

Bellevue Common Council  
Thursday, December 19, 2019  
Bellevue City Hall, 115 E Pine St, Bellevue  
Special Meeting Minutes

**6:01 p.m. Call to Order:**

Mayor Burns called the Special Meeting to order. A roll call attendance was conducted, and Council members present were Doug Brown, Tammy Davis, Greg Cappel, Shaun Mahoney and Kathryn Goldman (via teleconference). Mike Choat was absent. A quorum was present for the entire meeting. Dave Patrie was present as the City Engineer. Staff present were Rick Allington, City Attorney; Greg Beaver, Fire Chief; Frank Suwanrit, Public Works Director; Diane Shay, Community Development Director; Mynde Heil, Assistant Marshal; and Marian Edwards, City Clerk/Treasurer.

**Notice and Hearing Compliance:**

The posting of this special meeting agenda complied with Idaho Code 67-2343. The special meeting agenda was posted more than 24 hours prior to the meeting at the Bellevue Post Office, the bulletin board outside City Hall and on the website on December 17, 2019. Davis motioned that the notice was in compliance with Idaho Code 67-2343. Mahoney seconded. All in favor. The motion passed.

- 1. Call for Conflict as outlined in Idaho Code §59-703 (f) – 704 With Any Agenda Item.**  
Mayor Burns called for conflict from any Alderman with any agenda items. No conflicts noted.
  
- 2. Public Comment for Items of Concern not on the Agenda.**  
Davis announced that she was on call for the Suicide Hotline and may need to temporarily leave the meeting. Davis noted that the hotline was receiving extremely high levels of calls this week and that many in our community are struggling with the season and personal events. Burns announced that the regularly scheduled Common Council meeting for Monday December 23, 2019 was cancelled and that the next Common Council meeting would be a Special meeting on Wednesday, January 8, 2020. The notice of cancellation has been posted in the required locations.

**OLD BUSINESS**

- 3. CONSENT AGENDA:**
  - a. Minutes of Dec-9-2019
  - b. Financial Reports

Davis motioned to accept the consent agenda as presented. Brown seconded. Roll call vote results: Davis- yes, Brown- yes, Cappel- yes, Goldman- yes, Mahoney- yes. Motion passed.

4. Continuation of a Public Hearing to consider a Planned Unit Development and Preliminary Plat for Phase I of Strahorn Subdivision, continued to the date certain of December 9, 2019. The subject property is approximately 17 acres and is proposed to be subdivided into 47 residential lots. The property lies on the easterly edge of Bellevue within the City limits and is zoned General Residential (GR). If the Applicant provides additional information, public comment may be reopened. Diane Shay, Community Development Director.

Shay conveyed that staff was available to answer any questions from the Common Council on the provided drafted documents for review. Shay noted that there were still some typos in the drafted documents that would be corrected.

#### NEW BUSINESS

5. Review and Decision, Strahorn Planned Unit Development Findings of Fact, Conclusions of Law and Decision: Diane Shay, Community Development Director and Dave Patrie, Benchmark Associates.

Goldman requested more clarification on item 4.1.6.4. Allington and Applicant responded with clarification details and no further changes were required.

Brown motioned to approve the Strahorn Planned Unit Development Findings of Fact, Conclusions of Law and Decision, with typo corrections as noted. Mahoney seconded. Roll call vote results: Davis- yes, Brown- yes, Cappel- yes, Goldman- yes, Mahoney- yes. Motion passed.

Davis motioned to move original agenda item 7 to agenda item number 6 for Council review continuity. Mahoney seconded. Roll call vote results: Davis- yes, Brown- yes, Cappel- yes, Goldman- yes, Mahoney- yes. Motion passed.

6. Review and Decision: Strahorn Planned Unit Development Agreement: Diane Shay, Community Development Director and Dave Patrie, Benchmark Associates.

Allington gave a summary of the Planned Unit Development Agreement. Typos were noted and will be corrected. Goldman requested clarification on item 7. Allington responded to her satisfaction.

Davis motioned to approve the Strahorn Planned Unit Development Agreement, with typo corrections as noted. Mahoney seconded. Roll call vote results: Davis- yes, Brown- yes, Cappel- yes, Goldman- yes, Mahoney- yes. Motion passed.

7. Review and Decision, Strahorn Preliminary Plat Findings of Fact, Conclusions of Law and Decision: Diane Shay, Community Development Director and Dave Patrie, Benchmark Associates.

Jeff Loomis, engineer for the applicant, presented a revised preliminary plat map for review that matched the revised the Strahorn Preliminary Plat Findings of Fact, Conclusions of Law and Decision currently before the Common Council for approval. The Common Council asked questions and received satisfactory responses.

Brown motioned to approve the Strahorn Preliminary Plat Findings of Fact, Conclusions of Law and Decision, as amended by the removal of a sentence and typo corrections as noted. Davis seconded. Roll call vote results: Davis- yes, Brown- yes, Cappel- yes, Goldman- yes, Mahoney- yes. Motion passed.

During her vote, Goldman stated the following: That she wanted to thank the Staff for their hard work during this long process. The developer has looked into some of the concerns from the community and made changes that make this PUD (planned urban development) more acceptable than when we started this long process. Goldman stated that she learned some things that she will be able to bring to any future applications in the City to ensure that the process goes well, to ensure that the citizens of Bellevue are fully represented and that it is time to move forward with the PUD. Goldman requested that her comments be included for the record.

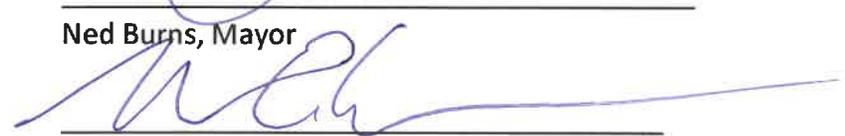
Burns thanked the Staff and Applicant for their efforts during this process. The Aldermen discussed the history of this project's approval process and noted that this Common Council had done appropriate due diligence on behalf of the City.

8. Executive Session. There was no executive session.
9. Adjournment. Brown motioned to adjourn. Davis seconded. All in favor. The motion passed and the meeting adjourned at 6:54pm.



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Ned Burns, Mayor



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Marian Edwards, City Clerk/Treasurer