

February 8, 2026

From: Jackie Peppard, Property Owner and Resident, Bellevue

To: Bellevue Town Council and the Planning & Zoning Committee

RE: February 9, 2026 Monday Meeting; Agenda Item 7; Public Hearing; a. Text Amendment

There should be NO waiver of three readings of any ordinance. Government is meant to be lawful, deliberate and cautious – always aware of the sanctity of individual rights and freedoms given by our US and State Constitutions. City Government cannot be run as an entrepreneurial enterprise with speed, risk and lack of transparency.

I would also like to remind City Council that Ordinance 10-1-4 provides for the “**Preservation of Private Property Rights**” - please read it.

Lot Size & Zoning Changes: I agree with Suzanne Wrede that these amendments are “premature” given Bellevue infrastructure is in such a disastrous state.

Title 10-6-2 & 3 (including 10-2-1 Definitions, TABLE A) where **proposed Lot Size changes** are indicated – I object to lot size changes which increase population density (specifically allowing more duplexes, townhomes and condos). These changes should **NOT** be entertained nor made until the City can take care of the improvements, repair and maintenance of the infrastructure that provides for the safety and well-being of the current population; this includes accruing surplus funds for unexpected expenditures. Nor should we make any such code changes until City Council can provide more information as to the expected impacts if such lot size changes were implemented.

We do not need increases in housing when the City has NOT delivered resilient, full spectrum management (which includes prevention, mitigation, preparedness, emergency response and recovery) of our sewer and water supply, maintenance of fire hazards, vegetation, and trash in its public right of way, or addressed needed repairs and maintenance of established streets AND obtained the equipment and third party services required for this. Case in point is the street light situation. The street light budget has already been exhausted and we are only at the beginning of 2026. Bellevue citizens already pay some of the highest sewer rates in the state and we have nothing to show for it except flies and smell. We don't have enough parking for the citizens we do have, yet you would like to create more of a parking disaster. When Chris Johnson asked for tires for maintenance vehicles last fall, his request was refused.

Recreational Vehicles Occupancy 10-6-3 at 165 through 170:

I believe there is a typo at 165 “subject to the criteria identified in section 10-14-2” did you mean 10-14-3 instead? Please clarify.

The recommendation to allow more days for transient RV occupation to solve “housing” is incredibly inappropriate. I have seen it before and it doesn't solve anything and creates yet more problems. I have observed neighbors living adjacent to me parking RVs on public rights-of-way or their own property, renting out their house or subletting another's through AirBNB, then moving into the RVs; rinse and repeat the cycle. There is a constant stream of transient people, loud parties, arguments in the front yard, and bears

going after trash left by short term renters who don't care. It doesn't make for a safe neighborhood where children can run free and play. One transient renter looked like he had picked up an escort for the night; another house looked like it had a drug bust and overdose death. Families with children are starting to move in and renovate. Their peace and safety as well as my own, should not be compromised by inappropriate rentals in single family neighborhoods.

There are several hotels and motels that provide this service to laborers and visitors; let's keep it there, where it can be adequately regulated and not in a plethora of randomly placed duplexes and RVs enabling under the table rentals, in and amongst single family residences.

A word about employee housing: I commuted to my place of employment since I was 16, then over 50 years as an adult, sometimes traveling 1.5 hours one-way depending on employment location.

In conclusion, there is NO guaranteed right to anyone that they get to work in the community where they live. Nor do I want to "solve the Ketchum and Sun Valley housing problem" – as Suzanne Wrede once so aptly stated.

Other miscellaneous comments include:

10-2-1 Definitions: "Stream Bank" should be defined using Idaho State law regarding high water level. State code should be cited and fully spelled out.

10-3-1 at 95 through 115 is too broad and gives too much power to one person – however well-meaning they may be. If such authority were given to one person, this portion should comprehensively define what constitutes "minor modifications" and delete the nebulous legalese "may include but are not limited to..." Also, what constitutes "major modifications" should be fully defined as well.

10-10-2 Permitted Uses at 510. Kennels should be slowly phased out and moved off main street and away from the neighborhoods. The human society kennel is a noise nuisance. Sunday mornings I wake up to barking, howling and moaning dogs. What a pleasant environment for the visitors staying at the Silver Creek hotel located directly across the street.

Thank you for your time,

Jackie Peppard