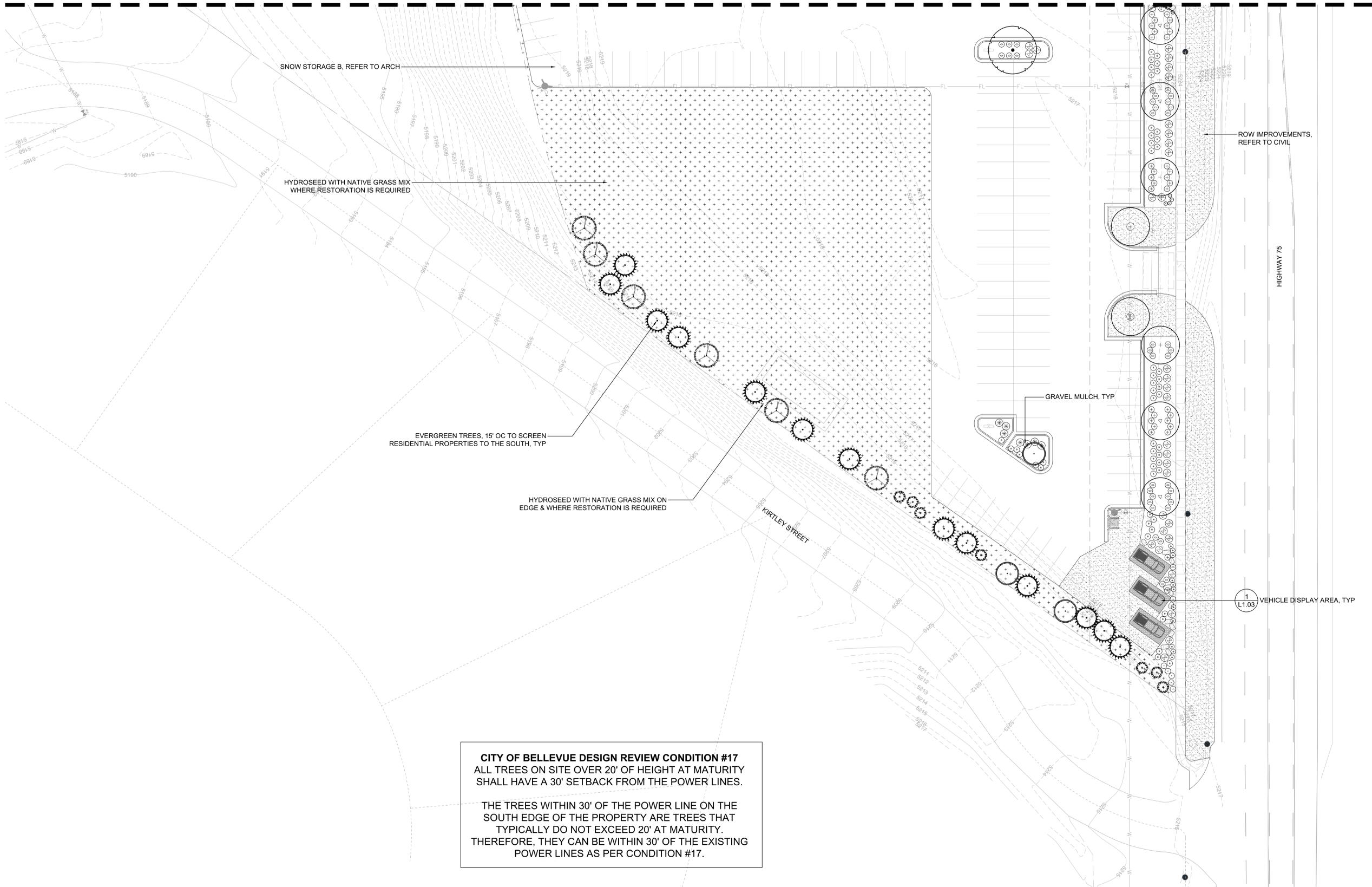


**6 GROUNDCOVER / PERENNIAL PLANTING DETAIL**  
SCALE: NTS

NOTE:  
ALL GROUNDCOVER SHALL BE PLATED AT EQUAL TRIANGULAR SPACING AS PER PLAN, UNLESS SHOWN OTHERWISE



SEE L1.01



**CITY OF BELLEVUE DESIGN REVIEW CONDITION #17**  
 ALL TREES ON SITE OVER 20' OF HEIGHT AT MATURITY SHALL HAVE A 30' SETBACK FROM THE POWER LINES.

THE TREES WITHIN 30' OF THE POWER LINE ON THE SOUTH EDGE OF THE PROPERTY ARE TREES THAT TYPICALLY DO NOT EXCEED 20' AT MATURITY. THEREFORE, THEY CAN BE WITHIN 30' OF THE EXISTING POWER LINES AS PER CONDITION #17.



DRAWING SET:  
**BUILDING PERMIT SUBMITTAL**

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

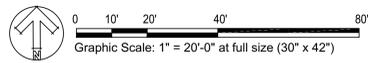
**Karl Malone Powersports Store**  
Kirtley and Main Streets  
Bellevue, Idaho

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NUMBER: LLA0403.23  
SCALE: 1" = 20'-0"  
TITLE:

**LANDSCAPE PLAN SOUTH**

SHEET:

**L1.02**



**LANDSCAPE REQUIREMENTS**

- Snow Storage Refer to Architectural Drawings
- Landscape Area Total Undisturbed & Land. Area / Proj. Site = 179,079sf / 317,117sf = 56% Undisturbed & Land. Area
- Street Frontage (10-17-4.3.f) 680 LF of Street Frontage Improvements  
680 LF / 35 LF per Tree = 19 Street Trees Required  
20 Street Trees Proposed  
50% of Street Frontage shall be landscaped with 20+ parking spaces  
90 LF of 680 LF proposed as entry drive  
(680 - 90) / 680 = 87% of Street Frontage proposed to be landscaped
- Parking Area(10-17-5.C.8) 10% of parking area of parking lots with 20+ spaces shall be landscaped with islands & dividers  
43,081 sf of parking area within parking lots  
5,312 sf of landscape islands and dividers  
5,312 / 43,081 = 12% of parking area is proposed to be landscaped
- Drainage Refer to Civil Drawings
- Walls and Fences No Site Walls or Fences
- Irrigation System Irrigation System shall be Bidder Design. Refer to L2.xx drawings  
Irrigation System shall use an automatic rain sensing controller providing complete coverage to all vegetation  
Irrigation System shall use a drip system for all plant areas except lawn areas. Lawn shall be covered by spray heads

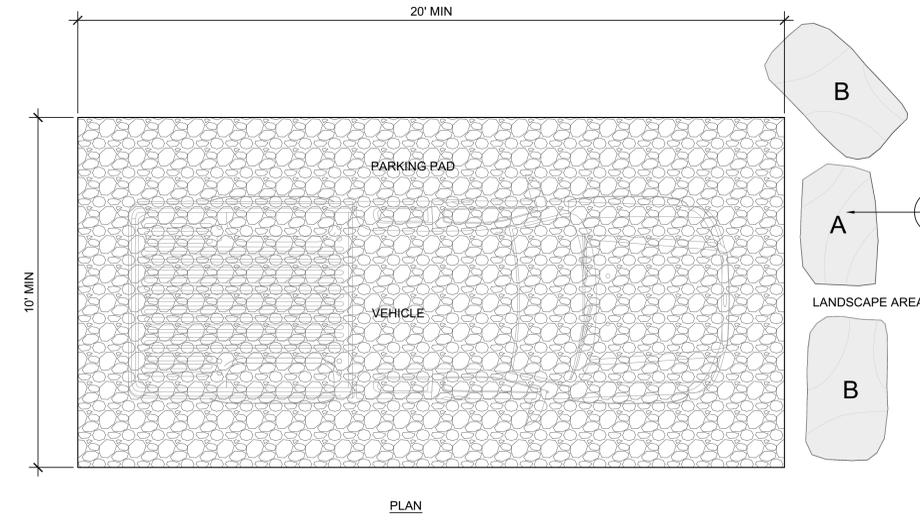
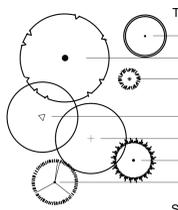
**LANDSCAPE SPECIFICATIONS & NOTES**

- SCOPE OF WORK
  - The landscaping and irrigation work is part of a larger site project resulting in disturbance to the site, landscape and irrigation. As such, the landscape contractor shall coordinate all work with the general contractor, both before any construction begins, and during the course of construction.
- MATERIALS
  - Topsoil. Topsoil shall be Winn's Compost 50:50 or 40:60 Soil to Compost Mix. Winn's Compost 208-309-2525
  - Mulch. Mulch shall be a 1/2" - 1" crushed stone in white, light gray and tan colors, applied to a min. 2" depth on all landscape planting beds excluding lawn and hydroseeded areas. Mulch color samples to be approved by architect and/or owner.
  - Filter Fabric. Filter Fabric shall be laid between new topsoil layer and crushed stone mulch layer in all planting beds excluding lawn and hydroseeded areas.
  - Fertilizer. Agraform 21-gram tablet time release fertilizer shall be used in all plantings. Place 1 for each ground cover, 2 for each shrub and 4 for each tree. They shall be placed in the plant pits as detailed. Also, top dress all plants with a suitable 'starter' fertilizer.
  - Tree Stakes. Tree stakes shall be 2" diameter x 8' length Lodgepole pine. Fasteners shall be 1" PVC Chain-Lock, placed as detailed.
  - Edging. Steel Edging shall be used to separate planting areas from mulch and hydroseeded and lawn areas. A steel edging material shall be used with a minimum depth of 4" throughout
- SOIL PREPARATION
  - Prior to any landscape work, contractor shall remove, or have removed, all debris from the other building trades from the landscape surfaces. NO landscape work shall commence until the areas are cleared of other trades debris.
  - Cultivate the existing ground surface to a minimum depth of 8" and remove all rocks over 2", existing roots and other debris.
  - Fine grade the subgrade to adjoining surfaces in preparation of adding specified topsoil.
  - Beds. Place a minimum of 8" of specified topsoil on all beds and till or cultivate the topsoil a minimum depth of 12". Remove all rock and debris which may surface. Finished grade of topsoil shall be 2.5" below adjoining paved surfaces, allowing 2" for mulch. Therefore, finished grade shall be 1/2" below paved surface.
- PLANTING OF TREES, SHRUBS AND GROUNDCOVERS
  - Contractor responsible to verify quantities.
  - Contractor is to confirm that all beds are prepared and ready for planting, without interference with other trades.
  - Layout all plants as per plan and approval by Landscape Architect or Owner's Rep, making sure the plants are orientated to give best appearance to the viewer.
  - Pit plant all plants into prepared soil and plant per the details. While planting, hand water the plants into the plant pits thoroughly soaking the root balls and soil. Place fertilizer tablets as specified, filling plant pits with specified topsoil. Top dress fertilize when completed.
  - Trees planted 5' or less from paved surfaces shall be planted with a root barrier control.
- PLANTING OF STREET TREES
  - Planted Street trees shall be 3" caliper and planted in spring or fall
  - Root Barriers shall be provided for all street trees
- WARRANTY
  - All landscaping shall be warranted for one year from FINAL ACCEPTANCE. Plants requiring replacement shall be of the original variety and size as specified herein.
- IRRIGATION
  - An automatic irrigation system using drip irrigation to be installed through Bidder Design
  - The irrigation system to provide complete coverage and to be properly zoned for each hydrozone.
  - Contractor to confirm location of controller with owner.
  - Contractor to confirm acceptable pressure for Irrigation System
  - Contractor to provide Coverage Test for approval by Landscape Architect or Owner.
  - Contractor to schedule controller and provide instruction manual to owner at completion.



**PLANT SCHEDULE**

| QTY.                            | BOTANICAL NAME                             | COMMON NAME                 | SIZE & SPACING, NOTES                                                                                                    |
|---------------------------------|--------------------------------------------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>TREES</b>                    |                                            |                             |                                                                                                                          |
| 3                               | Acer ginnala 'Flame'                       | Flame Ginnala Maple         | 1.5" cal, full & uniform branching, B&B                                                                                  |
| 4                               | Gleditsia triacanthos 'Prairie Silk'       | Prairie Silk Honeylocust    | 2" cal, full and uniform branching, straight trunk, B&B                                                                  |
| 13                              | Juniperus scopulorum 'Wichita Blue'        | Wichita Blue Juniper        | 6'-8" ht, 8' OC, full and uniform branching                                                                              |
| 6                               | Malus 'Spring Snow'                        | Spring Snow Crabapple       | 3" cal, full and uniform branching, straight trunk, B&B                                                                  |
| 6                               | Malus 'Royal Raindrop'                     | Royal Raindrop Crabapple    | 3" cal, full and uniform branching, straight trunk, B&B                                                                  |
| 14                              | Pinus flexilis 'Vanderwolf's Pyramid'      | Vanderwolf's Limber Pine    | 6'-8" ht, full and uniform branching, B&B                                                                                |
| 6                               | Pinus mugo                                 | Mugo Pine                   | 6'-8" ht, full and uniform branching, B&B                                                                                |
| <b>SHRUBS</b>                   |                                            |                             |                                                                                                                          |
| 21                              | Berberis thunbergii 'Orange Rocket'        | Orange Rocket Barberry      | 1 gal @ 3' OC                                                                                                            |
| 109                             | Pinus mugo 'Slowmound'                     | Slowmound Dwarf Mugo Pine   | 3 gal @ 5' OC                                                                                                            |
| 16                              | Potentilla fruticosa 'Goldfinger'          | Goldfinger Potentilla       | 3 gal @ 4' OC                                                                                                            |
| 64                              | Spiraea betulifolia 'Tor'                  | Tor Birchleaf Spirea        | 3 gal @ 3' OC                                                                                                            |
| 88                              | Spiraea japonica 'Walburna'                | Magic Carpet Spirea         | 3 gal @ 3' OC                                                                                                            |
| <b>PERENNIALS &amp; GRASSES</b> |                                            |                             |                                                                                                                          |
| 59                              | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Grass | 2 gal @ 3' OC                                                                                                            |
| 101                             | Helictotrichon sempervirens                | Blue Oat Grass              | 1 gal @ 3' OC                                                                                                            |
| 12                              | Rudbeckia hirta                            | Black-eyed Susan            | 4" pots @ 18" OC                                                                                                         |
| 37                              | Salvia x sylvestris 'May Night'            | May Night Sage              | 4" pot @ 30" OC                                                                                                          |
|                                 | Grass Seed Mix                             | Scottish Links Seed Mix     | 14,000 sf. Confirm Quantities. Ref.to Mfg installation recommendation. Webb Nursery 208-788-2066                         |
|                                 | Grass Seed Mix                             | ITD Roadside Seed Mix       | 47,000 sf. Confirm Quantities. Ref.to Mfg installation recommendation. ITD Certified Road Mix. Webb Nursery 208-788-2066 |

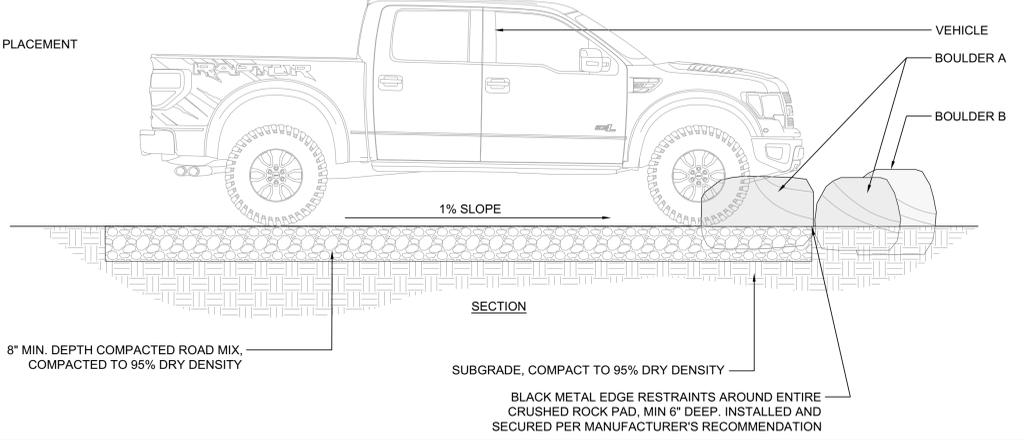


**BOULDER LEGEND PER PAD**  
REFER TO PLAN FOR BOULDER PLACEMENT

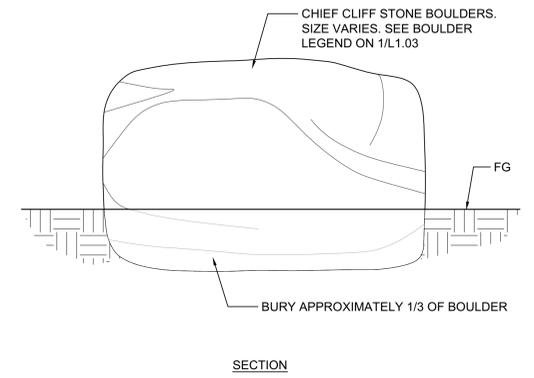
- A 24" x 36" CHIEF CLIFF BOULDERS
- B 36" x 42" CHIEF CLIFF BOULDERS

BURY BOTTOM 1/3 OF BOULDERS, TYP. REFER TO 2/L1.03

\*SIZES AND LOCATIONS APPROX. APPROVAL BY ARCHITECT / OWNER AVAILABLE FROM WEBB NURSERY, OR APPROVED EQUAL



**1 VEHICLE DISPLAY AREA DETAIL**  
SCALE: 1/2" = 1'-0"



**2 BOULDER PLACEMENT DETAIL**  
SCALE: 1 1/2" = 1'-0"



**BUILDING PERMIT SUBMITTAL**

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

**Karl Malone Powersports Store**  
Kirtley and Main Streets  
Bellevue, Idaho

DESIGN: M.J.  
DRAWN: M.J.  
CHECKED: EW  
DATE: November 28, 2023  
PROJECT: KM Powersports  
NUMBER: LLA0403.23

SCALE: As Shown  
TITLE:

**PLANT SCHEDULE, NOTES & DETAILS**

SHEET:  
**L1.03**



## Memorandum

**To:** File

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

**Re:** Minor Modification to Karl Malone Auto Design Review

**Date:** November 20, 2025

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### Background

On July 5, 2023, the Bellevue Planning & Zoning Commission approved a Design Review application for the Karl Malone Ford and Karl Malone Powersports. The applicant is now requesting to modify the snow storage areas to provide for screened, outdoor storage of powersports inventory and vehicles awaiting service. Pursuant to Bellevue City Code Section 10-3-1, the Administrator is authorized to approve minor modifications to approved design review applications.

### Applicable Code Sections

Particularly relevant portions of the following codes are highlighted in blue.

#### Bellevue City Code Section 10-3-1

The Council shall appoint an Administrator to administer this title. The Administrator, commonly referred to as the Community Development Director, may be provided with the assistance of such other persons as the Council may direct. The Administrator's duties include, but are not limited to, the following:

- A. Advise interested citizens of the provisions of this title.
- B. Inform the news media regarding land use and zoning matters of public interest, particularly the time and place of public hearings.
- C. Prepare the agenda for the monthly meetings of the commission.
- D. Aid applicants in the preparation of required forms and permit applications. Where practical, he/she may combine related permits for the convenience of the applicant.
- E. Investigate all violations of this title, and notify in writing the person responsible for such violation(s), ordering the action necessary to correct such violation.
- F. Receive, file, and transmit to the commission or Council all applications, petitions, transcripts, and other communications on which they must act. Advise the commission and the Council of pertinent provisions of this title regarding development proposals.
- G. Maintain permanent and current records of applications, reclassifications, variances, and conditional use permits and of the hearings and actions thereon.

- H. Review and make, or recommend, decisions as follows:
1. Reductions in front yard setbacks to no less than 10 (ten) feet from the property line.
  2. The Administrator, with concurrence from the Chair or the Chair's designee, has the authority to review and grant design review approval of Accessory Dwelling Units (ADU's) in the General Residential (GR) Zoning District.
  3. The Administrator, with concurrence from the Chair or the Chair's designee, has the authority to approve minor modifications to projects that have received design review approval by the Commission prior to, and for the duration of a valid building permit. The Administrator shall make the determination as to what constitutes minor modifications and may include, but are not limited to, changes to landscape plans, changes to approved colors and/or siding materials, changes to colors, changes to dumpster enclosures, changes to exterior lighting fixtures and location, or changes to windows that do not significantly affect project design, appearance or function. All approved modifications must be documented in a memo to the project file and on the approved set of plans on file with the building department. For modifications to design review approval that are determined by the administrator not to be minor, the Administrator has the authority to recommend approval or denial of such modifications, subject to final decision by the commission on its consent agenda. Such recommendations for approval or denial shall be in the form of findings of fact, and conclusions of law.
  4. All applications shall be held and noticed in the regular meeting format and noticed according to Idaho Code 67-2343.

Bellevue City Code Section 10-17-5(A)

Site Planning:

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

- b. Snow storage within one hundred feet (100') of stream banks is prohibited.
- c. Use of landscaped areas for snow storage may be allowed under the approved snow storage plan.
- d. Snow storage areas shall be incorporated in site design as well as designs that anticipate snow shedding areas.
- e. Snow storage areas shall not adversely affect neighboring properties.
- f. Building design shall prevent water from dripping or snow from sliding on pedestrian areas, entrances of buildings, garages and adjacent properties.
- g. Snow storage areas for parking lots containing twenty (20) spaces or more shall be located on site in an amount which is equal to at least one-third ( $\frac{1}{3}$ ) of the hard surfaces proposed with the project. The one-third ( $\frac{1}{3}$ ) amount may be reduced by the use of a snowmelt system, or for good cause demonstrated.
- h. Where snow storage areas cannot be provided on site because of existing buildings or approved building design, an adequate snow hauling plan shall be submitted for and subject to approval by the Planning and Zoning Commission.

The Planning and Zoning Commission may impose such restrictions on snow removal operations as are necessary to reduce the effects of noise or traffic on surrounding areas.

- 8. Visual impact of on site parking, service, trash and loading areas shall be minimized whenever possible by locating these areas to the rear of the building and providing screening with landscaping or fences from adjacent properties and public ways.
- 9. Adequate enclosed on site storage for trash shall be provided for each unit of accessory dwelling units, multi-family and townhouses.
- 10. All utilities shall be installed underground in accordance with the City standards and in a manner and location approved by the City Engineer.
- 11. Building and parking areas shall be designed to provide proper ingress and egress; safe, adequate and efficient pedestrian and vehicular traffic circulation; and the efficient and safe arrangement of on site parking, building location, and circulation.
- 12. Multi-family and townhouses shall provide a minimum of two (2) on site parking spaces for each unit. Accessory dwelling unit parking requirements shall be one off street parking space for a one bedroom ADU and two (2) parking spaces for ADUs with two (2) to three (3) bedrooms.
- 13. Adequate unobstructed access for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project shall be provided.

Bellevue City Code Section 10-17-5(C)

Landscaping; Parking; Lighting:

- 1. Exterior light fixtures and signs shall be nonglaring in design and installation so as not to adversely affect adjacent properties and public ways.
- 2. The design of fences, walls and retaining walls shall harmonize with the site and buildings in scale as well as in materials.
- 3. Preservation of significant natural features such as water, view, topography, and vegetation shall be incorporated in the landscape plan.
- 4. Site conditions, drought tolerance and local hardiness shall be considered to select appropriate plant species, including grasses for lawn areas.

5. Landscaping shall provide a substantial buffer between incompatible land uses and shall be used to screen from view and to mitigate visual impact of parking areas, loading areas, and garbage containers from adjacent properties and public ways.
6. Installation of adequate drip or other low consumption irrigation systems shall be required. Landscaping shall be properly irrigated and maintained, and landscaping, or any portion thereof, shall be replaced when it dies or is otherwise destroyed.
7. Adequate drainage shall be provided on site.
8. A minimum of ten percent (10%) of the parking area of parking lots with twenty (20) spaces or more shall be landscaped with islands, dividers, or a combination of the two. Parking lots with twenty (20) spaces or more will have a minimum of fifty percent (50%) of the required landscaped area installed adjacent to Main Street/Highway 75 unless otherwise approved by the commission due to extensive curb cuts and vision safety concerns.
9. All public rights-of-way adjacent to subject property including alleys shall be improved with, but not limited to, asphalt/concrete/compacted gravel, and applicable curbing, gutter, drainage, ADA standards, lighting, sidewalks and striping as recommended by the Public Works Director.

Bellevue City Code Section 10-17-8

- A. All design review improvements and landscaping shall be installed, maintained, repaired and replaced in accordance with City standards or, in the absence thereof, in accordance with prevailing engineering or industry standards within Blaine County.
- B. No person shall permit any improvement set forth in the approved design review plans to be in a state of disrepair or any landscaping to die. All design review improvements and landscaping shall be maintained, repaired and replaced in accordance with the approved design review plans. All such repair shall be completed within thirty (30) days of damage or disrepair, and all replacement shall be completed within thirty (30) days of the damage or destruction of said improvements or death of said landscape item.

Bellevue City Code Section 10-21-4(B)

Business District Uses: The following are the off street parking requirements for the uses within the Business Zoning District:

| Type Of Use                                | Number Of Spaces Required                                                                               |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------|
| For all uses not listed in this subsection | 1 space for every 800 square feet of net floor area                                                     |
| Auditoriums, arenas, theaters              | 1 space for each 4 persons at the rated maximum occupancy of the building (per Fire Code)               |
| Auto gas stations                          | 1 space for each gas pump (spaces adjacent to gas pumps count), plus 1 space for each on shift employee |
| Auto rental                                | 1 space for each vehicle to be rented                                                                   |

|                                                                |                                                                                                                                                                                                                                 |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Auto service stations and repair garages                       | 2 spaces for each service bay (excludes interior bay space), plus 1 space for each on shift employee and 1 space for every 600 square feet of net floor area; 1 exterior space in front of each service bay door may be counted |
| Automobile sales                                               | 1 space for each 5,000 square feet of lot area, plus 1 space for each vehicle displayed                                                                                                                                         |
| Bowling alleys                                                 | 3 spaces for each bowling lane, plus 1 space for each 250 square feet of restaurant and/or cocktail lounge floor area                                                                                                           |
| Car washes                                                     | 2 spaces for each bay or stall (interior bay spaces count), plus 1 space for each vacuum or drying machine                                                                                                                      |
| Cartage, express, and parcel delivery and trucking businesses  | 1 space for each 3 employees, plus 1 space for each vehicle maintained and 1 space for each 250 square feet of net floor area                                                                                                   |
| Convenience stores                                             | 1 space for each 200 square feet of net floor area, plus 1 space for each employee on shift                                                                                                                                     |
| Funeral parlors, mortuaries                                    | 1 space for each 200 square feet of net floor area                                                                                                                                                                              |
| Hotels, motels, and tourist homes                              | 1 space for each sleeping room, plus 1 space for each 2 employees on shift                                                                                                                                                      |
| Offices, administration buildings                              | 1 space for each 300 square feet of net floor area                                                                                                                                                                              |
| Outdoor areas for display of goods for sale, lease, or rental  | 1 space for each 1,000 square feet of land area used as such                                                                                                                                                                    |
| Outdoor athletic fields, parks, or basketball or tennis courts | 1 space for each 5,000 square feet of gross land area                                                                                                                                                                           |
| Restaurants, taverns, bars, nightclubs                         | 1 space for each 500 square feet of net floor space                                                                                                                                                                             |
| Retail stores                                                  | 1 space for each 500 square feet of net floor area                                                                                                                                                                              |
| Tennis courts (indoor)                                         | 1 space for each tennis court, plus the spaces required for accessory uses                                                                                                                                                      |

- A. Fences in all zoning districts, including the replacement of existing fences, shall be permitted by an application and fee.
- B. All fences shall be constructed on the property owner’s property, inside the boundary lines.
- C. Property owners in all zoning districts shall be required to identify property pins with either a survey or marking their locations.

Bellevue City Code Section 10-22C-5

A sight obscuring fence shall be required by the commission for any use in the Business or Light Industrial District which abuts any residentially owned lot. Said fence shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.

**Discussion**

- The applicant is proposing the following modifications to the site plan:
  - Replacement of the snow storage area at the southwest corner of the site with a fenced storage area. The proposed fence is eight feet (8’) in height and constructed from corrugated sheet metal.
  - Snow storage areas along perimeter and in excess parking.
  - Eight (8) Douglas fir and rocky mountain juniper trees near the southwest corner of the building.
- Pursuant to Bellevue City Code Section 10-21-4(B), the minimum parking for the use is as follows:

| Parking Spaces Required                                | Unit                              | Units on Site | Parking Required |
|--------------------------------------------------------|-----------------------------------|---------------|------------------|
| 2                                                      | Service Bay                       | 23            | 46               |
| 1                                                      | On-Shift Employee                 | 32            | 32               |
| 1                                                      | 600 Square Feet of Net Floor Area | 35,910        | 60               |
| 1                                                      | 5,000 Square Feet of Lot Area     | 317,109       | 64               |
| 1                                                      | Vehicle Displayed                 | 136           | 136              |
| <b>Total Required Parking</b>                          |                                   |               | <b>338</b>       |
| <b>Total Required Parking without Display Vehicles</b> |                                   |               | <b>202</b>       |
| Total Provided Parking                                 |                                   |               | 243              |

The subject property does not have excess parking. Bellevue City Code Section 10-17-5(A)(7)(a) prohibits the use of *required* parking areas for snow storage. Bellevue City Code Section 10-17-5(A)(7)(q) requires snow storage areas for parking lots containing twenty (20) or more spaces to be at least 1/3 of the total hard surface area of the site. The revised snow storage plan identifies 31,420 square feet of snow storage area outside of parking areas, or 25.4% of the 123,504 square feet of hard surface parking lot on site. If, hypothetically, the applicant removed all display vehicles from the site and used the parking areas plus ½ the drive aisle for snow storage, the total snow storage available would be 42,859 square feet, or 34.7% of the parking area. As the parking spaces are affixed to the site, but the display vehicles are not, the applicant could gain additional parking and snow storage area above the minimum required by removing display

vehicles. If the applicant is unable to retain snow in the snow storage areas identified, the applicant shall remove display vehicles to accommodate additional snow storage area.

- The wall lighting installed is a Lithonia D-Series Size 1 LED wall sconce, which is consistent with the lighting specifications included in the approved Design Review and Building Permit applications. While approved, it appears that the topography of the area is creating unforeseen glare and trespass issues:



In addition to the proposed tree plantings, extending the proposed fencing along the western property boundary along the rear of the building would likely partially screen the downhill neighborhood from the lighting.

- The proposed snow storage areas significantly overlap with site landscaping. This has a high likelihood of damaging landscaping due to equipment, road salt, and other environmental hazards commonly associated with parking lot areas. The City of Bellevue reserves the right to require the replacement of trees, shrubs, and landscape materials damaged as a result of snow storage in landscaped areas.
- The fencing example identified utilizes a dark grey corrugated metal over galvanized posts with three (3) strands of barbed wire along the top. The building utilizes charcoal gray and slate gray metal siding. In order to provide harmony between the building and proposed fence as required by Bellevue City Code Section 10-17-5(C)(2), the metal utilized for the fence shall match the siding of the building, and no barbed wire, razor wire, or similar is permitted.

## **Decision**

The proposed modification is approved, subject to the following conditions:

1. Prior to the installation of any fencing, a fence permit is required.
2. Prior to the issuance of a fence permit, the applicant shall provide a revised site plan showing the fence extended along the western property boundary to adequately screen the lighting on the rear of the building. The use of shrouds on the wall lighting is encouraged to reduce glare and potential light trespass.
3. If the applicant is unable to retain snow in the snow storage areas identified, the applicant shall remove display vehicles to accommodate additional snow storage area.
4. The City of Bellevue reserves the right to require the replacement of trees, shrubs, and landscape materials damaged as a result of snow storage in landscaped areas.
5. The metal utilized for the fence shall match the siding of the building, and no barbed wire, razor wire, or similar is permitted.

