



## AGENDA

Agendas May Be Amended

### JOIN TEAMS MEETING:

<https://teams.microsoft.com/meet/21329610417282?p=IHY0SiQiMFsBMHF2I6>

**MEETING ID: 213 296 104 172 82**

**PASSCODE: Sp6xT6Vy**

**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 March 5, 2026. **Suggested Motion: Move that the notice for the March 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. Ambulance District Levy Presentation: Angenie McCleary, Blaine County Commissioner, and Kirk Flannigan, Blaine County Administrator
6. **EXECUTIVE SESSION: Pursuant to Idaho Code § 74-206(1)(f)**
  - a. To communicate with legal counsel regarding pending or imminently likely litigation
7. **CONSENT AGENDA: ACTION ITEMS**
  - a. Approval of Minutes: January 12, 2026, Regular Meeting Minutes: Amy Phelps, City Clerk
  - b. Approval of Claims: February 24 through March 9, 2026: Shelly Shoemaker, Treasurer
  - c. Department Head Reports
8. **PROJECT UPDATES**
  - a. Wastewater Project Update: Great West Engineering
  - b. Water Project Update: Merrick and Company
9. **NEW BUSINESS**
  - a. Consideration of Resolution No. 26-10 Confirming the appointment of Christina Van Der Meulen to the Parks Committee with a term expiring March 9, 2029: Carter Bullock, Planner | **ACTION ITEM**

10. **WORK SESSION**

- a. Strategic Planning Work Session: Brian Parker, Community Development Director
- b. Community Project Plan Update-Pickleball: Carter Bullock, Planner | **ACTION ITEM**
- c. ROW Work Session: Landscaping and Trees: Carter Bullock, Planner

11. **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

### ÚNETE A LA REUNIÓN DE EQUIPOS:

<https://teams.microsoft.com/meet/21329610417282?p=IHY0SiQiMFsBMHF2I6>

**ID DE LA REUNIÓN: 213 296 104 172 82**

**CÓDIGO DE ENTRADA: Sp6xT6Vy**

**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 marzo de 2026. **Moción sugerida: Propone que el aviso para la reunión del 9 de marzo 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. Presentación del impuesto del distrito de ambulancias: Angenie McCleary, comisionada del condado de Blaine, y Kirk Flannigan, administrador del condado de Blaine
6. **SESIÓN EJECUTIVA: Conforme al Código de Idaho § 74-206(1)(f)**
  - a. Comunicarse con el abogado sobre litigios pendientes o de inminente probabilidad
7. **ORDEN DEL DÍA DE CONSENTIMIENTO: PUNTOS DE ACCIÓN**
  - a. Aprobación de las actas: 12 de enero de 2026, Acta de la reunión ordinaria: Amy Phelps, secretaria municipal
  - b. Aprobación de reclamaciones: 24 de febrero a 9 de marzo de 2026: Shelly Shoemaker, Tesorera
  - c. Informes de Jefes de Departamento
8. **ACTUALIZACIONES DEL PROYECTO**
  - a. Actualización del proyecto de aguas residuales
  - b. Actualización del proyecto de agua

**9. NUEVOS NEGOCIOS**

- a. Consideración de la Resolución nº 26-10 que confirma el nombramiento de Christina Van Der Meulen en el Comité de Parques con un mandato que expira el 9 de marzo de 2029: Carter Bullock, Planificador  
**| ÍTEM DE ACCIÓN**

**10. SESIÓN DE TRABAJO**

- a. Sesión de Trabajo de Planificación Estratégica: Brian Parker, Director de Desarrollo Comunitario
- b. Actualización del Plan del Proyecto Comunitario - Pickleball: Carter Bullock, planificador
- c. Sesión de trabajo en fila: Paisajismo y árboles: Carter Bullock, planificador

**11. 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: Mayor Giordani and Bellevue Common Council**

**Re: Presentation: Ambulance District Levy**

**Date: March 9, 2026**

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Ambulance District Presentation: Angenie McCleary, Blaine County Commissioner, and Kirk Flannigan, Blaine County Administrator

### **Suggested Motion**

None – Information only.

### **Enclosures**

- a. Ambulance District PowerPoint Presentation
- b. Ambulance Projected funding models
- c. Ambulance Levy Flier



The Road Ahead for Ambulance Service in Blaine County



# About the Ambulance District

The Blaine County Ambulance District provides emergency medical services and transport to residents and visitors across Blaine County, Idaho. The District is responsible for ensuring timely, high-quality emergency medical care across a large, rural service area.



# The Ambulance District Board

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The District is governed by a Board of Commissioners. In our area, the Blaine County Commissioners serve as the Ambulance District Board.

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- ❖ **Angenie McCleary**
- ❖ **Lindsay Mollineaux**
- ❖ **Muffy Davis**

Funding for ambulance services comes primarily from property taxes, along with ambulance service fees. The district's role is to maintain reliable ambulance service for the community today while planning responsibly for future needs.



# Today's Ambulance Service

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- Ambulance call volume and service demands have increased
- Operating costs continue to rise faster than revenue
- Existing funding is not sufficient to sustain current service levels

## **Without additional funding:**

- Reserves are projected to be used in 2027
- Reserves are projected to be depleted by 2028
- Service reductions may be necessary



# Current EMS Environment

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- Since 2021, ambulance calls have increased nearly 40%, adding more than 400 additional emergency responses per year

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# EMS Average Response Times

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2022	0:06:43
2023	0:06:29
2024	0:06:42
2025	0:06:50

# City of Bellevue

Average 170 EMS calls per year

Approximately 19% of EMS call volume for BC South

CALENDAR YEAR	BELLEVUE	EMS CALLS TOTAL	%	MEDIAN RESPONSE TIME
2025	163	1000	16%	6:13
2024	185	975	19%	5:36
2023	172	921	19%	5:36
2022	169	916	18%	6:24
2021	159	745	21%	6:26
Median response time 2019 (prior to staffing St3):				9:31



# Operational Impacts

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Increased overlapping calls



Longer EMS call duration & transport times



Pressure on Staffing & Paramedic coverage



More frequent auto-aid utilization

# What is being proposed?



A two-year temporary levy



To fund three years of service



Maintains service levels & enables moderate growth



Election Day - May 19



# A Two-year Levy that funds Three years



## Considerations

- Levy structured to support approximately three years of operations
- Provides near-term stability
- Allows planning time to evaluate longer-term funding solutions



## The Why behind the decision

- Supports continuity of service delivery and measured growth for District priorities
- Balances operational needs with taxpayer considerations
- Creates added predictability for staffing and planning





# What is the cost to taxpayers?

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- **About \$6.72 per \$100,000** of taxable assessed property value, per year
- **About \$54 per year** for a home valued at **\$800,000**
- This is a temporary, two-year levy
- The levy helps preserve the ambulance services our community relies on, keeps pace with rising call volumes, and allows for thoughtful, moderate growth to meet future needs



What could happen  
if voters don't  
support the levy?

UNDERFUNDED  
AMBULANCE  
SERVICE

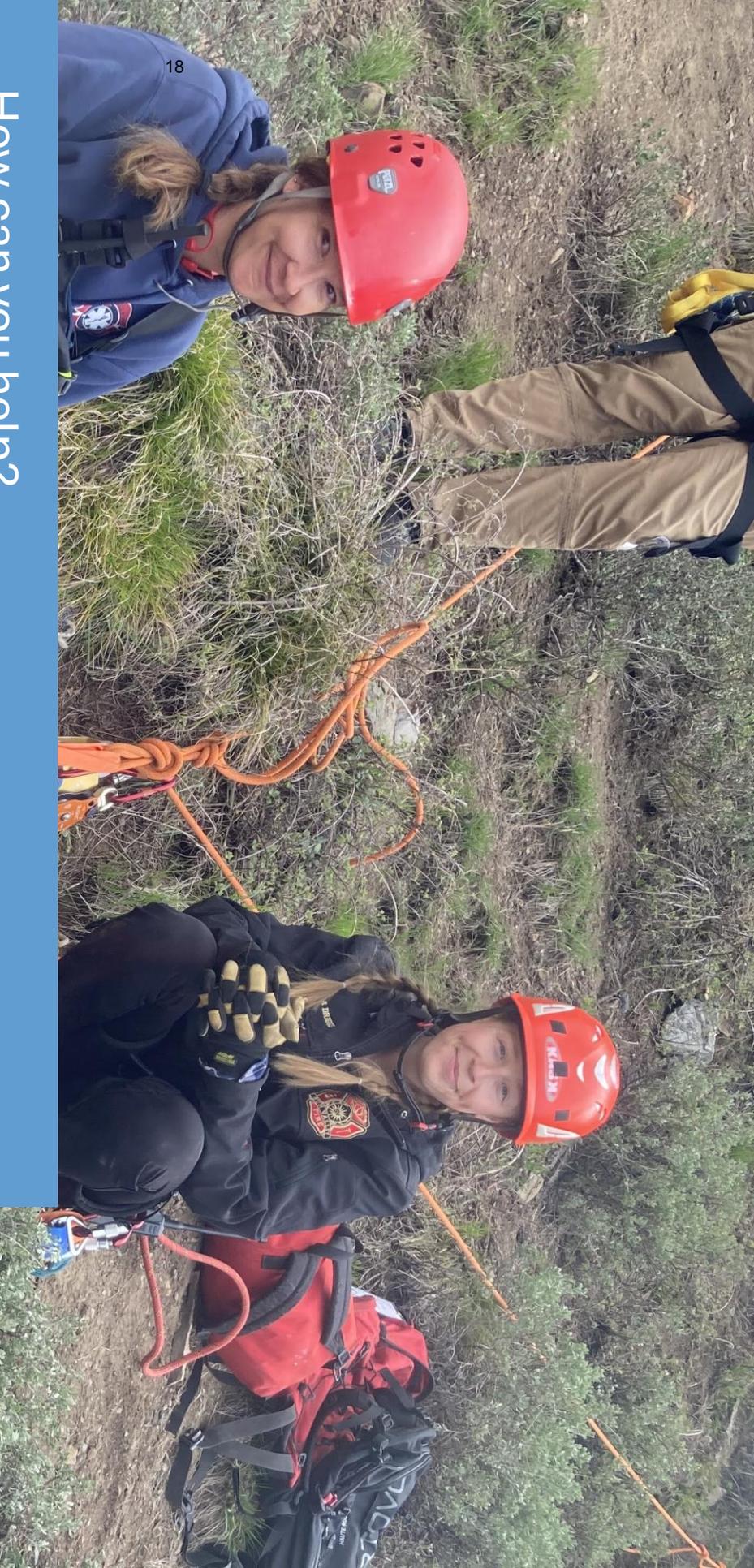
REDUCED  
STATION  
COVERAGE

REDUCTIONS IN  
ADVANCE LIFE  
SUPPORT (ALS)

LONGER  
RESPONSE  
TIMES

FEWER STAFF

PLANNING  
LIMITATIONS



## How can you help?

- Learn the Facts
- Share Official Information
- Create Space for Questions
- Encourage Voter Participation
- Stay Engaged



# BLAINE COUNTY AMBULANCE DISTRICT

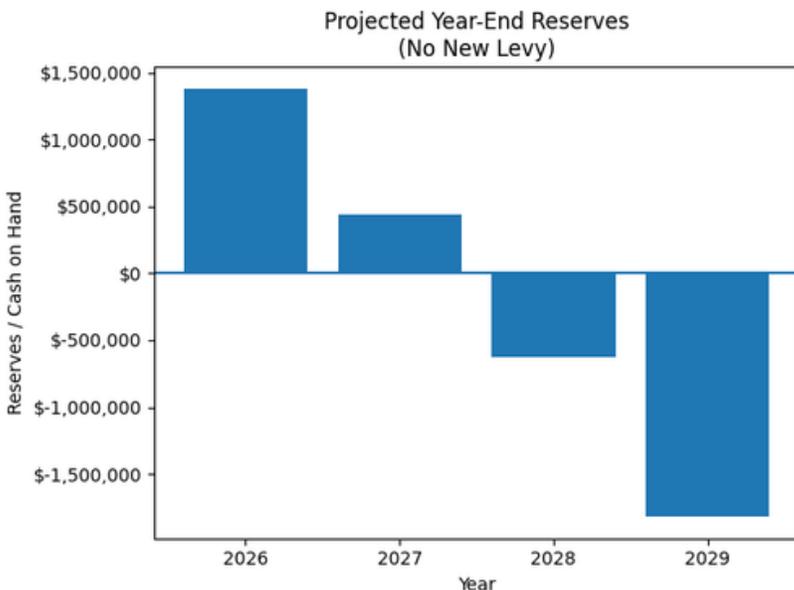
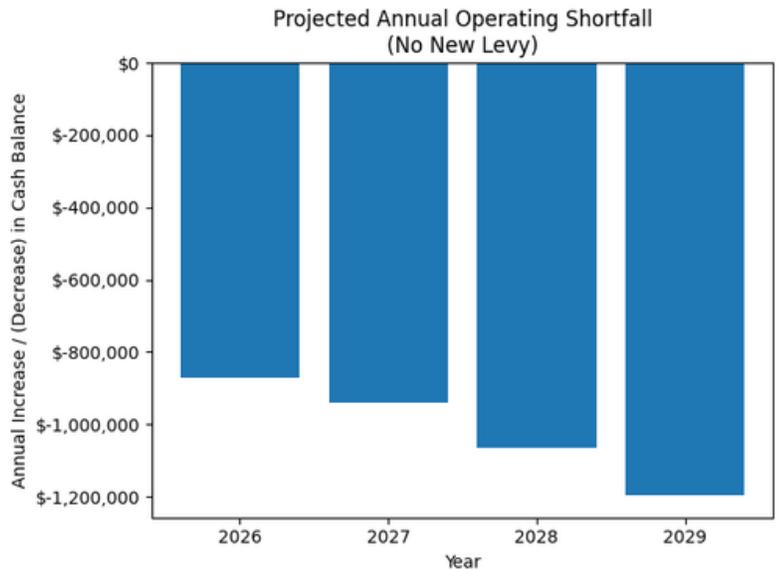
## Projected Finances Under Current Funding

The District must use its reserves, savings set aside over time, to cover yearly funding gaps. As reserves are used to fund ongoing operations, the balance goes down quickly. If this continues, the reserves will run out, making it harder to maintain current service levels.

Taking action now while reserves are still available gives the District more time and flexibility to plan. Waiting until reserves are nearly gone limits options and may require quicker decisions, including possible reductions or changes to services, to keep the budget balanced.

Under current funding, projected expenses are higher than projected revenue each year. Rising costs for contracted ambulance service, staffing, equipment, and operations are expected to outpace revenue growth, creating an annual gap.

Reserves can temporarily cover this difference, but they are not designed to fund recurring deficits long term.



As reserves are used to cover annual shortfalls, year-end reserve balances decline over time. If reserves are depleted, the Commissioners would need to reduce spending to maintain a balanced budget. Potential adjustments could include changes to staffing, station coverage, operations, or contracts, which may affect response capacity and service levels.

This overview is provided to help residents understand projected financial conditions under current funding levels.



# BLAINE COUNTY AMBULANCE DISTRICT

## BLAINE COUNTY AMBULANCE DISTRICT - LEVY RATE ANALYSIS

### No New Levy

Contract Agency Annual Growth Rate @ 6.0%

	2026 Adopted	2027 Projected	2028 Projected	2029 Projected
<b>Revenue:</b>				
Property Tax	2,840,759	2,960,071	3,084,394	3,213,938
Proposed Levy Rate Increase	-	-	-	-
Ambulance Transport Fees	853,600	887,744	923,254	960,184
Other	161,100	167,544	174,246	181,216
<b>Total Revenue</b>	<b>3,855,459</b>	<b>4,015,359</b>	<b>4,181,893</b>	<b>4,355,338</b>
<b>Expenditures</b>				
Total 'A' Budget - Salaries	-	-	-	-
Total 'D' Budget - Benefits	-	-	-	-
<b>'B' Budget - Maintenance and Operating Expenses</b>				
Agency Contracts *	4,077,377	4,322,020	4,581,341	4,856,221
Medical Administration	190,000	201,400	213,484	226,293
Other Maintenance and Operations	217,900	185,574	196,708	208,511
<b>Total 'C' Budget - Transfer to Capital Projects</b>	<b>240,000</b>	<b>247,200</b>	<b>254,616</b>	<b>262,254</b>
<b>Total Expense</b>	<b>4,725,277</b>	<b>4,956,194</b>	<b>5,246,149</b>	<b>5,553,280</b>
<b>Increase/(Decrease) in Cash Balance</b>	<b>(869,818)</b>	<b>(940,835)</b>	<b>(1,064,256)</b>	<b>(1,197,942)</b>
<b>Reserves/Savings/Cash on Hand</b>	<b>1,382,545</b>	<b>441,710</b>	<b>(622,546)</b>	<b>(1,820,488)</b>

\* Agency Contracts include: Ketchum Fire District, Blaine County South Fire Protection District, Sun Valley Fire Department, and Carey Rural Fire Protection District.

### Temporary 2-Year Levy, 3 YR Funding

Contract Agency Annual Growth Rate @ 6.0%

	2026 Adopted	2027 Projected	2028 Projected	2029 Projected
<b>Revenue:</b>				
Property Tax	2,840,759	2,960,071	3,084,394	3,213,938
Proposed Levy Rate Increase	-	1,719,683	1,719,683	-
Ambulance Transport Fees	853,600	887,744	923,254	960,184
Other	161,100	167,544	174,246	181,216
<b>Total Revenue</b>	<b>3,855,459</b>	<b>5,735,042</b>	<b>5,901,577</b>	<b>4,355,338</b>
<b>Expenditures</b>				
Total 'A' Budget - Salaries	-	-	-	-
Total 'D' Budget - Benefits	-	-	-	-
<b>'B' Budget - Maintenance and Operating Expenses</b>				
Agency Contracts *	4,077,377	4,322,020	4,581,341	4,856,221
Medical Administration	190,000	201,400	213,484	226,293
Other Maintenance and Operations	217,900	185,574	196,708	208,511
<b>Total 'C' Budget - Transfer to Capital Projects</b>	<b>240,000</b>	<b>247,200</b>	<b>254,616</b>	<b>262,254</b>
<b>Total Expense</b>	<b>4,725,277</b>	<b>4,956,194</b>	<b>5,246,149</b>	<b>5,553,280</b>
<b>Increase/(Decrease) in Cash Balance</b>	<b>(869,818)</b>	<b>778,849</b>	<b>655,428</b>	<b>(1,197,942)</b>
<b>Reserves/Savings/Cash on Hand</b>	<b>1,382,545</b>	<b>2,161,393</b>	<b>2,816,821</b>	<b>1,618,879</b>

\* Agency Contracts include: Ketchum Fire District, Blaine County South Fire Protection District, Sun Valley Fire Department, and Carey Rural Fire Protection District.



# BLAINE COUNTY AMBULANCE DISTRICT



## THE FUTURE OF EMS DECIDED BY YOUR VOTE ELECTION DAY MAY 19TH

The proposed temporary levy will fund the costs of ambulance operations and emergency medical services within the Blaine County District.

Learn all you can at  
[bc-ambulance.org](http://bc-ambulance.org)

SCAN ME



# COMMON QUESTIONS

## **What is being proposed?**

The Blaine County Ambulance District Board has placed a two-year temporary property tax levy on the May 19, 2026, ballot. If approved, the levy would fund three years of ambulance service.

## **Why is this issue before voters now?**

Ambulance call volume and operating costs have increased significantly, while existing revenue has not kept pace. Without additional funding, the District's reserves, which are emergency savings, are projected to run out by 2028.

## **How much would this cost property owners?**

The proposed levy is about \$6.72 per \$100,000 of assessed property value, or approximately \$53.78 per year for an \$800,000 home.

## **What would the levy pay for?**

The levy would help maintain current ambulance services, including staffing and coverage, contracts with local provider partners, medical oversight and training, equipment, maintenance, and medical supplies.

## **Would this levy expand ambulance services?**

The levy would preserve the ambulance services our community relies on to keep pace with rising call volumes, and allows for thoughtful, moderate growth to meet future needs.

## **How is ambulance service funded today?**

About 75% of funding comes from property taxes, and about 25% comes from ambulance billing and service fees. Most expenses are payments to local fire districts and partners that provide emergency response and staffing.

## **What does ambulance service look like today?**

Current service levels are being maintained. In core areas, ambulances arrive within about 8 minutes roughly 90% of the time. Staffing and coverage are steady but under increasing strain during busy seasons.

## **What happens if voters approve the levy?**

The District would have more stable funding for three years, rely less on savings, and have time to plan rather than react to a financial crisis. Current service levels and response times would be more likely to stay the same.

## **What happens if voters do not approve the levy?**

The District would continue under current funding levels, use reserves starting in 2027, and face depleted savings by 2028. Leaders may need to consider service reductions that could reduce staffing, coverage, and increase response times.

## **Why is a two-year levy being used to fund three years?**

This approach provides longer financial stability while reducing how often the issue must return to voters. It gives local leaders time to plan responsibly for the future.

*If the proposed levy is approved, the tax per \$100,000 of taxable assessed value is expected to increase by \$6.72. The levy will be assessed beginning fiscal year 2027.*



## Memorandum

**To: Bellevue Common Council**

**Re: Executive Session**

**Date: March 9, 2026**

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The Common Council may enter into executive session to communicate with legal counsel regarding pending or imminently likely litigation, as authorized under Idaho Code § 74-206(1)(f). This executive session will allow the Council to receive confidential legal advice and discuss litigation-related matters consistent with Idaho's Open Meeting Law.

No final action can be taken during executive session.

**Suggested motion:**

*I move that the Council enter into executive session pursuant to Idaho Code § 74-206(1)(f) to communicate with legal counsel regarding pending or imminently likely litigation.*

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## Memorandum

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

**From: Amy Phelps, City Clerk**

**Re: Consent Agenda**

**Date: March 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**

- a. Meeting minutes: January 12, 2026 Meeting Minutes
- b. Claims Payable Report: February 24, Through March 9, 2026
- c. Department Head Reports



The Common Council of the City of Bellevue, Idaho met at a regularly scheduled Meeting on Monday, January 12, 2026, at 5:30 p.m. in the Council Chambers of the City of Bellevue Offices, located at 115 E. Pine Street, Bellevue, ID 83313.

**Call to Order:** Mayor Giordani called the Regular Meeting to order at 5:31 p.m. (00:00:03 in video)

**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

**Staff Present:**

Amy Phelps, City Clerk  
Brian Parker, Community Development Director  
Carter Bullock, Planner  
  
Shelly Shoemaker, Treasurer  
  
Greg Beaver, Fire Chief  
  
Rick Allington, Legal Counsel

**1. Notice of Agenda Compliance:** (00:01:10 in video)

The posting of this regular meeting agenda complied with Idaho Code §74-204. The Regular meeting agenda was posted within forty-eight (48) hours prior to the meeting at the Bellevue City Hall, Post Office, and on the City website on *January 8, 2026*.

**Motion:** Council Member Shay moved that the agenda notice was in compliance with Idaho Code §74-204. Council Member Obenauf seconded, and the motion passed unanimously.

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

No conflict was noted at this time.

**3. MAYOR AND COUNCIL REPORT (01:26: 57 in video)**

Mayor Giordani explained that the Council recently held the first of two strategic planning special meetings to begin the new year and that she wanted to highlight several housekeeping items discussed.

She stated there is a general desire to keep regular meetings to two hours, from 5:30 p.m. to 7:30 p.m., recognizing they may occasionally run longer. She further explained the goal is to be respectful of Council and community members' time, with additional meetings scheduled if needed. She also said there will be a strong push to deliver Council packets by Wednesday each week to allow Council, staff, media, and the public more time to review materials and prepare. She explained these efforts are intended to improve efficiency and transparency.

Council Member Shay said she, Brian Parker, Community Development Director and Carter Bullock, Planner met that morning with Mark Sindell of GGLO to begin laying the groundwork for improving and redeveloping several dead-end rights-of-way. She said the meeting generated many good ideas and positive energy. She said the Council can expect a preliminary presentation at the February 3<sup>rd</sup> BURA meeting at 4:30 p.m., which will be open to the public.

Council Member Obenauf asked Council Member Shay for an update on City Hall Re-painting. Chris Johnson, Public Works Director explained the initial bid came in around the mid \$80,000 mark and the budget was set at \$30,000.

Council Member Obenauf also raised a concern about Slaughterhouse Canyon, noting that increased hiking activity has led to significant dog waste along the trail from the parking lot to the water tower. She said some hikers, including herself, have had to carry waste home. She suggested adding dog waste stations and bags along the trail to help reduce the problem.

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

No public comment was made at this time.

**5. ELECTION OF COUNCIL PRESIDENT: ACTION ITEM**

**Motion: Council Member Bergin** moved to elect Council Member Shay as the Council President for the 2026 Calendar year. **Council Member Obenauf** seconded. Council Members Voting Aye: Council Member Obenauf, Council Member Bergin, Council Member Shay, Council Member Ard, Council Member Davis, Council Member Wrede. Council Members Voting No: None. **The Motion Passed.**

**6. CONSENT AGENDA: ACTION ITEMS**

- a. Approval of Minutes: September 8, 2025, September 22, 2025, and October 14, 2025, Regular Meeting Minutes: Amy Phelps, City Clerk
- b. Approval of Claims: December 8, 2025 through January 12, 2026: Shelly Shoemaker, Treasurer
- c. Department Head Reports
- d. Water Project Update: Merrick and Company

Council President Shay said she had a few minor corrections to the minutes, mostly typos she had already pointed out to the City Clerk. Treasurer Shoemaker made a title correction on the claims report to reflect the correct input dates of 12-16-25 to 1-12-26.

Councilmember Obenauf then asked about the vendor American Legal, specifically regarding the web hosting fee. The City Clerk Clarified that fee was for the webhosting of the Codified City Ordinances.

Council Member Bergin asked about the public works report regarding spreading crushed rock on South 2nd Street to improve the road surface. Public Works Director Chris Johnson noted the clay road is thin, slippery, and has caused delivery trucks to slide off recently. He said the City is considering applying heavier stone while the ground is frozen, followed by a three-quarter inch mix in the spring to firm it up.

Council Member Obenauf asked the City Clerk about the progress made with the records and historical documents previously talked. Clerk Amy Phelps explained that she was working through the older documents to prepare them for scanning. It was clarified that while there was money budgeted for records management software, no formal contracts had been signed with any records management company.

Council Member Obenauf also brought up the proposed library district. She noted that if approved, the Bellevue Library could be open six days a week with two to three staff, providing a space for community connection, especially for parents with young children who feel isolated. Mayor Giordani said she and others plan to attend an informal meeting next Tuesday to discuss the district and hopes to provide a detailed update at the next Council meeting, including information for the Council packet if the library representative cannot attend.

Councilmember Bergin asked whether the draft facility plan for the water team has been submitted and when more information would be available. Public Works Director Chris Johnson said he has a meeting with the Merrick and Company team lead on Wednesday to confirm timelines and rollout dates. He said the plan should be coming out soon and that the next Water Team meeting, which will be open to the public, will be scheduled once they are aligned.

**Motion:** (00:17:48 in Video) **Council President Shay** moved to approve the consent agenda. **Council Member Obenauf** seconded. Council Members Voting Aye: Council Member Obenauf, Council Member Bergin, Council Member Shay, Council Member Ard, Council Member Davis. Council Members Voting No: Council Member Wrede. **The Motion Passed.**

## 7. PRESENTATIONS

- a. City of Bellevue Fiscal Year End 2025 Audited Statements and acceptance by council: Dennis Brown, CPA, Workman and Company | **ACTION ITEM**

Dennis Brown, CPA, said his firm finalized the City of Bellevue's financial statements for FY25 and issued a clean opinion dated December 5, 2025.

He said the general fund—covering city operations like streets, fire, law enforcement, and planning—had a fund balance of \$776,000, with \$242,000 assigned by Council but still available for future use. He noted that operational costs were about \$2.268 million, leaving roughly 22–34% unreserved carryover, which he said is adequate for managing cash flow during lean months before property taxes arrive. He

highlighted that the City spent less from reserves than budgeted, reflecting prudent financial management.

Regarding the utility funds (water and wastewater), he said these operate as for-profit enterprises, needing to generate revenue to maintain and replace infrastructure. He said the funds currently have healthy carryover balances, which are important for unexpected system repairs, upgrades, or future large projects. He emphasized that the Council is prudently overseeing these funds and that the audited financials demonstrate sound financial management.

Council Member Davis asked if Dennis Brown had presented to the City of Bellevue before, which he confirmed he had. She then asked whether an outcome-based budget—focused on results rather than just expenses—would change how he reviews the City’s financials. Dennis Brown explained that, as an auditor, he must follow generally accepted auditing standards for governmental financial statements, which are dollar-driven, so his review focuses on revenues and expenditures rather than outcomes.

Davis also clarified that the City’s water and wastewater funds are proprietary funds, not for-profit operations, meaning fees only cover operating costs and depreciation. Mr. Brown acknowledged her point, apologized for using the term “for-profit” for simplicity, and confirmed the funds are proprietary, with user fees set by public hearings and reserves managed prudently for future system needs.

Councilmember Bergin asked about two items on page 25 of the audit report: the City’s lack of a deposit policy and the absence of a policy regarding interest rate or concentration of credit risk, noting that about \$380,000 of City bank balances were exposed at year-end.

Dennis Brown explained that most small cities do not have formal policies for these risks. Cash management is generally handled by the finance department, with funds moved between checking accounts and LGIP accounts (backed by government securities) to reduce risk. He noted that the FDIC insures only \$250,000 per account, so some risk is inevitable. He said active cash management is effectively a full-time job, which smaller cities cannot fully staff.

Bergin also asked about liabilities, including the pension fund and leased vehicles. Mr. Brown said the largest liability is the unfunded public pension, which is required by accounting standards to be shown in the statements but is unlikely to ever require full payment beyond regular contributions. He noted that leases must be capitalized on the statements, which can make financials appear more encumbered, but this is standard practice and not unusual. He emphasized that actual cash payments are made as due, and these accounting entries do not reflect additional immediate obligations.

Dennis Brown concluded by noting that Bellevue’s financial statements are relatively complex. He encouraged Council and the Mayor to contact him directly with any questions about terminology or specific items in the statements. He emphasized that these questions can be addressed one-on-one, outside of public meetings, and that his contact information is provided on page one of the audit report.

**Motion:** (00:37:11 in Video) **Council President Shay** moved to accept the City of Bellevue Fiscal Year end 2025 Audited Statements. **Council Member Obenauf** seconded. Council Members Voting Aye: Council Member Obenauf, Council Member Bergin, Council Member Shay, Council Member Ard, Council Member Davis. Council Members Voting No: Council Member Wrede.  
**The Motion Passed.**

b. Treasurer's Report for October and November FY26 and year-end report for fiscal year 2025:  
Shelly Shoemaker, Treasurer

Treasurer Shelly Shoemaker presented a post-audit overview of the City's Fiscal Year 2025 finances, summarizing cash balances, revenues, and expenditures. As of September 30, 2025, the City's total cash position was approximately \$3.4 million, reflecting a 13% increase over the prior year. She explained that funds are being strategically placed in LGIP accounts to earn interest, currently around 4 percent, while still maintaining sufficient liquidity for operations.

She explained that in the General Fund, both revenues and expenditures came in slightly under budget. Revenues were approximately \$148,000 below projections, and expenditures were about \$117,860 under budget. Consistent with the audit report, the City used roughly \$30,000 in carryover reserves.

She noted that 63 percent of General Fund revenues come from property tax and state-shared revenues, with property tax accounting for 37 percent and state sales tax for about 12.5 percent. Highway revenues have declined year over year. Local Option Tax revenue remains relatively small at 2.78 percent of total revenue, and she emphasized the importance of increasing that revenue source. Franchise fees have remained mostly flat, and development impact fees fluctuate depending on growth activity.

Ms. Shoemaker further explained the total expenditures for the year were below the adopted budget, with approximately \$3.9 million spent compared to \$4.46 million budgeted, excluding grants. Personnel costs represent 36 percent of total expenditures. Most departments were under budget, though the Marshal's Office exceeded projections due to overtime and staffing needs. Overall, the General Fund ended the year under budget.

Ms. Shoemaker then reported that the first two months of Fiscal Year 2026 appear to be on track, with no immediate financial concerns, and she introduced simplified summary sheets to make the reports easier to review, inviting Council feedback.

Council Member Bergin asked whether there had been any indication from the State about potential budget cutbacks due to the State running in the red, and how that might impact cities.

Ms. Shoemaker responded that she has not yet heard anything specific but expressed concern about possible effects. She stated that more information may be available in a few months and noted that organizations such as the Association of Idaho Cities and the Resort Cities Coalition would likely communicate any updates to member cities as soon as information becomes available.

## 8. PUBLIC HEARING: ACTION ITEM (00:56:34 in video)

- a. Fee schedule update and consideration to adopt Resolution No. 26-02 Amending the fee schedule for The City of Bellevue: Department Heads | **ACTION ITEM**

Mayor Giordani introduced the agenda item regarding the fee schedule update and Resolution No. 26-02. She explained that the update was a collaborative effort among department heads and the City Clerk, who assessed current fees to determine if increases were needed. She noted that there has not

been a comprehensive fee adjustment since 2019 and that neighboring cities review fees annually, which Bellevue now plans to do as well. She described the proposal as a substantial update, invited Council questions, and reminded everyone that this was a public hearing where public comment would be taken.

The City Clerk confirmed that notice for this Public Hearing was published in the Idaho Mountain Express on December 31, 2025 and January 7, 2026. The hearing notice was also posted on the bulletin board at City Hall and at the Post Office. The proposed fee schedule was posted on the website and kept at City Hall for any member of the public to view.

Council Member Obenauf inquired about the City's impact fee structure, specifically noting the absence of a separate category for multi-family or mixed commercial/multi-family residential projects. She also questioned why there is no increase in impact fees for larger residential units, asking how the City arrived at a 0% change and whether other jurisdictions incentivize smaller units by structuring fees to increase with unit size. She further asked whether impact fee studies could be completed in-house rather than by a consultant.

Community Development Director Brian Parker responded that the current fee schedule update does not include changes to impact fees because the impact fee process is comprehensive and typically requires hiring an outside consultant to evaluate costs per household and commercial use, align findings with the City's Capital Improvement Plan, and follow the committee and reporting requirements established by ordinance and state code. He noted that most cities in Idaho use consultants for this process and he is not aware of any that conduct it in-house. He added that multi-family housing was not included as a separate category in the City's last impact fee update and that, under the current structure, residential impact fees are assessed per unit.

Council Member Bergin expressed concern regarding the magnitude of the proposed Community Development fee increases, noting they appeared substantial and gave him pause. He requested additional explanation and context for how the fees were developed, particularly for those not previously involved in the process. He acknowledged the helpfulness of the supporting charts but questioned whether all associated departmental costs should be fully recouped through fees, and what potential impacts such increases might have.

He also asked for clarification regarding the difference between an annual business license fee and a business license amendment fee, specifically how amendments would apply to customers - such as changes in business leadership, address, or operations- and whether such changes would trigger additional charges.

In response, the City Clerk explained that amendments generally apply to substantial changes, such as a significant change in the nature of the business or circumstances requiring reevaluation, such as additional inspections. A change of location would typically require a new license rather than an amendment. Rick Allington, Legal Counsel further noted that, pursuant to Idaho Code Section 63-1311, fees must be reasonably related to and not exceed the actual cost of the services rendered. Fees are service-specific and are intended to recover costs such as staff time, inspections, and associated expenses, rather than generate revenue. It was confirmed that department heads calculated the

proposed fees by evaluating staff time, supplies, and other necessary resources to determine the amounts included in the updated fee schedule

Council Member Bergin asked for clarification regarding the “wastewater bond fee for non-users,” specifically whether it applied to properties within city limits that are not connected to sewer services. Public Works Director Chris Johnson explained that the bond fee is assessed on all lots within the City to pay for the sewer system infrastructure, including vacant or undeveloped properties with stub-outs available for future connection. Properties that are not actively using sewer services pay only the bond portion, while developed properties connected to the system pay the monthly sewer service fee (approximately \$72).

Council Member Bergin also questioned the \$20 late fee for utility bills, expressing concern that it seemed high compared to other utilities and asking whether it was intended as a deterrent due to past collection issues. Mr. Johnson responded that there is a grace period before late fees are assessed and acknowledged that the City has historically been lenient in collections. He further described the current notice process, including late notices and shutoff notices, and noted that most delinquencies are resolved before shutoff. It was reported that monthly late notices typically range from 20–40 accounts, with 10–25 shutoff notices at the higher end, often involving repeat offenders. Mayor Giordani emphasized efforts to work with residents experiencing financial hardship, including payment arrangements, seasonal discretion regarding shutoffs, and assistance programs such as circuit breaker-related rate relief.

Council President Shay raised concerns about substantial increases to certain application fees, including appeals, variances, and vacations. She referenced a past appeal that was administratively burdensome and costly, and asked whether publication, mailing, and related notice costs were included in the proposed fees. Mr. Parker explained that the methodology includes an overhead component to account for administrative costs (facility space, software, printing, and staff time), while third-party costs such as newspaper publication and certified mailings are invoiced separately and passed directly to applicants.

Council President Shay emphasized the importance of ensuring fees remain fair and not prohibitively expensive, particularly for applicants seeking to file appeals. Mr. Parker reiterated that the proposed fees are intended strictly for cost recovery, not profit generation, and were calculated based on estimated staff time, overhead, and processing requirements. He explained council retains discretion to adjust fees if desired, with the understanding that any shortfall would be absorbed by the City’s general resources.

Council Member Obenauf expressed concerns about staff workload, rising operational costs, and ensuring that applicants pay an appropriate share of actual service costs, particularly given limited development opportunities and growth pressures in the Wood River Valley.

Council Member Obenauf asked why fees for use of O’Donnell Park had not been increased, noting that landscaping costs for the park alone were approximately \$11,000 the previous year. She observed that other park fees reflected percentage increases while O’Donnell Park showed a 0% increase, and

questioned whether fees were keeping pace with the cost to maintain the sports fields and related facilities.

Staff responded that several events had been held at the park the prior year, some of which requested fee waivers. It was acknowledged that adjustments had been made to other park fees, including adding weekly and daily rates where none previously existed. The City Clerk indicated the O'Donnell Park fee may need to be reevaluated and agreed to review whether an update had been inadvertently missed. Additional discussion addressed prior Parks Committee recommendations. It was noted that research had previously been conducted comparing Bellevue's park fees to those of nearby jurisdictions, and that recommendations were forwarded during earlier discussions. Some suggested charges—such as fees for additional portable restrooms—were intended to be passed directly to event organizers rather than built into the general park fee schedule. The discussion concluded with agreement to revisit the O'Donnell Park fees and confirm whether further adjustments are warranted to ensure maintenance costs are appropriately supported.

Council President Shay asked whether any statutory changes had occurred at the state level that would make processes like variances or right-of-way vacations more cumbersome. Community Development Director Brian Parker confirmed that, to his knowledge, state requirements have not changed; however, there have been some recent adjustments at the city level.

Council Member Bergin asked about comparative costs, noting that understanding how Bellevue's fees compare to other jurisdictions—such as South Central Idaho, Sandpoint, McCall, or Coeur d'Alene—would be helpful. Mr. Parker explained that while a direct comparison to Valley jurisdictions had not been done, staff had used contract planning analysis from Great West to estimate staff hours for development applications, which drives cost. Consultant fees, when applicable, are billed directly to the applicant in addition to staff time.

Mayor Giordani opened public comment at [\(01:27:02 in video\)](#)

**David Spencer, Safe Built:**

David Spencer addressed the council regarding the proposed contract building fees listed on page 192 of the fee schedule. He noted that Ordinance 2006-17 and Ordinance 2021-09 set certain fees at identical amounts, but in the current proposal, those same fees appear to be reduced. He requested clarification from the council and staff on the reason for the apparent reduction.

With no further comments, Mayor Giordani Closed public comment at [\(01:28:47 in video\)](#).

Mayor Christina Giordani noted the council's expressed need for more documentation and discussion regarding the proposed fee schedule. She highlighted that several fees had been specifically called out for possible adjustment, either up or down. She recommended continuing the public hearing to a later date to allow further review and discussion. It was confirmed with legal counsel that if any changes are made that raised fees beyond what was originally noticed, a re-noticing process would be required—particularly if adjustments exceed 5%. The council agreed to continue the hearing to the next City Council meeting on January 26, giving staff and council members time to gather additional information.

Mr. Allington asked about the annexation fee, and Mr. Parker clarified that the current fee covers only initial application processing, with additional costs billed separately throughout the annexation process.

**Motion:** (01:32:00 in Video) **Council President Shay** moved to continue the public hearing on the new proposed fee schedule to a date certain of January 26, 2026. **Council Member Obenauf** seconded. Council Members Voting Aye: Council Member Obenauf, Council Member Bergin, Council President Shay, Council Member Ard, Council Member Wrede. Council Members Voting No: none. **The Motion Passed.**

## 9. NEW BUSINESS

- a. SAFEbuilt Services Proposal and Consideration of Resolution No. 26-03 to enter into a Professional Services Agreement with SAFEbuilt, LLC for On-Call Building Official Services: Rochelle Lewis, David Spencer, and Alan Chambers, SAFEbuilt and Brian Parker, Community Development Director **ACTION ITEM**

Mayor Christina Giordani introduced a proposal for the City of Bellevue to enter into a professional services agreement with SafeBuilt LLC for on-call building official services, as outlined in Resolution 26-03. She noted that feedback from the recent building season indicated community dissatisfaction with the City's current building official services, making the proposal particularly timely.

David Spencer, Director of Operations for SafeBuilt, introduced the team and outlined the company's client-focused approach. He explained that services are provided on an as-needed, on-call basis, with a minimum hourly rate for inspections and plan review. Minor inspections like re-roofs or mechanical permits are generally completed within the hour, while larger projects, such as framing inspections for large homes, may take longer. Spencer highlighted the use of Remote Video Inspections (RVI) for smaller or cost-effective projects, emphasizing that safety criteria must be met. Plan review services are structured around three rounds—initial review plus two cycles for corrections—with the plan review fee calculated as a percentage of the city's established fee schedule. Additional services, such as meetings or work not tied to a permit, are billed at an hourly rate, and structural reviews would involve specialized engineers as needed. Spencer emphasized that SafeBuilt's pricing is designed to be transparent, practical, and fair for both the city and contractors.

Rochelle Lewis, Business Development Representative, provided an overview of SafeBuilt's 33-year history and its operations across Idaho, serving more than 1,300 municipalities. She explained that SafeBuilt supports rural and isolated communities, highlighting previous work in Ketchum and Carey. Lewis described the company's software, CommunityCore, which organizes plan reviews, inspections, and RVI services, and can be optionally utilized by the city to streamline operations. She emphasized that SafeBuilt can begin services immediately upon contract execution and will provide a smooth transition from current providers while fostering strong relationships with local contractors.

Alan Chambers, a building official with SafeBuilt, described daily operations in the Wood River Valley, including full-service plan review, inspections, and close engagement with builders. He highlighted the accessibility of SafeBuilt staff, with direct phone and email contact, and stressed the importance of building strong community relationships to reduce frustration and improve the overall experience for contractors.

Mr. Spencer concluded by emphasizing SafeBuilt’s commitment to partnership with the city, noting that all staff have long-standing experience in municipal government and understand the importance of being an integrated, reliable partner in community development services. The team then invited council questions, reinforcing their readiness to provide both technical expertise and collaborative support.

Brian Parker clarified that SafeBuilt would integrate with the city’s public-facing permit system, Civic Review, without creating parallel processes. Council members asked questions about the recommendation and operational performance. Parker recommended moving forward with SafeBuilt, emphasizing the consistency and reliability of their services compared to the current contractor. Council members noted that both companies considered were adequate, but past dissatisfaction with plan review and customer service made SafeBuilt the preferred choice, particularly because efficiency in plan review had been a significant pain point for the community. Concerns about state revenue and staffing shortages were raised, highlighting the need for improved service.

Alan Chambers explained that inspection requests would typically have a 4 p.m. cutoff for next-day service, offering AM or PM options and direct communication with builders to maintain accessibility and consistency. David Spencer added that plan review tracking and reporting would be improved through SafeBuilt’s system, including metrics on rounds of review, timelines, and workflow visibility. He emphasized that SafeBuilt could meet the community’s expectations where previous services fell short. Mr. Spencer confirmed that SafeBuilt has over a year of full-service contracts with Ketchum and around 18 months with Carey, and has experience across the Boise area since 2021.

**Motion:** [\(01:55:51 in Video\)](#) **Council Member Obenaur** moved to approve resolution No. 26-03 to enter into a Professional Services Agreement with SAFEbuilt, LLC for On-Call Building Official Services. **Council President Shay** seconded. Council Members Voting Aye: Council Member Obenaur, Council Member Bergin, Council President Shay, Council Member Ard, Council Member Wrede. Council Members Voting No: none. **The Motion Passed.**

#### **10. ADJOURNMENT: Action Item**

With no further business coming before the Common Council at this time, Council Member Obenaur moved to adjourn the meeting. Council President Shay seconded the motion. The meeting adjourned at 07:33 p.m. The motion passed unanimously.

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Christina Giordani, Mayor

Attest:

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Amy Phelps, City Clerk

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## Memorandum

**To:** Bellevue Common Council

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

**Re:** Department Report

**Date:** March 9, 2026

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### **Building**

See attached Building Permit Report. *These will likely be changing formats in the coming months as we build out the capabilities and data stored in Civic Review.*

### **Current Planning**

In February, staff received one (1) sign permit application, one (1) design review application.

### **Long Range Planning**

Staff is continuing to conduct monthly themed outreach. February's theme was "Stewardship of Nature and Public Spaces" and was the first month that the engagement effort was augmented by Herbert Romero serving as outreach coordinator. The overall number of survey respondents doubled, and the approximately half of the surveys were completed in Spanish.

March's theme is "Gathering and Sense of Community." The survey is live at [bellevueidaho.gov/surveys](http://bellevueidaho.gov/surveys), and the Plan Phone is moving around town asking new questions weekly.

The Advisory Committee is shifting towards plan development and will be meeting regularly in small groups to develop individual chapters.

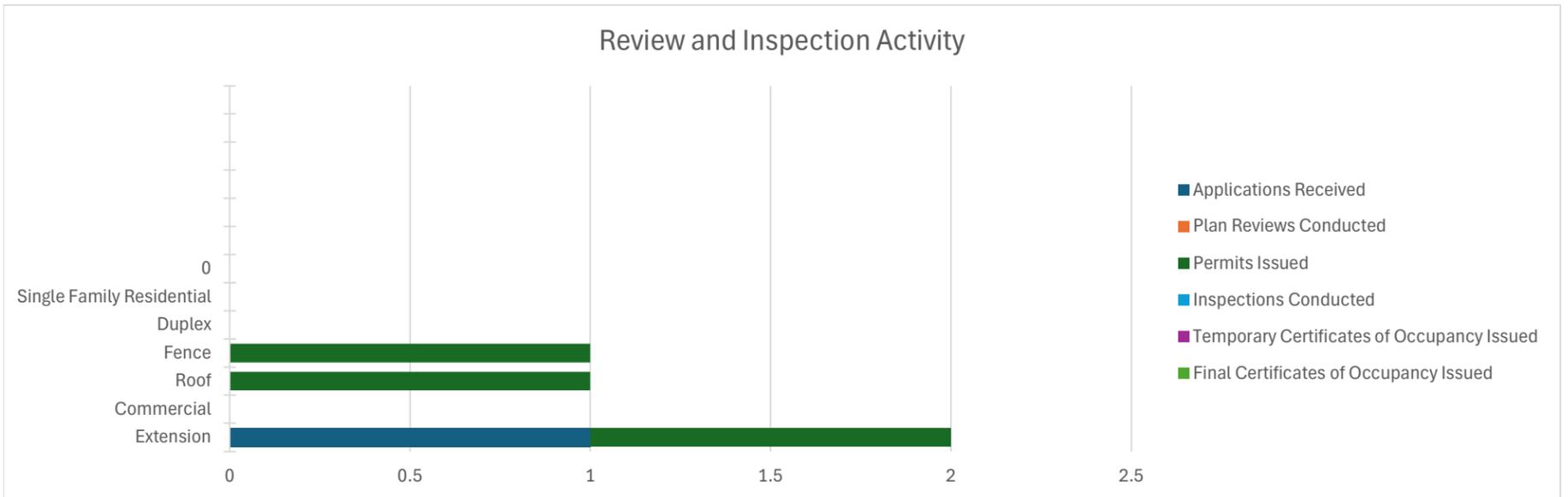
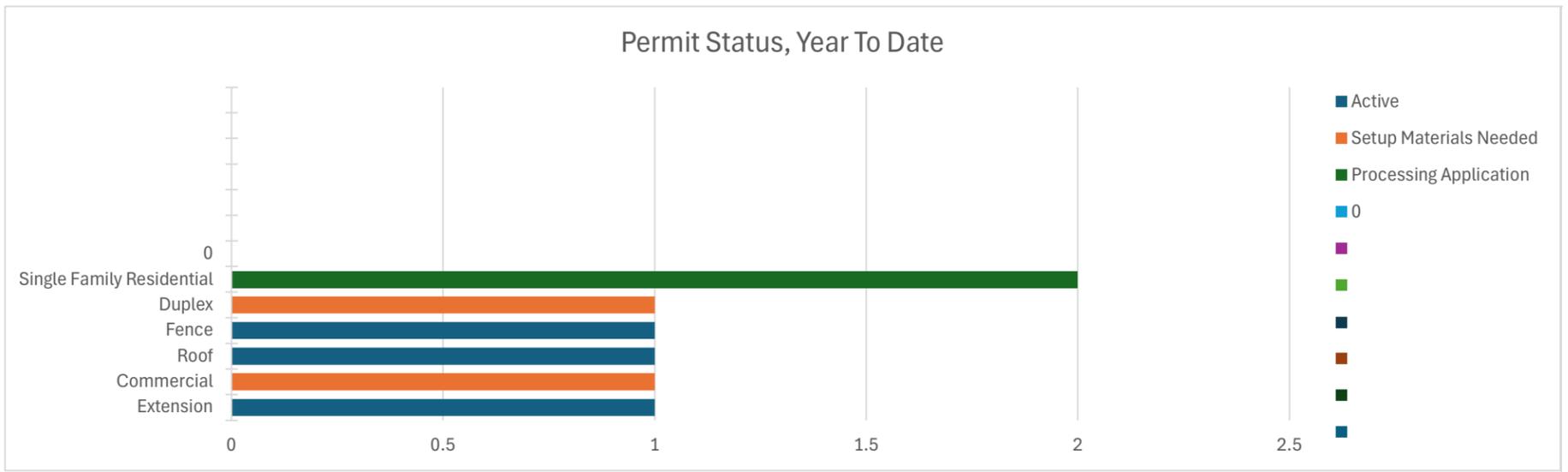
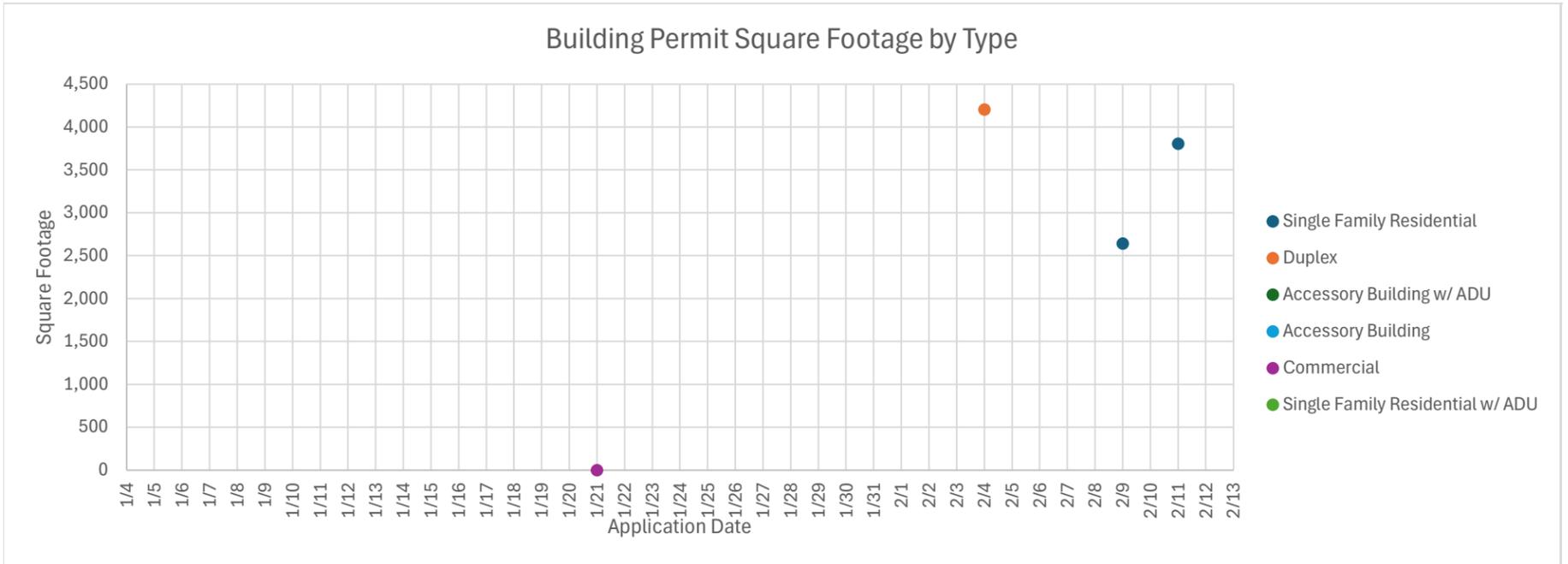
### **Grants**

Staff is working on finalizing plans for the foundation repair at the Old City Hall.

The City was awarded the Government Leading by Example Grant to conduct an energy audit. An energy audit will be conducted this summer on City Hall and the Library.

# Building Permit Report

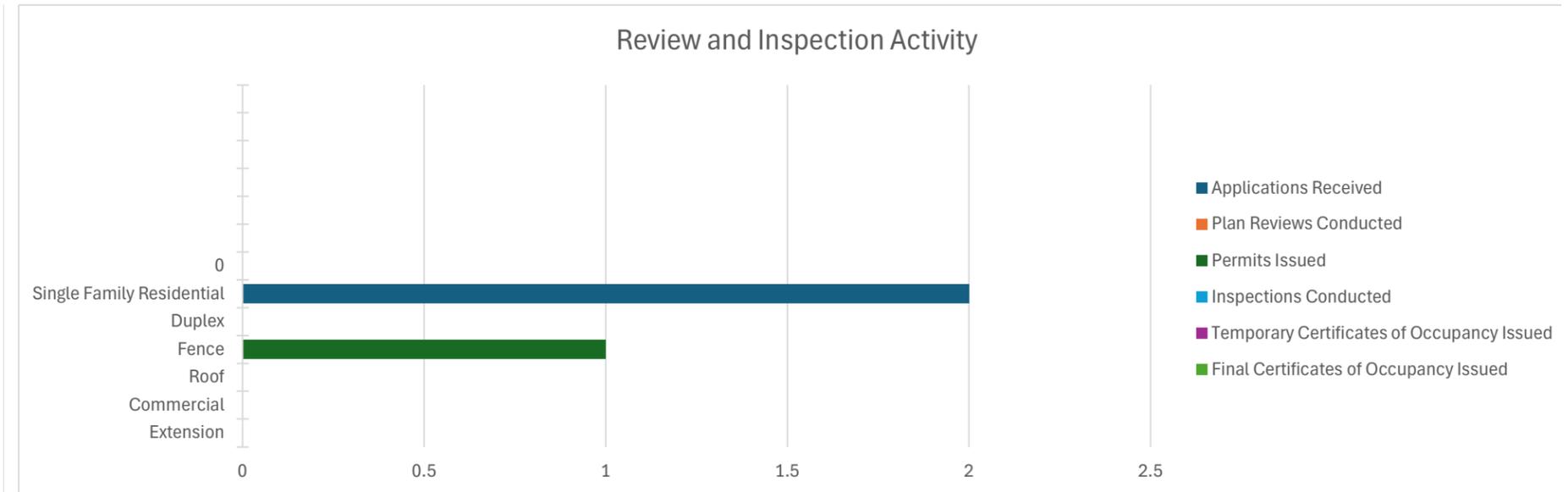
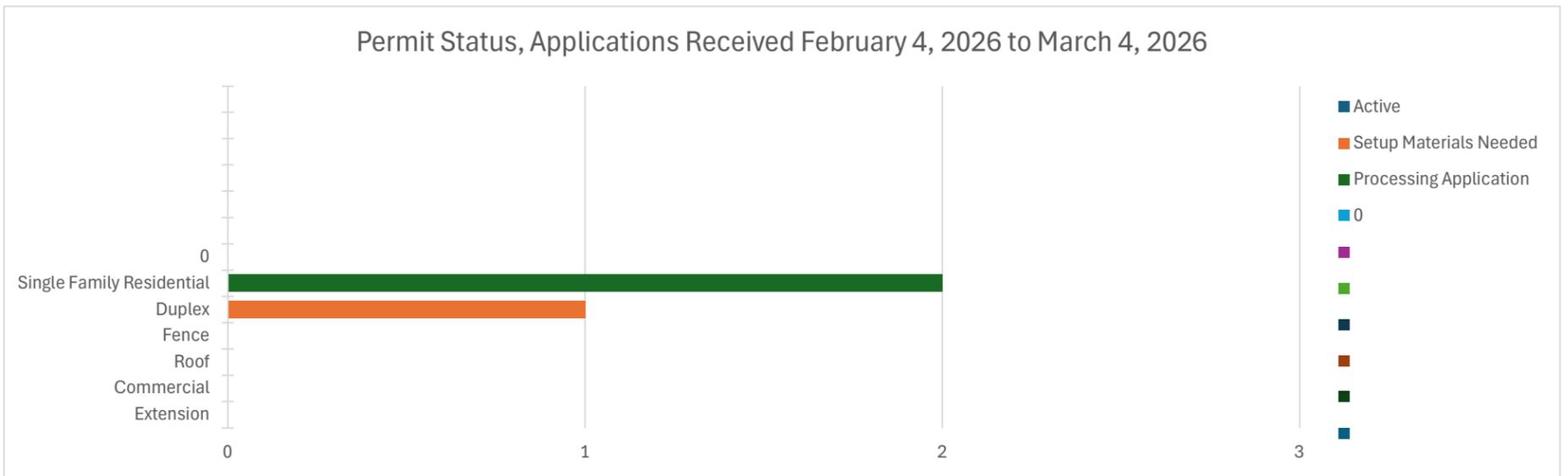
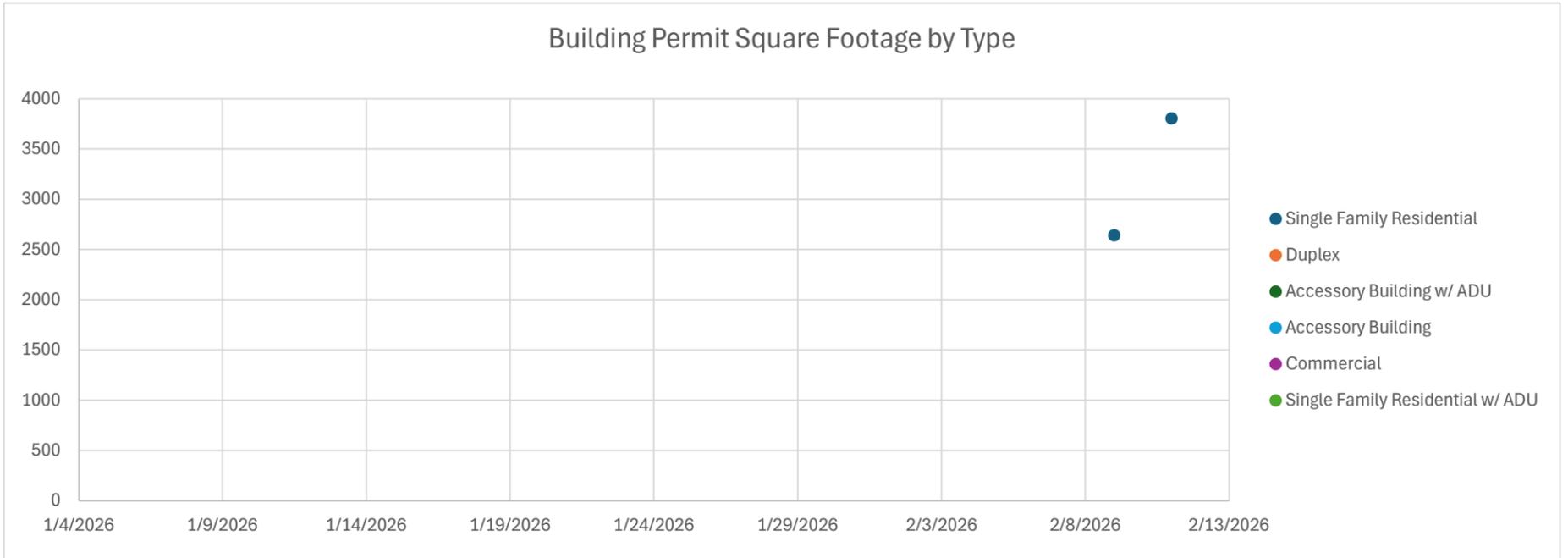
Year to Date (March 4, 2026)



	Average Permit Value	Average Initial Receipt to Transmittal Time	Average Transmittal to Permit Time	Average Permit to First Inspection Time	Average Permit to Certificate of Occupancy Time
Extension	#DIV/0!	N/A	N/A	N/A	N/A
Commercial	#DIV/0!	N/A	N/A	N/A	N/A
Roof	\$ 13,000.00	N/A	N/A	N/A	N/A
Fence	#DIV/0!	N/A	N/A	N/A	N/A
Duplex	#DIV/0!	N/A	N/A	N/A	N/A
Single Family Residential	\$ 464,984.00	N/A	N/A	N/A	N/A
0	#DIV/0!	N/A	N/A	N/A	N/A
	#DIV/0!	N/A	N/A	N/A	N/A
	#DIV/0!	N/A	N/A	N/A	N/A
	#DIV/0!	N/A	N/A	N/A	N/A
	#DIV/0!	N/A	N/A	N/A	N/A

# Building Permit Report

Reporting Period (February 4, 2026 to March 4, 2026)



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## Public Works March 9th Update

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### City Assets

We continue to work on the potholes of streets and alleys as the weather allows doing our best to keep up with them as they grow with the thawing ground and wet weather.

I have been speaking with Hailey Street Department about possibly sharing the cost of a couple different treatment machines, one for crack filling out streets and a mastic machine for working larger area where the roads are suffering alligator surfacing (roadway resembles alligator skin) both of these treatments should be done before doing any sort of larger preservative treatments such as a fog or chip seal. I have also been working on treatment options with pricing to present to council.

We got the backhoe in to be worked on (long overdue) Justin Matheney did a fine job of putting in back into great operating condition after years of neglect at the wastewater plant. I'll be doing operational training on it with the crew to get them acquainted with it. They'll practice with digging out tree roots down at the shop. Our roller quit running last fall on our last patch of the year on Muldoon Road, Justin Matheney has just started working on it and believes it should be a pretty easy fix. We need to roller for all of our pothole patching for the best possible patch.

I also spoke with a company that sells a ground stabilization product that would be great for all of our gravel roads such as south 2nd, Alyson Road and a couple gravel spots further north on 2nd street.

I have Tracy and Ethan registered for classes this spring in the LHTAC training program. Both gentlemen will achieve their Road Scholar degrees by the end of June and have already taken many of their Road Master Classes which they should be able to finish next spring. LHTAC training and having Road Scholar and Road Master Certificates lowers the city's insurance rates.



## **Water**

### **Meter Project**

We have been installing meters and replacing broken meters when identified. Meters have been installed at the KMAM facility and the Beans and Brews locations. We have been locating and replacing lids and meter pits and are working on updating meter information on approximately 250 connections. The bill format is coming along with information on usage, however at this time we can not add it to the bills until we start billing at the metered rate.

### **Water Project**

The final facility plan has been submitted to DEQ. Our engineering team is working on the preliminary engineering report. We are beginning to look at any adjustments to the easements or land use agreements.

### **Water Operations**

We have not received the PFAS sample report, with the new IDEQ regulations the laboratory is overwhelmed with sampling kit requests and delivering the reports. We are close to completion with the chlorine pump installation at the well houses and are waiting on our SCADA team to connect them and then have our engineers approve the installation and prepare as-built designs to submit to DEQ to complete the project which is anticipated to be finished by the May 1<sup>st</sup> irrigation start date.



## **Wastewater**

### **Plant Progress**

Advanced lining completed the reconditioning of the head works channel. We have submitted design specs and information requested by Veolia so they can begin processing and manufacturing the retrofit equipment needed for the membrane upgrade. They feel confident that their production team will be able to ship our order in May. We continue to conduct plant maintenance and daily operations as needed.

### **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
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#	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: highlights, talk about billing changes, why this is necessary	CJ/KB	March	Ongoing



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	



old condition



After pressure wash and cleaning









## Memorandum

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

**From: Amy Phelps, City Clerk**

**Re: Department Report**

**Date: March 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: 9

During the month of March, the Clerk's Office focused on civic review form refinement, public records research, and records management software evaluation amongst the wide variety of day-to-day administrative tasks.

### **Civic Review Forms**

The Clerk's Office has been working to perfect civic review forms and improve overall familiarity with the system. Minor adjustments continue as we ensure forms are user-friendly and fully functional for public and staff use. We have also updated fees based on the new fee schedule.

### **Public Records Requests**

Researching responses to multiple public records requests has been a significant focus this month. The workload associated with reviewing, compiling, and verifying records has been substantial.

### **Records Management Software**

In evaluating options for electronic records management, it was discovered that Laserfiche, widely used among Idaho municipalities, no longer offers the municipal site license for communities under 10,000 residents. The next tier of pricing is substantially higher, so alternative software solutions are being explored. Outreach to other Idaho municipalities for recommendations is ongoing, with responses still pending from many cities.

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# MEMORANDUM

**TO:** City of Bellevue  
**FROM:** Merrick & Company  
**DATE:** March 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 February 4<sup>th</sup>, 2026, through March 4<sup>th</sup> 2026, is provided below:

- Water Team meeting #2
- Prepared modified version of Facility Plan based on Water Team comments and submitted to IDEQ
- Water right work including meeting/discussion
- Environmental Information Document (EID) agency consultation
- Preliminary Engineering Report preparation
- Construction Plan preparation

## 1.3 March 2026 Milestones & Deliverables

- Construction Plan Preparation
- Environmental Information Document (EID) DEQ consultation
- Preliminary Engineering Report preparation
- Easement work
- Water Right work

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

- 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. Obtaining Water Team approval may cause delays to schedule.

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>
54 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>	<b>COMPLETED</b>
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>	Exact timeframe of IDEQ approval is unknown
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>	Exact timeframe of IDEQ approval is unknown
Aug 2026	<ul style="list-style-type: none"> <li>Anticipated construction start date</li> </ul>	Exact timeframe of IDEQ approval is unknown



## Memorandum

**To:** Bellevue Common Council

**From:** Christina Giordani, Mayor  
Carter Bullock, Planner

**Re:** Reappointment of Christina Van Der Meulen to the Bellevue Parks Committee

**Date:** March 9, 2026

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### Background

Christina Van Der Meulen's term on the Bellevue Parks Committee has expired. Ms. Van Der Meulen has served on the Bellevue Parks Committee for more than six (6) years and has contributed to many of its efforts and recommendations. She has stated interest in continuing this service to the City for another three (3) year term. Bellevue City Code Section 7-4-3(A) establishes that Committee members shall be reappointed by a vote of the Council.

The Bellevue Parks Committee is looking for an additional member to join.

### Recommendation

The Council should vote to confirm the reappointment of Ms. Van Der Meulen to a three (3) year term.

### Enclosures

1. Resolution 26-10

**CITY OF BELLEVUE  
RESOLUTION NO. 26-10**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF  
THE CITY OF BELLEVUE, IDAHO, CONFIRMING THE REAPPOINTMENT OF  
CHRISTINA VAN DER MEULEN, TO THE BELLEVUE PARKS COMMITTEE**

**WHEREAS**, the Mayor of the City of Bellevue, by and with the advice and consent of the Bellevue Common Council is responsible for appointing Committee members pursuant to Bellevue Code Section 7-4-3(A); and,

**WHEREAS**, Ms. Van Der Meulen has served on the Committee for more than six (6) years; and,

**WHEREAS**, Ms. Van Der Meulen’s current term has lapsed; and

**WHEREAS**, Ms. Van Der Meulen has stated that she would like to serve another term.

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

**Section 1:** That the above statements are true and correct.

**Section 2:** That the Mayor and Common Council, confirm and reappoint the following individual to the Parks Committee for the identified term.

**Christina Van Der Meulen: 3-year- term, expiring March 9, 2029**

**Section 3:** That following this term, the commissioner(s) may be reappointed to serve a three (3) year term.

**Section 4:** That this Resolution shall be in full force and effect immediately upon its adoption and approval.

**PASSED AND ADOPTED** by the City of Bellevue Common Council, Idaho, this 9<sup>th</sup> day of March 2026.

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

**ATTEST:**

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



## Memorandum

**To:** Bellevue Common Council

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

**Re:** 2026 Focus Areas Recap

**Date:** March 9, 2027

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### Background

On January 7, 2026 the Bellevue Common Council held a special meeting to establish priorities for the coming year. Council members were presented a review of 2025 accomplishments and were given worksheets to take home to establish goals for 2026. The public were also invited to participate through an online survey.

### Mayor Giordani

#### *Strategic Priority #1: Strengthening Infrastructure*

Mayor Giordani noted that all Bellevue's path to long-term sustainability is dependent on addressing the deferred maintenance of the City. In order to do so, all funds are likely to need to be increased and augmented. Staff is going to need support from outside consultants, ordinances and policies will need to be updated, and priorities are going to need to be honed in on.

#### **Measures of Success in 2026**

- The MBR system at the Wastewater Treatment Plant becoming operational
- Construction starting on the Water Project
- Adoption of the updated Transportation Master Plan
- Being awarded a grant for a roadway project

#### *Strategic Priority #2: Balanced Growth*

The demand for people to live in the Wood River Valley continues to be strong, and Bellevue will continue to feel growth pressures. Proactive approaches to land use, zoning, and public space improvements will be important tools to ensure that Bellevue remains a quality place to be. Most of this work is achievable with existing general fund resources, except that consultants and contract planners may be needed leverage Community Development staff time.

#### **Measures of Success in 2026**

- Zoning code updates adopted
- Improvements to parks and public spaces either planned for or constructed

- Additional events and community programming

*Strategic Priority #3: Enhance Public Safety*

Public safety, including Fire and Marshal services and pedestrian safety on Main Street, is in need of improvement. This will require additional general funds, as well as updates to ordinances and policies.

**Measures of Success in 2026**

- Lighting improvements installed along Main Street
- Adopting updated street standards
- Coordinated planning of pedestrian improvements with ITD
- Dedicated, stable funding source for Fire and Marshal Departments

*Strategic Priority #4: Collaborative Leadership*

Our ability to communicate with our citizens and collaborate with partners helps us to expand our capabilities. This is likely to touch all funds and may require increasing them in certain circumstances, as well as updating ordinances and policies.

**Measures of Success in 2026**

- Increased community engagement
- Continued improvement to newsletter, website, and other communication tools
- Implementation of a public-facing project tracking tool
- Continued representation of the City of Bellevue with outside stakeholder groups

Council President Shay

*Strategic Priority #1: Getting our wastewater plant fully operational*

The wastewater plant has been under repair for multiple years now, and its full capacity is needed to appropriately serve Bellevue into the future. Maintenance of the sewer fund, along with a one time investment will be needed.

**Measures of Success in 2026**

- Regular progress reports on the status of the recommissioning
- Staff training to prevent future problems

*Strategic Priority #2: Water services improved*

Maintaining compliance with the water bond schedule will be an important goal for the year.

*Strategic Priority #3: Streets upgraded*

Deferred maintenance has led to the poor condition of our streets, and lighting on Main Street is not safe for the community.

**Measures of Success in 2026**

- Coordinated planning of pedestrian improvements with ITD

- Dedicated and stable funding source for the Fire and Marshal Departments

*Strategic Priority #4: Getting City Hall painted*

This is self-explanatory and in progress with BURA.

*Strategic Priority #5: Improving Dead-End ROW's on west side of Main Street*

This is also in process with BURA.

Council Member Ard

Council Member Bergin

*Strategic Priority #1: Water, Wastewater & Street Infrastructure Improvements*

These are essential City services that need to be provided. All funds will be impacted, and external funds are likely to be needed for streets projects. Policies around right-of-way management will need to be updated.

**Measures of Success in 2026**

- The sewer plant back in operation
- No boil orders
- An increase in the remaining service life on some roads as a result of maintenance

*Strategic Priority #2: "Normalize" operations*

Staffing changes and implementation of new software has lead to a sense of disruption over the past few years. The next year should focus on stability and efficiency.

**Measures of Success in 2026**

- Stability or improvement among contractors
- Stability or improvement for software support
- Stability among staff and elected officials

*Strategic Priority #3: Small things can make a big difference*

By focusing on details, we can demonstrate a care for the place and our work and can encourage the community to do the same.

**Measures of Success in 2026**

- A tree planted in the park
- A road project enacted
- No boil orders
- A local option tax proposal on the November ballot
- Completion of the BURA Dead End Rights-of-Way Planning project
- Replacement of Kaitlyn Farrington Way signs on the Wood River Trail
- Replacement of crosswalk flags in poor condition along Main Street
- The addition of additional property into the Howard Preserve
- Implementation of the Blue Cross Foundation Community Project
- Ask the right questions

*Strategic Priority #4: Focus on needed zoning updates*

While we are working on updating the comprehensive plan, updates to zoning codes need to be addressed earlier than the anticipated adoption of the new plan.

**Measures of Success in 2026**

- Revise the western edge of the Business Zone to reflect topographic circumstances
- Make sure that actions taken and reference made to “affordable” housing are and will be kept “affordable”
- Make sure that reviews that should involve a public hearing do in fact require a public hearing
- Review the appeal process
- Engage the Planning & Zoning Commission in this strategic planning process

Council Member Davis

*Strategic Priority #1: Core Infrastructure Reliability (Roads, Water & Sewer)*

Bellevue’s streets and utility systems are foundational to public safety, economic stability, and regulatory compliance. Deferred maintenance increases long-term costs and risk. To improve our infrastructure, all funds will need to be increased and will likely need one-time investments.

**Measures of Success in 2026**

- Annual miles of roadway resurfaced
- Reduced emergency utility repairs
- Regulatory compliance maintained
- The MBR system at the Wastewater Treatment Plant becoming operational

*Strategic Priority #2: Thoughtful Land Use & Community Character*

Land use decisions shape Bellevue’s long-term character, infrastructure demand, and fiscal health. Clear, consistent policy direction reduces conflict and uncertainty.

**Measures of Success in 2026**

- Updated land use ordinances adopted
- Fewer recurring land use conflicts
- Clearer decision standards

*Strategic Priority #3: Governance Excellence & Organizational Stability*

Strong governance practices protect the city legally, support staff effectiveness, and build public trust—especially important in a small Charter City.

**Measures of Success in 2026**

- Improved meeting efficiency
- Reduced re-working
- Consistent application of Council policies

*Strategic Priority #4: Long-Term Fiscal Stability*

Bellevue must balance service expectations with realistic revenues to remain financially sustainable and resilient to economic shifts.

### **Measures of Success in 2026**

- Balanced budgets
- Adequate reserves maintained
- Development of a clear multi-year financial outlook

### Council Member Obenauf

#### *Strategic Priority #1: Deed Restricted Multi-family Work Force Housing*

Beyond meeting a need of the community, the tax revenue generated by higher density housing is higher than that of comparable single-family development with lowered long term infrastructure obligations.

### **Measures of Success in 2026**

- Having a housing incentive program for deed restricted units in the Business Zone
- Having a work-force housing plan to implement
- Incentives for creative housing solutions
- More diverse housing options available

### Council Member Wrede

#### *Strategic Priority #1: Delivering services in a safe, timely, affordable, reliable, and sustainable way.*

It is the duty of the government to deliver services.

### **Measures of Success in 2026**

- At least five (5) miles of streets are paved
- All financial data and project plans are available 24/7 and tied to asset tracking, budget items, agenda items, and claims
- Residents have 24/7 access to real-time information about their water and wastewater accounts
- Snow is no longer piled in ROW spaces as a storage method
- The wastewater stench is not affecting Bellevue Triangle residents

### Public Responses

The public was invited to participate in the process through a survey that was very similar to the Council's worksheet. The following were items identified by the public as priorities:

- Growing the City's capacity to ongoingly manage public services and proactively pursue solutions to longstanding issues and projects that support community values
- A pickle ball court or tennis court (At Bellevue Memorial Park?)
- Streets, parks, conditions and general look of Main Street. Each season should represent a pleasant welcoming environment. Balance of growth in business.
- Water metering - complete. Sewer treatment plant brought up to speed. Safety for families walking on streets. Policing at the Bellevue City Park - speeding traffic hazards.
- Fix the basics: roads and water waste problem

- Stabilizing basic city services like sewer and water and having an actual plan for how the city should continue to develop responsibly. I'm devastated every time I drive by the Karl Malone dealership and how it destroyed beautiful open space.
- Community events
- Fixing the streets
- Water
- Sewer
- Side streets need improvement
- Getting the water and the sewer problems resolved. Better maintenance of the streets.
- Street repair water repair lighting on main street better

## **2026 Priorities**

### Reliable Infrastructure

The clear theme throughout the Council was a focus on resolving infrastructure issues. Making progress on water, wastewater, and streets projects this year will be a priority of staff and budgeting.

### Land Use & Character

The Council generally has a consensus that zoning codes need to be updated and work should continue to enhance Bellevue's safety and character.

### Operational Excellence

As the City reaches a point of stability in staffing, software and other aspects of daily operations, we should be able to make incremental improvements and build trust with the community through the delivery of quality work.

### Affordability

Bellevue is in a high-cost-of-living area, and many of our residents are severely cost burdened. Finding solutions to minimize fixed expenses (utilities, insurance, etc.) and enabling options to reduce variable expenses (transportation, housing, childcare) will ensure that our citizens can continue to live here and improve their community.

## **Next Steps**

The Council should review and finalize the 2026 Priorities, then develop metrics for each as a group.

The Mayor will work with Department Heads to develop Work Plans that align with Council Priorities. The priorities should be reflected in the budget development for FY27.

## **Enclosures**

1. All Council Priority Worksheets submitted

## #1

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, January 14, 2026 7:11:09 PM  
**Last Modified:** Wednesday, January 14, 2026 7:28:39 PM  
**Time Spent:** 00:17:30  
**IP Address:** 184.183.112.69

Page 1

**Q1** **Jessica Obenauf**

Which Council Member is this?

Page 2

**Q2**

What is something the City of Bellevue should work towards achieving this year?

Deed Restricted Multi-family Work Force Housing

**Q3**

Why is this important for this year?

Leadership has said for years that they want this for our community, but continues to prioritize it. If we build 20 Houses that are 1500sqft, they will have a lower total assessed value and tax revenue. 20 Apartment Units (1 Building): Higher total assessed value for the entire complex, and higher tax revenue.

**Q4**

Which funds are going to be impacted?

**General (Streets, Parks, Buildings & Grounds,  
 Community Development, Administration, Marshal,  
 Fire, Finance, Library)**

,

**Water,****Wastewater****Q5**

What direction is the budget going to need to go?

**Increase****Q6**

Can this be accomplished with our existing staff?

**Yes**

**Q7**

Are changes to policy going to be needed?

Other (please specify):

Zoning

**Q8**

What tradeoffs are going to be required to accomplish this priority?

**Other work is going to have to be delayed,**

Notes:

focus on mutli-family deed restriction before annexations

**Q9**

What are some ways that we will know we are successful in accomplishing this goal in 2026?

Measure 1

**Developers want to build in Business Zone on Mainstreet, and either pay in lieu fee to contribute to deed restricted units, or build deed restricted unit.**

Measure 2

**We can show our community that we have a plan that we are implementing for work force housing**

Measure 3

**Diversify how we build, incentivize builders with innovative thinking**

Measure 4

**Not just focusing on single family housing****Q10**

What existing City projects is this building on?

Project 1

**Business Zone**

Project 2

**Increasing revenue for city infrastructure rather with a smaller burden than a large annexation****Q11**

Do you want to add another goal or priority?

**No**

Page 3

**Q12**

What is something the City of Bellevue should work towards achieving this year?

**Respondent skipped this question****Q13**

Why is this important for this year?

**Respondent skipped this question**

**Q14** Respondent skipped this question

Which funds are going to be impacted?

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**Q15** Respondent skipped this question

What direction is the budget going to need to go?

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**Q16** Respondent skipped this question

Can this be accomplished with our existing staff?

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**Q17** Respondent skipped this question

Are changes to policy going to be needed?

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**Q18** Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

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**Q19** Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

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**Q20** Respondent skipped this question

What existing City projects is this building on?

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**Q21** Respondent skipped this question

Do you want to add another goal or priority?

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Page 4

**Q22** Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

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**Q23** Respondent skipped this question

Why is this important for this year?

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**Q24** Respondent skipped this question

Which funds are going to be impacted?

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**Q25** Respondent skipped this question

What direction is the budget going to need to go?

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**Q26** Respondent skipped this question

Can this be accomplished with our existing staff?

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**Q27** Respondent skipped this question

Are changes to policy going to be needed?

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**Q28** Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

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**Q29** Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

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**Q30** Respondent skipped this question

What existing City projects is this building on?

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**Q31** Respondent skipped this question

Do you want to add another goal or priority?

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Page 5

**Q32** Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

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**Q33** Respondent skipped this question

Why is this important for this year?

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**Q34** Respondent skipped this question

Which funds are going to be impacted?

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**Q35** Respondent skipped this question

What direction is the budget going to need to go?

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**Q36** Respondent skipped this question

Can this be accomplished with our existing staff?

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**Q37** Respondent skipped this question

Are changes to policy going to be needed?

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**Q38** Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

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**Q39** Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

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**Q40** Respondent skipped this question

What existing City projects is this building on?

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**Q41** Respondent skipped this question

Do you want to add another goal or priority?

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Page 6

**Q42** Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

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**Q43** Respondent skipped this question

Why is this important for this year?

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**Q44** Respondent skipped this question

Which funds are going to be impacted?

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**Q45** Respondent skipped this question

What direction is the budget going to need to go?

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**Q46** Respondent skipped this question

Can this be accomplished with our existing staff?

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**Q47** Respondent skipped this question

Are changes to policy going to be needed?

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**Q48** Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

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**Q49** Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

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**Q50** Respondent skipped this question

What existing City projects is this building on?

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**Q51** Respondent skipped this question

Do you want to add another goal or priority?

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Page 7

**Q52** Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

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**Q53** Respondent skipped this question

Why is this important for this year?

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**Q54** Respondent skipped this question

Which funds are going to be impacted?

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**Q55** Respondent skipped this question

What direction is the budget going to need to go?

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**Q56** Respondent skipped this question

Can this be accomplished with our existing staff?

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**Q57** Respondent skipped this question

Are changes to policy going to be needed?

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**Q58** Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

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**Q59** Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

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**Q60** Respondent skipped this question

What existing City projects is this building on?

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**Q61** Respondent skipped this question

Do you want to add another goal or priority?

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Page 8

**Q62** Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

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**Q63** Respondent skipped this question

Why is this important for this year?

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**Q64** Respondent skipped this question

Which funds are going to be impacted?

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**Q65** Respondent skipped this question

What direction is the budget going to need to go?

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**Q66** Respondent skipped this question

Can this be accomplished with our existing staff?

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**Q67** Respondent skipped this question

Are changes to policy going to be needed?

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**Q68** Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

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**Q69** Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

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**Q70** Respondent skipped this question

What existing City projects is this building on?

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**Q71** Respondent skipped this question

Do you want to add another goal or priority?

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Page 9

**Q72** Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

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**Q73** Respondent skipped this question

Why is this important for this year?

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**Q74** Respondent skipped this question

Which funds are going to be impacted?

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**Q75** Respondent skipped this question

What direction is the budget going to need to go?

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**Q76** Respondent skipped this question

Can this be accomplished with our existing staff?

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**Q77** Respondent skipped this question

Are changes to policy going to be needed?

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**Q78** Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

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**Q79** Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

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**Q80** Respondent skipped this question

What existing City projects is this building on?

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**Q81** Respondent skipped this question

Do you want to add another goal or priority?

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Page 10

**Q82** Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

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**Q83** Respondent skipped this question

Why is this important for this year?

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**Q84** Respondent skipped this question

Which funds are going to be impacted?

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**Q85** Respondent skipped this question

What direction is the budget going to need to go?

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**Q86** Respondent skipped this question

Can this be accomplished with our existing staff?

---

**Q87** Respondent skipped this question

Are changes to policy going to be needed?

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**Q88** Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

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**Q89** Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

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**Q90** Respondent skipped this question

What existing City projects is this building on?

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**Q91** Respondent skipped this question

Do you want to add another goal or priority?

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Page 11

**Q92** Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

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**Q93** Respondent skipped this question

Why is this important for this year?

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**Q94** Respondent skipped this question

Which funds are going to be impacted?

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**Q95** Respondent skipped this question

What direction is the budget going to need to go?

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**Q96** Respondent skipped this question

Can this be accomplished with our existing staff?

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**Q97** Respondent skipped this question

Are changes to policy going to be needed?

---

**Q98**

**Respondent skipped this question**

What tradeoffs are going to be required to accomplish this priority?

---

**Q99**

**Respondent skipped this question**

What are some ways that we will know we are successful in accomplishing this goal in 2026?

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**Q100**

**Respondent skipped this question**

What existing City projects is this building on?

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## #2

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, January 28, 2026 2:51:55 PM  
**Last Modified:** Wednesday, January 28, 2026 3:04:47 PM  
**Time Spent:** 00:12:52  
**IP Address:** 184.177.140.115

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Page 1

**Q1****Suzanne Wrede**

Which Council Member is this?

Page 2

**Q2**

What is something the City of Bellevue should work towards achieving this year?

Same as last year: Delivering services in a Safe, Timely, Affordable, Reliable and Sustainable ways.

**Q3**

Why is this important for this year?

Because the job of elected officials and of the staff employed on behalf of the residents is to deliver services to residents.

**Q4**

Which funds are going to be impacted?

**General (Streets, Parks, Buildings & Grounds,  
Community Development, Administration, Marshal,  
Fire, Finance, Library)**

,

**Water,****Wastewater****Q5****Maintain**

What direction is the budget going to need to go?

**Q6****Yes**

Can this be accomplished with our existing staff?

**Q7** **Changes to policies and procedures**

Are changes to policy going to be needed?

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**Q8**

What tradeoffs are going to be required to accomplish this priority?

Notes:

Staff will need to be available 5 days/week, project plans must be created and the water and wastewater funds must be audited.

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**Q9**

What are some ways that we will know we are successful in accomplishing this goal in 2026?

Measure 1

**At least 5 miles of Bellevue Roads are paved / All lights on Main Street week**

Measure 2

**All financial data and project plans are available 24/7 and tied to asset tracking, budget items, agenda items and claims**

Measure 3

**Residents have 24/7 access to real-time information about their water and wastewater accounts**

Measure 4

**Snow is no longer piled in ROW spaces as a storage method**

Measure 5

**The Wastewater stench is not affecting Bellevue Triangle residents.**

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**Q10**

What existing City projects is this building on?

Project 1

**None that I am aware of.**

---

**Q11**

Do you want to add another goal or priority?

**No**

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Page 3

**Q12**

What is something the City of Bellevue should work towards achieving this year?

**Respondent skipped this question**

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**Q13**

Why is this important for this year?

**Respondent skipped this question**

---

**Q14** Respondent skipped this question

Which funds are going to be impacted?

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**Q15** Respondent skipped this question

What direction is the budget going to need to go?

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**Q16** Respondent skipped this question

Can this be accomplished with our existing staff?

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**Q17** Respondent skipped this question

Are changes to policy going to be needed?

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**Q18** Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

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**Q19** Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

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**Q20** Respondent skipped this question

What existing City projects is this building on?

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**Q21** Respondent skipped this question

Do you want to add another goal or priority?

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Page 4

**Q22** Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

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**Q23** Respondent skipped this question

Why is this important for this year?

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**Q24** Respondent skipped this question

Which funds are going to be impacted?

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**Q25** Respondent skipped this question

What direction is the budget going to need to go?

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**Q26** Respondent skipped this question

Can this be accomplished with our existing staff?

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**Q27** Respondent skipped this question

Are changes to policy going to be needed?

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**Q28** Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

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**Q29** Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

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**Q30** Respondent skipped this question

What existing City projects is this building on?

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**Q31** Respondent skipped this question

Do you want to add another goal or priority?

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Page 5

**Q32** Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

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**Q33** Respondent skipped this question

Why is this important for this year?

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**Q34** Respondent skipped this question

Which funds are going to be impacted?

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**Q35** Respondent skipped this question

What direction is the budget going to need to go?

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**Q36** Respondent skipped this question

Can this be accomplished with our existing staff?

---

**Q37** Respondent skipped this question

Are changes to policy going to be needed?

---

**Q38** Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

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**Q39** Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

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**Q40** Respondent skipped this question

What existing City projects is this building on?

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**Q41** Respondent skipped this question

Do you want to add another goal or priority?

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Page 6

**Q42** Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

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**Q43** Respondent skipped this question

Why is this important for this year?

---

**Q44** Respondent skipped this question

Which funds are going to be impacted?

---

**Q45** Respondent skipped this question

What direction is the budget going to need to go?

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**Q46** Respondent skipped this question

Can this be accomplished with our existing staff?

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**Q47** Respondent skipped this question

Are changes to policy going to be needed?

---

**Q48** Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

---

**Q49** Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

---

**Q50** Respondent skipped this question

What existing City projects is this building on?

---

**Q51** Respondent skipped this question

Do you want to add another goal or priority?

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**Q52** Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

---

**Q53** Respondent skipped this question

Why is this important for this year?

---

**Q54** Respondent skipped this question

Which funds are going to be impacted?

---

**Q55** Respondent skipped this question

What direction is the budget going to need to go?

---

**Q56** Respondent skipped this question

Can this be accomplished with our existing staff?

---

**Q57** Respondent skipped this question

Are changes to policy going to be needed?

---

**Q58** Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

---

**Q59** Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

---

**Q60** Respondent skipped this question

What existing City projects is this building on?

---

**Q61** Respondent skipped this question

Do you want to add another goal or priority?

---

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**Q62** Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

---

**Q63** Respondent skipped this question

Why is this important for this year?

---

**Q64** Respondent skipped this question

Which funds are going to be impacted?

---

**Q65** Respondent skipped this question

What direction is the budget going to need to go?

---

**Q66** Respondent skipped this question

Can this be accomplished with our existing staff?

---

**Q67** Respondent skipped this question

Are changes to policy going to be needed?

---

**Q68**

Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

---

**Q69**

Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

---

**Q70**

Respondent skipped this question

What existing City projects is this building on?

---

**Q71**

Respondent skipped this question

Do you want to add another goal or priority?

---

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**Q72**

Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

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**Q73**

Respondent skipped this question

Why is this important for this year?

---

**Q74**

Respondent skipped this question

Which funds are going to be impacted?

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**Q75**

Respondent skipped this question

What direction is the budget going to need to go?

---

**Q76**

Respondent skipped this question

Can this be accomplished with our existing staff?

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**Q77**

Respondent skipped this question

Are changes to policy going to be needed?

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**Q78** Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

---

**Q79** Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

---

**Q80** Respondent skipped this question

What existing City projects is this building on?

---

**Q81** Respondent skipped this question

Do you want to add another goal or priority?

---

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**Q82** Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

---

**Q83** Respondent skipped this question

Why is this important for this year?

---

**Q84** Respondent skipped this question

Which funds are going to be impacted?

---

**Q85** Respondent skipped this question

What direction is the budget going to need to go?

---

**Q86** Respondent skipped this question

Can this be accomplished with our existing staff?

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**Q87** Respondent skipped this question

Are changes to policy going to be needed?

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**Q88** Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

---

**Q89** Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

---

**Q90** Respondent skipped this question

What existing City projects is this building on?

---

**Q91** Respondent skipped this question

Do you want to add another goal or priority?

---

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**Q92** Respondent skipped this question

What is something the City of Bellevue should work towards achieving this year?

---

**Q93** Respondent skipped this question

Why is this important for this year?

---

**Q94** Respondent skipped this question

Which funds are going to be impacted?

---

**Q95** Respondent skipped this question

What direction is the budget going to need to go?

---

**Q96** Respondent skipped this question

Can this be accomplished with our existing staff?

---

**Q97** Respondent skipped this question

Are changes to policy going to be needed?

---

**Q98**

Respondent skipped this question

What tradeoffs are going to be required to accomplish this priority?

---

**Q99**

Respondent skipped this question

What are some ways that we will know we are successful in accomplishing this goal in 2026?

---

**Q100**

Respondent skipped this question

What existing City projects is this building on?

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## Strategic Planning Worksheet

Bellevue annually reviews its strategic priorities as a Council to ensure that everybody is moving towards the same goals and that progress is being made towards achieving a larger vision. This exercise should aid the Council in allocating limited resources and providing direction to staff on how best to invest their time. The Council should use the worksheet below to identify their priorities and begin consideration of the resources required to achieve it.

<b>STRATEGIC PRIORTITY 1</b>	<b>Strengthening Infrastructure</b>	
Why is this important for this year?	Bellevue has a substantial deferred maintenance backlog that needs to be addressed to continue operating effectively into the future and establish long term sustainability of the infrastructure.	
Primary funds impacted:	<input checked="" type="checkbox"/>	General
	<input checked="" type="checkbox"/>	Water
	<input checked="" type="checkbox"/>	Sewer
	Notes	
Budget Direction:	<input type="checkbox"/>	Protect
	<input checked="" type="checkbox"/>	Increase
	<input type="checkbox"/>	Maintain
	<input checked="" type="checkbox"/>	One Time Investment
	<input checked="" type="checkbox"/>	External Funding Required
	Notes	Grants and other outside funding is likely needed
Staff resources required:	<input type="checkbox"/>	Existing Staff
	<input type="checkbox"/>	Reprioritization of Staff Priorities
	<input checked="" type="checkbox"/>	External Support
	Notes	
Policy changes required:	<input checked="" type="checkbox"/>	Ordinance
	<input checked="" type="checkbox"/>	Policy
	<input type="checkbox"/>	Other

	Notes	
Tradeoffs required:	<input checked="" type="checkbox"/>	Delay other work
	<input checked="" type="checkbox"/>	Reduce scope
	<input type="checkbox"/>	Defer non-essential items
	Notes	
Measures of success in 2026:	1	MBR System operational
	2	Construction starting on water project
	3	Transportation Master Plan Adopted
	4	Roadway grants awarded
	5	
Building on existing work:	1	Drinking water project
	2	Sewer plant recommission
	3	Streets maintenance budgeted
	4	Grants in progress
	5	ROW Management Study in progress

<b>STRATEGIC PRIORTITY 2</b>	<b>Balanced Growth</b>	
Why is this important for this year?	As growth pressures occur, Bellevue’s character is at risk of being diminished. Protecting and improving public spaces, downtown, and ensuring that zoning codes and other tools are appropriate for achieving the community’s vision for the future will help to protect and enhance Bellevue’s character	
Primary funds impacted:	<input checked="" type="checkbox"/>	General
	<input type="checkbox"/>	Water
	<input type="checkbox"/>	Sewer
	Notes	Water and sewer projects may get reprioritized if it makes sense to coordinate construction with public space projects.

Budget Direction:	<input checked="" type="checkbox"/>	Protect
	<input type="checkbox"/>	Increase
	<input type="checkbox"/>	Maintain
	<input checked="" type="checkbox"/>	One Time Investment
	<input checked="" type="checkbox"/>	External Funding Required
	Notes	
Staff resources required:	<input checked="" type="checkbox"/>	Existing Staff
	<input checked="" type="checkbox"/>	Reprioritization of Staff Priorities
	<input checked="" type="checkbox"/>	External Support
	Notes	Creative uses of consultants/contract planning may be needed to free staff time.
Policy changes required:	<input checked="" type="checkbox"/>	Ordinance
	<input checked="" type="checkbox"/>	Policy
	<input type="checkbox"/>	Other
	Notes	
Tradeoffs required:	<input checked="" type="checkbox"/>	Delay other work
	<input type="checkbox"/>	Reduce scope
	<input checked="" type="checkbox"/>	Defer non-essential items
	Notes	
Measures of success in 2026:	1	Zoning updates adopted
	2	Improvements to parks and public spaces planned or constructed
	3	Additional events and programming
	4	
	5	
Building on existing work:	1	Comprehensive Plan Update

	2	Business Zone Review
	3	Community Project
	4	BURA Dead-End Rights-of-Way Planning
	5	

<b>STRATEGIC PRIORTITY 3</b>	<b>Enhance Public Safety</b>	
Why is this important for this year?	Pedestrian safety is a chronic concern, particularly along Main Street. Increasing vitality and energy in our downtown area as described above requires improving the feeling of safety for pedestrians. Additionally, our public safety services (Marshal, Fire) are understaffed and in need of additional capacity.	
Primary funds impacted:	<input checked="" type="checkbox"/>	General
	<input type="checkbox"/>	Water
	<input type="checkbox"/>	Sewer
	Notes	Water and sewer projects may get reprioritized if it makes sense to coordinate construction with public space projects.
Budget Direction:	<input type="checkbox"/>	Protect
	<input checked="" type="checkbox"/>	Increase
	<input type="checkbox"/>	Maintain
	<input checked="" type="checkbox"/>	One Time Investment
	<input type="checkbox"/>	External Funding Required
	Notes	
Staff resources required:	<input checked="" type="checkbox"/>	Existing Staff
	<input type="checkbox"/>	Reprioritization of Staff Priorities
	<input checked="" type="checkbox"/>	External Support
	Notes	
Policy changes required:	<input checked="" type="checkbox"/>	Ordinance
	<input checked="" type="checkbox"/>	Policy
	<input type="checkbox"/>	Other

	Notes	
Tradeoffs required:	<input type="checkbox"/>	Delay other work
	<input type="checkbox"/>	Reduce scope
	<input type="checkbox"/>	Defer non-essential items
	Notes	
Measures of success in 2026:	1	Lighting Improvements Installed
	2	Adoption of updated Street Standards
	3	Coordinated planning of pedestrian improvements with ITD
	4	Dedicated stable funding source for Fire and Marshal Departments
	5	
Building on existing work:	1	BURA Street Lighting Planning
	2	BURA Dead-End Rights-of-Way Planning
	3	ITD Main Street Construction Planning
	4	FY25 Budget and LOT Ballot Proposal
	5	

<b>STRATEGIC PRIORTITY 3</b>	<b>Collaborative Leadership</b>	
Why is this important for this year?	Improving accountability and trust with our citizens enables better engagement and results in better decisions being made. Partnering with local businesses, other government agencies, non-profit groups, and others enables the City to leverage resources and pursue new opportunities as they arise.	
Primary funds impacted:	<input checked="" type="checkbox"/>	General
	<input checked="" type="checkbox"/>	Water
	<input checked="" type="checkbox"/>	Sewer
	Notes	

Budget Direction:	<input type="checkbox"/>	Protect
	<input checked="" type="checkbox"/>	Increase
	<input checked="" type="checkbox"/>	Maintain
	<input type="checkbox"/>	One Time Investment
	<input type="checkbox"/>	External Funding Required
	Notes	
Staff resources required:	<input checked="" type="checkbox"/>	Existing Staff
	<input type="checkbox"/>	Reprioritization of Staff Priorities
	<input checked="" type="checkbox"/>	External Support
	Notes	External support comes from partnerships with outside stakeholders
Policy changes required:	<input checked="" type="checkbox"/>	Ordinance
	<input checked="" type="checkbox"/>	Policy
	<input type="checkbox"/>	Other
	Notes	
Tradeoffs required:	<input type="checkbox"/>	Delay other work
	<input type="checkbox"/>	Reduce scope
	<input type="checkbox"/>	Defer non-essential items
	Notes	
Measures of success in 2026:	1	Increased community engagement
	2	Continued improvements to newsletter, website, other communications tools
	3	Implementation of public-facing project tracking tool
	4	Continued representation of the City of Bellevue with outside stakeholder groups
	5	
Building on existing work:	1	CityNews Newsletter

	2	Communications Playbook
	3	Representation on several boards
	4	
	5	

## Strategic Planning Worksheet

Bellevue annually reviews its strategic priorities as a Council to ensure that everybody is moving towards the same goals and that progress is being made towards achieving a larger vision. This exercise should aid the Council in allocating limited resources and providing direction to staff on how best to invest their time. The Council should use the worksheet below to identify their priorities and begin consideration of the resources required to achieve it.

<b>STRATEGIC PRIORITY 1</b>	<b>Getting our wastewater plant fully operational</b>	
Why is this important for this year?	This has been on-going for several years and in order for our city to sustain what we have now, and grow and thrive we need to be able to accommodate it.	
Primary funds impacted:	<input type="checkbox"/>	General
	<input type="checkbox"/>	Water
	<input checked="" type="checkbox"/>	Sewer
	Notes	
Budget Direction:	<input type="checkbox"/>	Protect
	<input type="checkbox"/>	Increase
	<input checked="" type="checkbox"/>	Maintain
	<input type="checkbox"/>	One Time Investment
	<input checked="" type="checkbox"/>	External Funding Required
	Notes	
Staff resources required:	<input checked="" type="checkbox"/>	Existing Staff
	<input type="checkbox"/>	Reprioritization of Staff Priorities
	<input checked="" type="checkbox"/>	External Support
	Notes	
Policy changes required:	<input type="checkbox"/>	Ordinance
	<input type="checkbox"/>	Policy
	<input type="checkbox"/>	Other

	Notes	
Tradeoffs required:	<input type="checkbox"/>	Delay other work
	<input type="checkbox"/>	Reduce scope
	<input checked="" type="checkbox"/>	Defer non-essential items
	Notes	
Measures of success in 2026:	1	Continue getting regular updates from Kimmel on our progress in getting the plant fully functioning.
	2	Ensure that our staff is trained properly and able to do their jobs.
	3	
	4	
	5	
Building on existing work:	1	
	2	
	3	
	4	
	5	

<b>STRATEGIC PRIORTITY 2</b>	<b>Water services improved</b>	
Why is this important for this year?	There are timelines associated with the passage of a water bond election that we need to be mindful of.	
Primary funds impacted:	<input type="checkbox"/>	General
	<input checked="" type="checkbox"/>	Water
	<input type="checkbox"/>	Sewer
	Notes	
Budget Direction:	<input type="checkbox"/>	Protect

	<input type="checkbox"/>	Increase
	<input checked="" type="checkbox"/>	Maintain
	<input type="checkbox"/>	One Time Investment
	<input checked="" type="checkbox"/>	External Funding Required
	Notes	
Staff resources required:	<input checked="" type="checkbox"/>	Existing Staff
	<input type="checkbox"/>	Reprioritization of Staff Priorities
	<input checked="" type="checkbox"/>	External Support
	Notes	I would like to see more updates on the progress associated with moving the line in Seamons Creek.
Policy changes required:	<input type="checkbox"/>	Ordinance
	<input type="checkbox"/>	Policy
	<input type="checkbox"/>	Other
	Notes	
Tradeoffs required:	<input type="checkbox"/>	Delay other work
	<input type="checkbox"/>	Reduce scope
	<input type="checkbox"/>	Defer non-essential items
	Notes	
Measures of success in 2026:	1	
	2	
	3	
	4	
	5	
Building on existing work:	1	
	2	

	3	
	4	
	5	

<b>STRATEGIC PRIORTITY 3</b>	<b>Streets upgraded</b>	
Why is this important for this year?	This is another project that's been put on the back burner and really needs to be made a priority. We also need to get our Main Street lighting upgraded and working	
Primary funds impacted:	<input checked="" type="checkbox"/>	General
	<input type="checkbox"/>	Water
	<input type="checkbox"/>	Sewer
	Notes	
Budget Direction:	<input type="checkbox"/>	Protect
	<input checked="" type="checkbox"/>	Increase
	<input type="checkbox"/>	Maintain
	<input type="checkbox"/>	One Time Investment
	<input type="checkbox"/>	External Funding Required
	Notes	
Staff resources required:	<input checked="" type="checkbox"/>	Existing Staff
	<input type="checkbox"/>	Reprioritization of Staff Priorities
	<input checked="" type="checkbox"/>	External Support
	Notes	
Policy changes required:	<input type="checkbox"/>	Ordinance
	<input type="checkbox"/>	Policy
	<input type="checkbox"/>	Other

	Notes	
Tradeoffs required:	<input type="checkbox"/>	Delay other work
	<input type="checkbox"/>	Reduce scope
	<input type="checkbox"/>	Defer non-essential items
	Notes	
Measures of success in 2026:	1	
	2	
	3	Coordinated planning of pedestrian improvements with ITD
	4	Dedicated stable funding source for Fire and Marshal Departments
	5	
Building on existing work:	1	BURA Street Lighting Planning
	2	BURA Dead-End Rights-of-Way Planning
	3	ITD Main Street Construction Planning
	4	FY25 Budget and LOT Ballot Proposal
	5	

<b>STRATEGIC PRIORTITY 4</b>	<b>Getting City Hall Painted</b>	
Why is this important for this year?	Another project that's been left on the back burner for years.	
Primary funds impacted:	<input type="checkbox"/>	General
	<input type="checkbox"/>	Water
	<input type="checkbox"/>	Sewer
	Notes	BURA is funding this project once we finalize who we award the bid to.
Budget Direction:	<input type="checkbox"/>	Protect
	<input type="checkbox"/>	Increase

	<input type="checkbox"/>	Maintain
	<input type="checkbox"/>	One Time Investment
	<input type="checkbox"/>	External Funding Required
	Notes	
Staff resources required:	<input checked="" type="checkbox"/>	Existing Staff
	<input type="checkbox"/>	Reprioritization of Staff Priorities
	<input checked="" type="checkbox"/>	External Support
	Notes	
Policy changes required:	<input type="checkbox"/>	Ordinance
	<input type="checkbox"/>	Policy
	<input type="checkbox"/>	Other
	Notes	
Tradeoffs required:	<input type="checkbox"/>	Delay other work
	<input type="checkbox"/>	Reduce scope
	<input type="checkbox"/>	Defer non-essential items
	Notes	
Measures of success in 2026:	1	
	2	
	3	
	4	
	5	
Building on existing work:	1	
	2	
	3	

	4	
	5	
<b>STRATEGIC PRIORTITY 5</b>	<b>Improving Dead-End ROW's on west side of Main Street</b>	
Why is this important for this year?		
Primary funds impacted:	<input type="checkbox"/>	General
	<input type="checkbox"/>	Water
	<input type="checkbox"/>	Sewer
	Notes	BURA is funding this project.
Budget Direction:	<input type="checkbox"/>	Protect
	<input type="checkbox"/>	Increase
	<input type="checkbox"/>	Maintain
	<input type="checkbox"/>	One Time Investment
	<input type="checkbox"/>	External Funding Required
	Notes	
Staff resources required:	<input type="checkbox"/>	Existing Staff
	<input type="checkbox"/>	Reprioritization of Staff Priorities
	<input checked="" type="checkbox"/>	External Support
	Notes	
Policy changes required:	<input type="checkbox"/>	Ordinance
	<input type="checkbox"/>	Policy
	<input type="checkbox"/>	Other
	Notes	
Tradeoffs required:	<input type="checkbox"/>	Delay other work
	<input type="checkbox"/>	Reduce scope

	<input type="checkbox"/>	Defer non-essential items
	Notes	
Measures of success in 2026:	1	Contracted with Mark Sindell for design and location of improvements.
	2	
	3	
	4	
	5	
Building on existing work:	1	
	2	
	3	
	4	
	5	

## City of Bellevue Strategy-to-Budget Crosswalk

**Purpose:**

To connect Bellevue’s adopted strategic priorities directly to budget decisions, staff capacity, and council accountability—ensuring limited resources are used intentionally.

**Council Reflection: Recent Accomplishments (Past 1–2 Years)**

Before identifying new strategic priorities, the City Council pauses to acknowledge progress already made. This reflection helps ground future decisions in what has been accomplished, what capacity has been demonstrated, and what lessons should be carried forward.

Area of Accomplishment	Notes / Outcomes
Infrastructure & Utilities	Actively working on repairing the MBR and securing our water source
Governance & Operations	Established clearer job descriptions and roles for employees. Educated and dedicated Mayor. Excellent Community Development team
Financial Management & Compliance	Continued compliance with budgeting and finances. New systems to ensure a more effective level of service & transparency.

Reflection prompts (optional):

- What improvements are residents already seeing?

Better level of service in our roads and streets department from staff

- What work required the most effort or coordination?

Coordinating the sewer plant repairs/reconstruction

- What accomplishments should be protected or sustained?

The integrity of our Streets Department and the leadership with Casey

### STRATEGIC PRIORITY 1: Core Infrastructure Reliability (Roads, Water & Sewer)

Why this matters now:

Bellevue's streets and utility systems are foundational to public safety, economic stability, and regulatory compliance. Deferred maintenance increases long-term costs and risk.

Primary Funds Impacted	<input checked="" type="checkbox"/> General Fund <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Streets
Budget Direction	<input checked="" type="checkbox"/> Protect <input checked="" type="checkbox"/> Increase (Targeted)
Staff Capacity	<input checked="" type="checkbox"/> Existing staff <input checked="" type="checkbox"/> Reprioritized time <input checked="" type="checkbox"/> External engineering/contractors
Policy / Charter Action	<input checked="" type="checkbox"/> Capital planning policies <input checked="" type="checkbox"/> Rate review actions
Tradeoffs Required	<input checked="" type="checkbox"/> Delay non-critical projects <input checked="" type="checkbox"/> Phase improvements over multiple years
Simple Success Measure	Annual miles of roadway resurfaced (hopefully); reduced emergency utility repairs; regulatory compliance maintained; MBR back on line and operational

### STRATEGIC PRIORITY 2: Thoughtful Land Use & Community Character

Why this matters now:

Land use decisions shape Bellevue's long-term character, infrastructure demand, and fiscal health. Clear, consistent policy direction reduces conflict and uncertainty.

Primary Funds Impacted	<input checked="" type="checkbox"/> General Fund
Budget Direction	<input checked="" type="checkbox"/> Maintain <input checked="" type="checkbox"/> One-Time Investments (Code updates & Fee Structure Updates)
Staff Capacity	<input checked="" type="checkbox"/> Existing staff <input checked="" type="checkbox"/> External planning/legal support
Policy / Charter Action	<input checked="" type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution <input checked="" type="checkbox"/> Policy
Tradeoffs Required	<input checked="" type="checkbox"/> Slower entitlement timelines <input checked="" type="checkbox"/> Limited expansion beyond core services
Simple Success Measure	Updated land use/code documents adopted; fewer recurring land use conflicts; clearer decision standards

### STRATEGIC PRIORITY 3: Governance Excellence & Organizational Sustainability

Why this matters now:

Strong governance practices protect the city legally, support staff effectiveness, and build public trust—especially important in a small Charter City.

Primary Funds Impacted	<input checked="" type="checkbox"/> General Fund
Budget Direction	<input checked="" type="checkbox"/> Protect <input checked="" type="checkbox"/> Maintain
Staff Capacity	<input checked="" type="checkbox"/> Existing staff <input checked="" type="checkbox"/> Council discipline
Policy / Charter Action	<input checked="" type="checkbox"/> Policy <input checked="" type="checkbox"/> Resolution
Tradeoffs Required	<input checked="" type="checkbox"/> Reduced agenda volume <input checked="" type="checkbox"/> Clearer role boundaries
Simple Success Measure	Improved meeting efficiency; reduced rework; consistent application of council policies

### STRATEGIC PRIORITY 4: Long-Term Fiscal Stability

Why this matters now:

Bellevue must balance service expectations with realistic revenues to remain financially sustainable and resilient to economic shifts.

Primary Funds Impacted	<input checked="" type="checkbox"/> General Fund <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer
Budget Direction	<input checked="" type="checkbox"/> Protect <input checked="" type="checkbox"/> Maintain <input checked="" type="checkbox"/> Strategic Adjustments
Staff Capacity	<input checked="" type="checkbox"/> Existing staff <input checked="" type="checkbox"/> External financial review
Policy / Charter Action	<input checked="" type="checkbox"/> Financial policies <input checked="" type="checkbox"/> Rate and fee actions
Tradeoffs Required	<input checked="" type="checkbox"/> Deferral of lower-priority spending <input checked="" type="checkbox"/> Conservative revenue assumptions
Simple Success Measure	Balanced budgets; adequate reserves maintained; clear multi-year financial outlook

### Council Decision Filter

Does this item clearly advance one of the Council's adopted Strategic Priorities?

Yes → Proceed

No → Defer, modify, or explain exception on the record

### Why This Matters for Bellevue

- Exercises Charter authority intentionally
- Aligns limited staff capacity with council direction
- Creates transparent, defensible budget decisions
- Supports continuity across election cycles

## Strategic Planning Worksheet

Bellevue annually reviews its strategic priorities as a Council to ensure that everybody is moving towards the same goals and that progress is being made towards achieving a larger vision. This exercise should aid the Council in allocating limited resources and providing direction to staff on how best to invest their time. The Council should use the worksheet below to identify their priorities and begin consideration of the resources required to achieve it.

<b>STRATEGIC PRIORITY 1</b>	<b>Water, Wastewater &amp; Street Infrastructure Improvements</b>	
Why is this important for this year?	Because these are essential city services.	
Primary funds impacted:	<input checked="" type="checkbox"/>	General
	<input checked="" type="checkbox"/>	Water
	<input checked="" type="checkbox"/>	Sewer
	Notes	
Budget Direction:	<input type="checkbox"/>	Protect
	<input type="checkbox"/>	Increase
	<input checked="" type="checkbox"/>	Maintain
	<input type="checkbox"/>	One Time Investment
	<input checked="" type="checkbox"/>	External Funding Required
	Notes	For water and Wastewater existing budgets might be adequate. For streets, external funding is likely required.
Staff resources required:	<input checked="" type="checkbox"/>	Existing Staff
	<input type="checkbox"/>	Reprioritization of Staff Priorities
	<input checked="" type="checkbox"/>	External Support
	Notes	Need engineering support for water, wastewater and possibly streets.
Policy changes required:	<input type="checkbox"/>	Ordinance
	<input checked="" type="checkbox"/>	Policy
	<input type="checkbox"/>	Other
	Notes	Regarding streets, possible policy change. In addition to the focus on beautification, the focus with additional equipment may need to shift towards the condition of street travel surfaces and shoulders themselves.
Tradeoffs required:	<input checked="" type="checkbox"/>	Delay other work
	<input checked="" type="checkbox"/>	Reduce scope
	<input checked="" type="checkbox"/>	Defer non-essential items

	Notes	Work on beautification of alleys more than a block from Main St. may need to be deferred or delayed.
Measures of success in 2026:	1	Sewer plant returned to operation. The sooner the more successful.
	2	Too little information at this point to determine a measure of success on the water system. No boil orders?
	3	Seeing the remaining service life for at least a couple roads increased rather than decreased by yet another year.
	4	
	5	
Building on existing work:	1	
	2	
	3	
	4	
	5	

<b>STRATEGIC PRIORITY 2</b>	<b>“Normalize” operations</b>	
Why is this important for this year?	Seemed like lots of “storm” in the past two years with changes in contractors, changes in software support, changes in staff. 2025 did bring notable stability, but optimal performance is still to be achieved.	
Primary funds impacted:	<input checked="" type="checkbox"/>	General
	<input checked="" type="checkbox"/>	Water
	<input checked="" type="checkbox"/>	Sewer
	Notes	
Budget Direction:	<input type="checkbox"/>	Protect
	<input type="checkbox"/>	Increase
	<input checked="" type="checkbox"/>	Maintain
	<input type="checkbox"/>	One Time Investment
	<input type="checkbox"/>	External Funding Required
	Notes	Stability in operations results in stability in the budget.

Staff resources required:	<input checked="" type="checkbox"/>	Existing Staff
	<input type="checkbox"/>	Reprioritization of Staff Priorities
	<input checked="" type="checkbox"/>	External Support
	Notes	
Policy changes required:	<input type="checkbox"/>	Ordinance
	<input type="checkbox"/>	Policy
	<input type="checkbox"/>	Other
	Notes	
Tradeoffs required:	<input type="checkbox"/>	Delay other work
	<input type="checkbox"/>	Reduce scope
	<input type="checkbox"/>	Defer non-essential items
	Notes	
Measures of success in 2026:	1	Stability or improvement among contractors
	2	Stability or improvement among software support
	3	Stability among staff and electeds
	4	
	5	
Building on existing work:	1	Build on progress and effort made in 2025
	2	Improve proficiency with software tools
	3	
	4	
	5	

<b>STRATEGIC PRIORITY 3</b>	<b>Small things can make a big difference</b>	
Why is this important for this year?	Because seeing some difference, albeit a small one, can have a valuable ripple effect.	
Primary funds impacted:	<input checked="" type="checkbox"/>	General
	<input checked="" type="checkbox"/>	Water
	<input checked="" type="checkbox"/>	Sewer
	Notes	No boil orders, if possible for a while, can make a big difference in citizens' perception of Bellevue's water quality Not plowing debris in snow into the wastewater settling ponds or keeping grease out of the sewer lines can make a valuable difference in the budget. Planting a small tree in a park today which will generate valuable shade tomorrow.
Budget Direction:	<input checked="" type="checkbox"/>	Protect
	<input type="checkbox"/>	Increase
	<input type="checkbox"/>	Maintain
	<input checked="" type="checkbox"/>	One Time Investment
	<input type="checkbox"/>	External Funding Required
	Notes	
Staff resources required:	<input checked="" type="checkbox"/>	Existing Staff
	<input type="checkbox"/>	Reprioritization of Staff Priorities
	<input checked="" type="checkbox"/>	External Support
	Notes	
Policy changes required:	<input type="checkbox"/>	Ordinance
	<input type="checkbox"/>	Policy
	<input checked="" type="checkbox"/>	Other
	Notes	
Tradeoffs required:	<input type="checkbox"/>	Delay other work
	<input type="checkbox"/>	Reduce scope
	<input type="checkbox"/>	Defer non-essential items
	Notes	Identify the small and possible things that can have a outsized impact.

Measures of success in 2026:	1	A tree planted in a park
	2	A stretch of road improved
	3	Not a single boil order
	4	A revised LOT Proposal
	5	5A: BURA Dead-End Rights-of-Way Planning 5B: replace Kaitlyn Farrington Way signs on bike path 5C: replace, as needed, reflective Main St. crossing flags 5D: Obtain a Land, Water & Wildlife grant for the purchase of additional land on the south end of Howard Preserve 5E: Spend, wisely the BlueCross Grant 5F: Ask the right questions.
Building on existing work:	1	
	2	
	3	
	4	
	5	

<b>STRATEGIC PRIORITY 4</b>	<b>Focus on needed zoning updates</b>	
Why is this important for this year?	Some things need to be done now based on the existing Comp. Plan rather than waiting until a updated one is adopted.	
Primary funds impacted:	<input checked="" type="checkbox"/>	General
	<input type="checkbox"/>	Water
	<input type="checkbox"/>	Sewer
	Notes	
Budget Direction:	<input type="checkbox"/>	Protect
	<input type="checkbox"/>	Increase
	<input checked="" type="checkbox"/>	Maintain
	<input type="checkbox"/>	One Time Investment
	<input type="checkbox"/>	External Funding Required
	Notes	
Staff resources required:	<input checked="" type="checkbox"/>	Existing Staff
	<input type="checkbox"/>	Reprioritization of Staff Priorities

	<input type="checkbox"/>	External Support
	Notes	
Policy changes required:	<input checked="" type="checkbox"/>	Ordinance
	<input type="checkbox"/>	Policy
	<input type="checkbox"/>	Other
	Notes	
Tradeoffs required:	<input checked="" type="checkbox"/>	Delay other work
	<input checked="" type="checkbox"/>	Reduce scope
	<input type="checkbox"/>	Defer non-essential items
	Notes	
Measures of success in 2026:	1	Revise the western edge of the Business Zone to reflect topographic circumstances.
	2	Make sure that actions taken and references made to “affordable” housing are and will be kept “affordable.”
	3	Make sure that reviews that should involve a public hearing do in fact require a public hearing.
	4	Review the appeal process
	5	Engage the P & Z Commission in this strategic planning process.
Building on existing work:	1	
	2	
	3	
	4	
	5	



## Memorandum

**To:** Bellevue Common Council

**From:** Carter Bullock, Planner, on behalf of the Bellevue Parks Committee

**Re:** Community Project Recommendation

**Date:** 3/9/2026

---

### Recommendation

In their 3/4/2026 regular meeting, the Bellevue Parks Committee formally recommended the Community Project Plan to the Mayor and Common Council, albeit with the following changes suggested:

1. That Pickleball be preferred over all other sound mitigation options, and that funding opportunities be pursued to the extent possible.
2. That sound and visual barriers be continued along the north side of the play courts.
3. That two (2) rather than three (3) pickleball courts be planned.
4. That the fencing on the perimeter of the courts be changed to six (6) rather than eight (8) feet.
5. That no organized events, lessons, tournaments, etc. should be allowed.

The Community Project  
**PROJECT PLAN  
& ALTERNATIVES**  
Multi-Use Play Space



## Community Priorities

Throughout the Community Project’s extensive public engagement process, the Bellevue community emphasized a desire for:

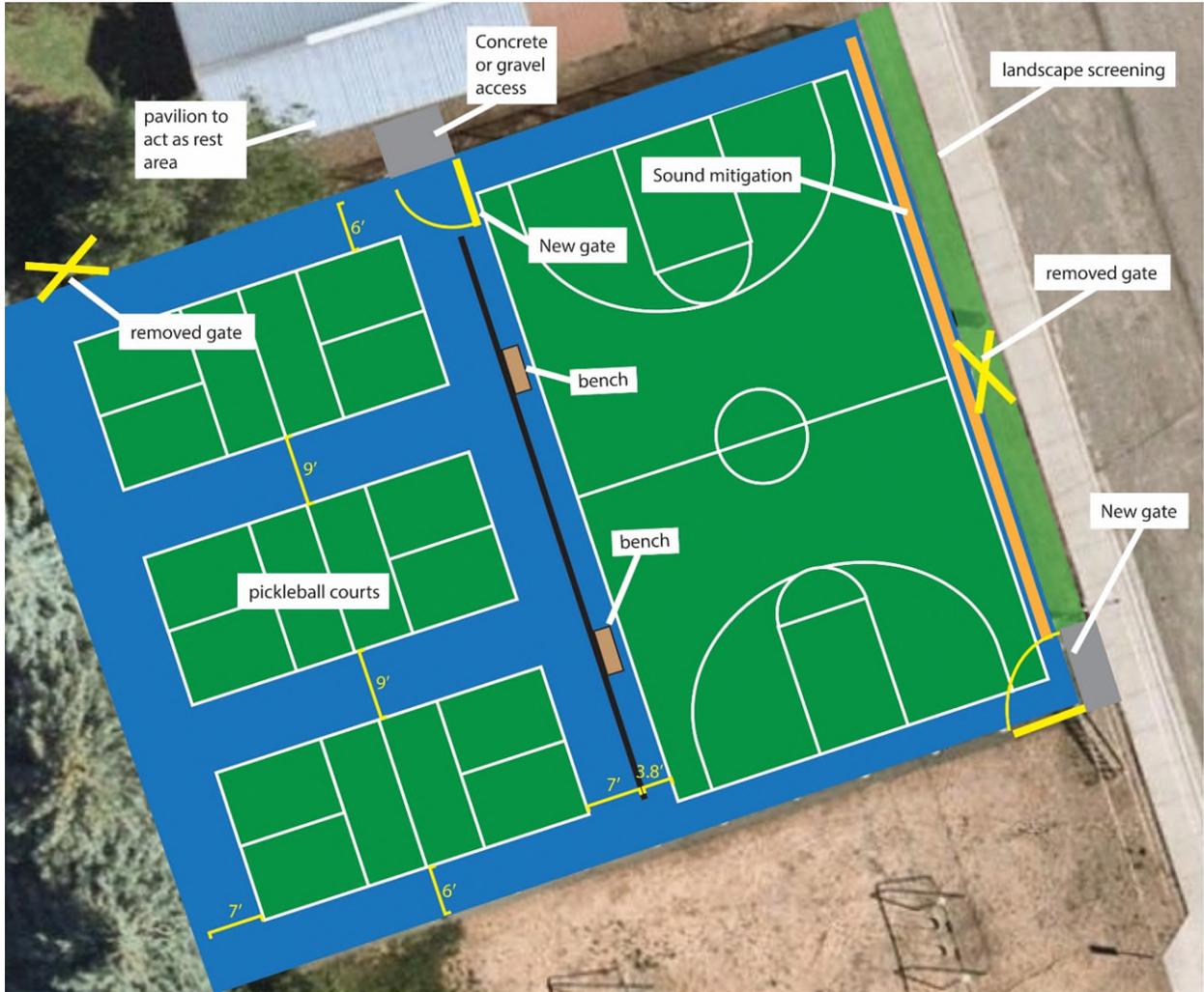
- ❖ Park amenities catered to more ages and demographics,
- ❖ Multi-use play spaces – and especially spaces for pickleball,
- ❖ Landscaping and beautification, and
- ❖ Maintenance of existing infrastructure.

By resurfacing, refencing, and restriping the single-use sport courts at Memorial Park for use as pickleball and basketball courts, Bellevue would accomplish our community’s priorities and use grant funds wisely. The suggested project would ensure that Memorial Park serves more residents, offers more amenities, is more beautiful, and can be maintained for years to come – all while accomplishing the goals of our grantor. Additionally, this project would add an oft-requested amenity to the City without causing undue future maintenance costs. In fact, this project would reduce future expenses by using generous outside funds to resurface sport courts which are currently deteriorating.

Throughout project planning and design, mitigative measures have been incorporated to protect the surrounding neighborhood from unwanted noise or visual impacts. Plans call for sound mitigation and additional landscaping to soften the visual landscape around the play courts. Regarding sound mitigation, two alternatives are presented in this project plan.



# Design



## Resurfacing, Refencing, Restriping

**Resurfacing:** The play courts at Memorial Park are deteriorating year by year. If resurfacing does not occur soon, the asphalt base of the courts may deteriorate beyond repair. Resurfacing will seal the courts' asphalt against the elements and delay the need for a costly full rebuild. The new acrylic court surface will be smooth, more visually appealing, and able to handle many years of play.

Resurfacing work will involve scraping and sanding the existing court surface, blow cleaning, filling cracks, power washing, and applying 1-5

coats of acrylic re-surfacer and 1-3 coats of "plexipave" or another product for color (likely to be blue and green).

Three estimates have been provided to the City by contractors for resurfacing work. These estimates are enclosed. The exact specifications of work were up to each bidder, and the bids received were for **\$28,600.00 (Cascade Fence, Meridian)**, **\$48,980.00 (Koch's Courts, Bozeman)**, and **\$54,895.00 (North Idaho Cortz, Coeur d'Alene)**. These estimates included restriping work.

**Refencing:** This project will also refence the sport courts, as the existing chain link fencing and fence gates are in disrepair. Refencing will replace and resecure the chain link itself while retaining the majority of the existing fence posts and top bar. As per the project's design, the existing gates to



## The Community Project • Multi-Use Play Space • Project Plan

the courts would be removed and new gates installed (see the previous page), requiring new posts to be placed.

Three estimates have been provided to the City by contractors for refencing work. These estimates are enclosed. The bids received were for **\$14,609.00 (All Over Fence, Jerome)**, **\$17,500.00 (Cascade Fence, Meridian)**, and **\$22,000.00 (Sawtooth Wood Products, Bellevue) (includes a sponsorship requirement)**. Note that these bids include work to install a center-located interior fence, which is no longer planned. Also note that if Sound Mitigation Alternative 2 is chosen, the chain link fencing on east side of the courts would be entirely removed.

**Restriping:** This project will restripe the existing basketball courts and add lines for three regulation-size pickleball courts, painted in a contrasting color. The courts would be well-spaced to allow multiple concurrent games to be played with minimal conflict, eliminating the need for interior fencing to separate the courts.

*Please note that all bids may be subject to change due to changes in project design, scope or otherwise. These bids are meant to be contextual only.*

*Please continue to the following page.*

## Sound Mitigation

The existing play courts in Memorial Park contain no sound mitigation of any kind. The nearest residences are 100 feet to the east and 140 feet to the north. While an existing pavilion and shed/portable toilet shelter provide a degree of sound blockage to the north, the east contains no such barrier. The City has received verbal feedback from community members living due east from Memorial Park that use of the basketball courts creates considerable noise. If unmitigated, additional noise caused by pickleball and new usage brought by a revamped court surface could accentuate this problem. Consequently, in order to address current and future sound at the play courts, Staff advises selection of one of the below mitigation alternatives. As depicted on the project design, sound mitigation would be located on the east side of the play courts.

### *Alternative 1 – Sound Mitigation on Fencing*

A number of sound mitigation products exist which hang directly on chain link fencing and function by deadening sound with layers of cushioning. Examples include FenceScreen or EchoBarrier. Sun Valley Elkhorn Association, which maintains and operates pickleball courts within 20 feet of residences, is currently using a similar product to substantial reported effect. Recently, Elkhorn Association moved to purchase EchoBarriers for additional mitigation.

Product	Projected Cost	Noise Reduction	Opacity
FenceScreen	\$4,940.00	32dB	Opaque
EchoBarrier	\$6,000-\$9,000	42 dB	Opaque

**Fence Screen Photo:**



**Echo Barrier Photo:**



## Alternative 2 – Sound Mitigation Wall

Products such as Pickleglass and RMP Global Sound Walls offer permanent, durable, and visually cohesive solutions for sound mitigation. These are walls that are designed to deaden and reflect noise. These solutions, however, require significantly more investment to purchase, ship, and install. Over time, due to their durability, they may cost less than sound pads, which deteriorate over time due to weather and must be replaced. The Council has discretion to advise whether spending a large portion of the Community Project grant funds on sound mitigation walls is in the City’s best interest.

Product	Projected Cost	Noise Reduction	Opacity
Pickleglass	~\$50,000.00	50% (dB unclear)	Transparent
RMP Global Sound Wall	~\$45,000.00	35 dB	Opaque

### Pickleglass Depiction:



### RMP Global Sound Wall Photo:



## Landscape Screening

Currently, there is no visual screening or beautification on the east side of Memorial Park adjacent to the play courts. From the street, the scene is austere, and hard scape dominates. The play courts are fronted by a four-foot dirt strip, sidewalk, and gravel parking area. This visual landscape will be made more unwelcoming if the City chooses to add an opaque sound mitigation solution along the east side of the play courts. The Community Project presents an opportunity to visually soften this area of Memorial Park through the addition of landscaping. (Note that landscaping may also further absorb and reduce pickleball and basketball noise.)

The four-foot gap between the play courts and the adjacent sidewalk provides enough room for creatively-chosen plantings. Vegetation here can be as sparing or liberal as budget allows, with an emphasis on drought-hardy, low-spread plants of varying types. This area may pose an opportunity for a native garden.



*Please continue to the following page.*

# Policies & Management

Thoughtful, actionable policies should be considered to manage the planned multi-use play courts and accomplish goals for the space. Rules and policies should:

- ❖ Safeguard the courts' play surface to ensure maximum longevity,
- ❖ Protect equipment from theft or damage,
- ❖ Ensure orderliness and equity in play,
- ❖ Allow for basketball and pickleball to coexist and be played flexibly,
- ❖ Anticipate and provide for occasional organized events, such as tournaments, and;
- ❖ Ensure peaceful mornings and nights for nearby residents.

To accomplish these goals, the following policies are suggested:

## 1. Seasonality and Hours of Use:

- a. Courts to be open from April 1 – October 31
  - i. Date range to be posted on informational signage.'
  - ii. Consider locking court gates outside of these dates.
  - iii. Authority to define hours for portions of parks is set forth in Bellevue City Code 7-3-16.
- b. Hours: 9:00 AM to Sunset
  - i. Hours to be posted on informational signage.
  - ii. Authority to define hours for portions of parks is set forth in Bellevue City Code 7-3-16.

## 2. Use Prohibitions:

- a. No bikes, scooters, skates, cleated shoes, snow shoveling, or other uses which would cause damage to the court surface.
  - i. Prohibitions to be posted on informational signage.
  - ii. Other general parks restrictions in Bellevue Code to be included on informational signage.
  - iii. May require code changes.

## 3. Play Rules:

- a. Basketball and pickleball players should take the courts in a specified order.
  - i. Likely, the farthest-west available court should be taken first.
  - ii. May require code changes.
- b. After playing for 1 hour, each group must relinquish the court to any waiting group.
  - i. May require code changes.

## 4. Organized Events

## The Community Project • Multi-Use Play Space • Project Plan

- a. Any organized events, tournaments, lessons, or large-group use should be required to apply for a permit.
    - i. May be covered by Bellevue Code 7-3-14. However, may require code changes.
- 5. Equipment Preservation**
- a. Attach an “airtag” or other tracker to portable nets (if selected) to ensure they can be recovered in the event of theft.
    - i. \$20-40 each. This policy was recommended by a peer city.
    - ii. Establish periodic reminder to check airtags and ensure they are functional.
  - b. Store pickleball nets (and sound mitigation, if Alternative 1 is chosen) indoors from November 1 – March 31.
    - i. Will extend lifespan of equipment.
    - ii. Consider changing schedule of storage depending on weather.

## Enclosures

1. Project Budget
2. Bids & Estimates

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**Memorandum**

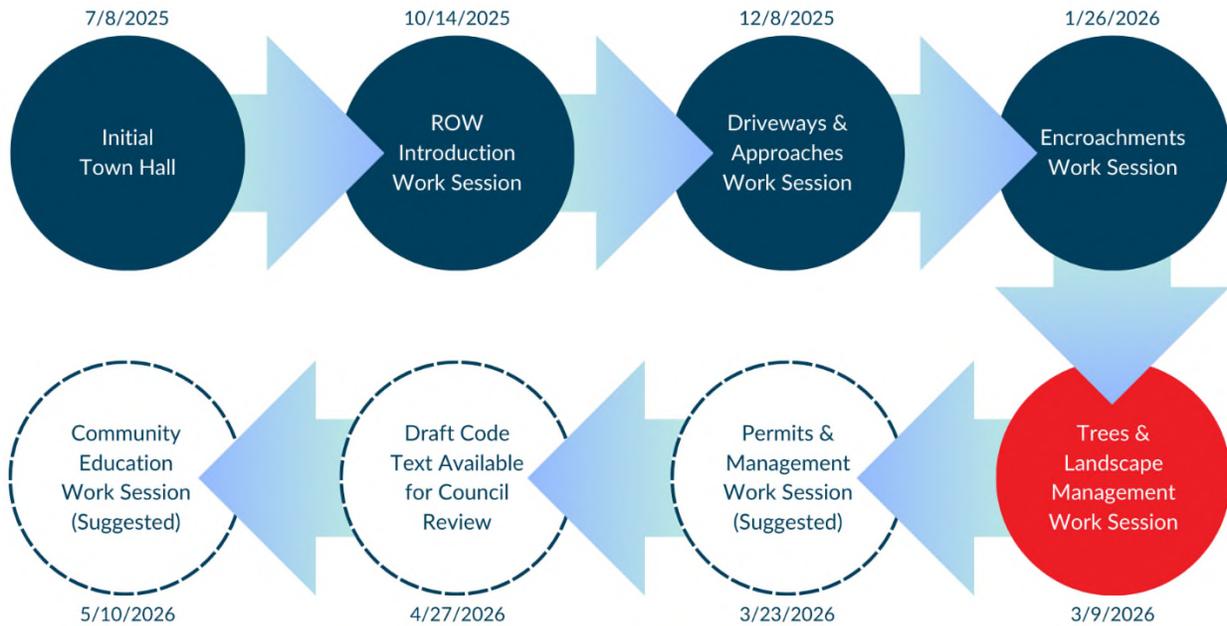
**To:** Bellevue Common Council

**From:** Brian Parker, Community Development Director  
Carter Bullock, Planner

**Re:** Right-of-Way Management – Trees and Landscaping

**Date:** 3/9/2026

**Context – ROW Management Timeline**



**Definitions**

Ornamental Feature: A nonpermanent, decorative, or garden-related object or structure located in the right-of-way. This could be a bench, archway, sculpture, decoration, historic artifact, garden box, “little free library,” or similar.

Pedestrian Approach: An approach within the right-of-way designed for pedestrians to access a particular private property.

Swale: Sometimes referred to as a “rain garden,” or “bioswale,” a swale is a low, permeable, unpaved area which serves as an alternative or complement to a traditional stormwater system. Swales may be filled with rocks, plantings, grasses, and trees. They are designed to store water, slow it, and allow it to percolate into the ground.

## Trees and Landscaping

### Current Code & Policy

#### Definitions

Community Tree (7-4-2): The sum of all trees and shrubs within the City.

Public Tree (7-4-2): Any tree on public property.

Street Tree (7-4-2): Any tree, shrub, or other woody vegetation within a public street.

#### Allowable Encroachments

9-2-2 limits the permissible uses of public right-of way to street construction and repair, public pathways, public utilities, public improvements, and approaches for private streets and driveways, and establishes permit application requirements.

**Note:** Trees, shrubs, other plantings, decorative features, and pedestrian-only approaches to private properties are not allowable.

#### Street Tree, Curb, Gutter, Sidewalk Requirements

10-14-6 requires curbs, gutters, sidewalks, and street trees within the B, LB/R, LI, and LI/B zones to be installed with new development.

10-17-4(A)(3)(f) street trees must be a minimum of 3” caliper and planted at spacing not less than one tree for every 35’ of public street right-of-way for new development requiring Design Review. Street trees must receive encroachment permits.

#### Tree and Shrub Care

7-4-1 Dedicates the Bellevue Park and Tree Committee to preserve trees within Bellevue. The City is given the responsibility to “Protect trees planted and growing within public streets, rights-of-way, parks and other property owned or controlled by the City.”

7-4-4 Describes the right of the City to plant, maintain, and remove any shrub within public rights-of-way and public property.

#### Tree Planting Guidelines

In 2006, the Bellevue Tree Committee adopted a recommendations document to inform tree planting within the community, with a particular focus on street trees. Based on research conducted

to date, these recommendations were never strictly adopted, referenced, or applied. The planting advice found inside is potentially dubious and outdated.

### **Revegetation**

Bellevue’s 1997 Street Standards (Ordinance 97-06) require that applicants submit a revegetation plan and revegetate disturbed areas after completion of right-of-way encroachment and improvement work.

### **Existing Conditions**

As seen in the aerial photo on the following page, street trees and vegetation are inconsistently located throughout Bellevue’s rights-of-way. These encroachments have not been required, permitted, or regulated in any standardized way in most of Bellevue. Consequently, Bellevue’s rights-of-way exhibit a wide range of landscaping types and styles.

Mature rows of trees line some of Bellevue’s earlier-developed streets (2<sup>nd</sup>, Oak, etc.). On sections of these streets, the right-of-way is framed by the regularly spaced trunks of these large trees. Their canopies provide consistent shade. Typically, these rights-of-way areas feature limited or simple landscaping underneath these large trees.

In other sections of Bellevue, trees are planted (or simply allowed to grow) in a laissez-faire manner. These areas reflect a different aesthetic. Such areas provide shade, beautification, visual screening, and more biodiverse and resilient habitat. However, trees in these areas may be planted without regard for how they may impact utilities, safety, or future planning.

Some portions of Bellevue rights-of-way have plantings and landscaping but limited or no trees. Others lack trees and landscaping altogether. In these areas, especially when mature trees are not planted alongside the street on public property, the right-of-way can be left wanting. These areas may see elevated summer heat (which impacts people, animals, and public infrastructure), a lack of visual screening and beautification, and usage of the right-of-way primarily for vehicle storage.

### *An Illustrative Bellevue Right-of-Way*



## **Considerations**

### **Shade: Negative and Positive Impacts**

Trees, especially those located on the south/west faces of blocks, provide shade throughout the year. During winter, shade from trees (especially conifers) may cause snow and ice in the right-of-way to melt more slowly and remain throughout the winter. Conversely, during summer, shade trees can substantially reduce temperature and mitigate heat, which is especially important on the road surface. Smaller brush and landscaping may have the same effects on a much lower scale.

### **Safety**

When trees are present in the right-of-way, they provide a form of visual narrowing which can improve safety. According to a 2019 study, consistent and widespread street trees increase reported perceptions of neighborhood safety. Moreover, streets with street trees are consistently shown to be safer than streets without. This is because visual narrowing can calm traffic and lead to safer driving behavior.

Conversely, trees and vegetation which protrude into streets can limit useability and cause safety issues. The City should balance the safety benefits of visual narrowing with the need to keep streets clear for safe movement.

### **Vision Triangle**

Bellevue currently sees trees and brush within the vision triangle of intersections, which reduces visibility for all road users. Large, bushy trees and thick landscaping between three and eight feet high are the most detrimental. As discussed in a previous right-of-way work session, properly regulating the vision triangle with streamlined code language should reduce these issues.

### **Public Utilities**

Street trees must be planted with sensitivity to ensure that their roots and crowns do not interfere with public utilities. Procedures for permitting tree and other landscape encroachments should require applicants to show they have considered public utilities. As a general rule, trees should not be planted within 10 ft. of water or sewer lines. Trees should not be planted within 20 ft. of power lines if they are taller than 25 ft. Smaller vegetation can generally be planted with less restrictions.

### **Future Planning**

Street trees, to a greater extent than smaller plantings and vegetation, can complicate planning for future projects. Trees immediately next to street surfaces may require removal for sidewalks, road expansions, pathways, or water/sewer projects. The necessity to plan for future flexibility may be especially important on collector and arterial streets, where multimodal transportation improvements are likely to be focused.

### **Irrigation and Water Usage**

Some types of trees and vegetation in rights-of-way require substantial amounts of water. These include grass lawns and other non-native or drought intolerant plantings. The City should carefully

## Right of Way Management – Trees and Landscaping

consider whether public property is best used for high-consumption landscaping and whether to officially disallow grass turf and irrigation systems as encroachments.

Further, in-ground irrigation within the right-of-way can increase drainage issues, deteriorate street surfaces and bases, and damage underground utilities. This because in-ground irrigation regularly adds substantial water to rights-of-ways where other forms of irrigation (or non-irrigation) would be far less impactful.

### Downtown & Commercial Streets

Landscaping in commercial areas and Bellevue's downtown should be considered differently from residential areas. Street tree and planting requirements may need to be more stringent here to preserve pedestrian movement while fitting within a restricted space. Official improvement standards in the downtown and commercial areas should be adopted.

### Vehicles & Storage

Right-of-way areas which contain trees and vegetation naturally and passively deter illegal parking, loading, and personal property storage. By utilizing space for landscaping, less space is provided for rows of parked cars, double-parking, trailer storage, and other less-desired uses.

### Aesthetics

See the depiction below and compare the aesthetics of areas with and without street trees.

*Aesthetic Comparison – Millcreek, UT*



**Code Examples – Other Communities*****Bellevue, WA***

- Certain street trees are required on certain streets to ensure a consistent and diverse canopy.
- Street trees must be 3 ft. from the curb and provided with drip irrigation.

***Bellevue, IA***

- Permits are required to plant street trees.
- Applicants must call the city to have a utility locate performed prior to planting.
- Trees must be selected from an official street tree list.
- Enumerates specific tree spacing requirements.

***Seattle, WA***

- Maximum height for non-tree landscaping is 3 ft.
- Encourages drought-tolerant and/or native plants.
- Permit applications for landscaping encroachments have no fee.
- Plants cannot be planted within 4 ft. of a tree trunk.

***Vancouver, BC***

- Has a useful “boulevard gardening guidelines” document.
- Edible and food plants are allowed.
- Outdoor pesticides are prohibited.
- In-ground irrigation is prohibited.

**Recommendations**

- 1. Add “Trees” back to the title and mission of the Bellevue Parks Committee.**
- 2. Adopt new street tree guidelines.**
  - Consider adopting/modifying the 2013 Wood River Valley Tree Guide’s suggested species list or Hailey’s Recommended Street Tree List.
  - Task the Bellevue Parks (and Trees!) Committee with recommending tree guidelines for adoption.
  - Consider budgeting for an assessment and inventory of the existing urban forest by a licensed arborist.
- 3. Allow trees and vegetation as permitted encroachments.**
  - Require that proposed tree encroachments request a utility locate before approval can be granted. (Simple vegetative encroachments can be exempt.)
  - Require new trees to be located at least 5 ft. from the road surface on residential streets.
  - Do not allow new trees within 5-10 ft. of underground utilities.
  - Do not allow new trees with a mature height of 25 ft. or more to be planted under power lines.

## Right of Way Management – Trees and Landscaping

- Require at least a 3 ft. radius of permeable (non-hardscape) soil/substrate surrounding any tree. (Consider exemptions for business & industrial zones to allow for tree grates when installed with appropriate root protection infrastructure).
4. **Require street trees as part of new development projects and major additions.**
    - Require street trees at least every 40-30 ft. in every zone.
    - “Major additions” should be those which add a residential unit, increase structure size by 20% or more, or increase parking by more than 20% of the existing number of stalls. (Consider changing this definition code-wide, except in Title 12 to retain compliance with federal floodplain standards.)
  5. **Consider requiring new development to provide a certain number of trees on private property or meet certain canopy coverage standards.**
    - Would affect private property rather than the right-of-way.
    - Consider requiring developers to plant trees which would provide 30% canopy lot coverage when fully mature.
    - Alternatively, require developers to plant at least one tree per 1,000 sq. ft. of lot size.
  6. **Prohibit in-ground, permanent irrigation within the right-of-way.**
    - Encourage surface drip irrigation.
  7. **Do not allow new encroachments of grass lawn.**
  8. **Prohibit usage of pesticides and chemical fertilizers in the right-of-way.**
  9. **Reaffirm that revegetation must occur in any area where desired native/preexisting plants were removed for encroachment and construction work began.**
    - Should be stated in code, rather than just the 1997 resolution.
- 

## Ornamental Features

### **Current Code**

#### **Allowable Encroachments**

9-2-2 limits the permissible uses of public right-of way to street construction and repair, public pathways, public utilities, public improvements, and approaches for private streets and driveways, and establishes permit application requirements.

**Note:** Ornamental features are not allowable as permitted encroachments currently.

### **Existing Conditions**

As shown on the following page, some rights-of-way in Bellevue currently contain ornamental features. These may include sculptures, benches, “little free libraries,” artifacts, or otherwise. These

features add to the character of Bellevue, add interest for passersby, and show the personality of its residents.

### *Ornamental Features in a Bellevue Right-of-Way*



### **Considerations**

#### **Aesthetics**

Ornamental features improve the aesthetics of our community and should be encouraged. These features show Bellevue’s personality and invite attention while walking, driving, or biking.

### **Code Examples – Other Communities**

#### ***Vancouver, BC***

- “Structures and ornaments” are allowed as long as they are “easily moveable and do not interfere with access or visibility.”
- Raised garden beds less than 45 cm (about 1.5 ft.) are allowed.

### **Recommendations**

#### **1. Allow ornamental features in the right-of-way as permitted encroachments.**

- A definition of ornamental feature should be added to code. This definition should allow features such as benches, ornamental archways, sculptures, decorations, artifacts, garden boxes, little free libraries, or similar. However, it should disallow vehicles, objects that are difficult or expensive to move, or anything that serves as storage of materials (such as sheds or crates).
- Garden boxes should not be more than 1.5 ft. tall.
- Allow the Administrator to reject ornamental features that could encumber use of the right-of-way, impede snow removal or utilities, or block visibility.

## Pedestrian Approaches

### Current Code

#### Allowable Encroachments

9-2-2 limits the permissible uses of public right-of way to street construction and repair, public pathways, public utilities, public improvements, and approaches for private streets and driveways, and establishes permit application requirements.

**Note:** Pedestrian approaches to private properties are not allowable.

### Existing Conditions

Many residences in Bellevue feature private pedestrian walkways to front doors and porches. However, very few of these walkways connect to a pedestrian approach which extends to the road surface. This can cause difficulties for delivery, accessibility, emergency response, and general walkability.

### Considerations

#### Accessibility

Paved/improved pedestrian encroachments can improve the ease of accessing a property from the street. This improves and highlights walkability and improves accessibility for all users. Delivery personnel, those of age and with disabilities, first responders, and others will benefit.

### Code Examples – Other Communities

#### *Seaside, CA*

- Encroachment permits are issued for pedestrian approaches.
- Pedestrian approaches are required at certain intervals and for each business within the commercial zones.

### Recommendations

1. **Allow pedestrian approaches as permitted encroachments.**
    - Pedestrian approaches should be at least 4 feet wide and cannot be used for vehicle parking. The first 5 feet of the approach should be cement, fine gravel, or asphalt: not pavers or similar materials.
-

## Swales and Drainage

### Current Code

#### **Street Standards (1985/1997)**

The 1997 Street Standards ordinance applies standards to 80 ft. rights-of-way and shows 2 ft. deep swales on each side as standard. This is the current adopted standard for Bellevue's many 80 ft. rights-of-way

#### **Street Standards (2021)**

The 2021 Street Construction Standards, only some of which were adopted, applies standards to 50 and 60 ft. rights-of-way (no standards exist for 80 ft. rights-of-way in this document) and shows 1 ft. deep swales on each side as standard.

#### **Allowable Encroachments**

9-2-2 limits the permissible uses of public right-of way to street construction and repair, public pathways, public utilities, public improvements, and approaches for private streets and driveways, and establishes permit application requirements.

**Note:** Swales are not explicitly allowed as encroachments unless considered public improvements.

### Existing Conditions

A handful of drainage ditches and/or swales exist in rights-of-way throughout Bellevue. The majority of these have not been built to previous standards but do provide a degree of water retention. Most are filled with grass. Very few swales in Bellevue are low-consumption and beautified, as shown in an illustrative example below.

*An Exemplary Drainage Swale (Photo Credit: Perfect Earth Landscaping)*



## **Considerations**

### **Impermeable Surfaces & Flooding**

Swales can be a crucial resource in Bellevue, where there is limited stormwater infrastructure and limited capacity to add this infrastructure at scale. Acting as flood breaks and retention areas, swales can be highly effective at mitigating flooding risk to homes and the larger community. Additionally, they can hold snow and snowmelt effectively. Swales should be considered a crucial part of Bellevue's infrastructure toolkit going forward, as acknowledged by many decades of adopted street standards.

### **Safety**

Swales, if steep-sided, unmarked, and immediately adjacent to road surfaces, can be a hazard to road users. Pedestrians and cyclists may fall into swales, especially when forced to the edge of the roadway by passing vehicles. In low-visibility conditions, vehicles may drift into swales and receive damage.

In order to avoid unwanted impacts to safety, swales should be visually distinguishable from flat gravel areas. Vegetation, decorative boulders and rocks, and other features can help illustrate the depth of swales, providing important visual cues for street users. Swales should also not be deeper than 2 ft. or overly steep, especially immediately at the edge of streets. Finally, these areas should be marked at intersections with delineators or similar.

### **Accessibility**

Swales can block access, especially by pedestrians, to properties if not thoughtfully integrated. Walkways, decorative bridges, step-stones, and culverts can be integrated to mitigate this.

### **Beautification and Heat Mitigation**

Swales are typically lined with stones or gravel to provide a low-consumption, relatively low-cost, and permeable surface. If swales are only lined with rocks, swales can be a visual detriment and cause undue heat in summer. In order to mitigate these effects, swales should be filled or speckled with landscaping, including trees.

### **Discouragement of Parking & Property Storage**

Swales, especially when incorporating trees, rocks, and vegetation, naturally deter parking and personal property storage in the right-of-way. Thus, swales can become a crucial, passive component of Bellevue's enforcement efforts. When swales are present, illegally parking trailers, vehicles, and storing property in the right-of-way is more difficult.

## **Examples – Other Communities**

### ***Townsville, AU***

- This community boasts a comprehensive swale guidebook. This document elaborates on the specific uses and limitations of swales; however, it has been created for a different environmental context.

- This guide emphasizes the capacity of swales to slow and clean floodwater while allowing infiltration into soil.

### **Recommendations**

#### **1. Clarify that swales can be permitted as encroachments.**

- Update street standards to include standards for appropriate depth/slope swales.
- Swales should be required to contain trees and vegetation. The Council’s recommendation is sought as to the extent of vegetation which should be required and whether large rocks should also be required.
- Swales in business and industrial zones should be considered on a case-by-case basis in consultation with the City Engineer and not to be considered an equal replacement to other forms of stormwater management that may have additional benefits (curb, gutter and sidewalk).

#### **2. Consider requiring swales as required improvements for all new residential developments.**

- Consider requiring swales for all non-approach sections of residential rights-of-way.
- Alternatively, require swales along 30-60% of residential rights-of-way.

## **Holistic Management Considerations – “How Does this All Fit Together?”**

Previously, right-of-way management workshops focused on encroachments and right-of-way uses that require mitigation or can be detrimental without proper enforcement. During its December 8 and January 26 meetings, the Common Council largely concurred with Staff about a need to refocus on management, draft necessary code changes, and streamline enforcement.

This discussion has considered trees, landscaping, décor, pedestrian accesses, swales, and other encroachments which offer beautification, improve community resilience and quality of life, and should be encouraged in our rights-of-way. These encroachments should be balanced with parking, loading, utilities, and other needful uses of the right-of-way.

A future discussion will focus on permits and city management of rights-of-ways; following this, a draft code text will be available for Council review.

## **Next Steps**

#### **1. Recommend code and policy changes to Staff.**

- Staff will use Council recommendations to put together suggested code language.

**Enclosures**

1. (*Selection from*) 2006 Bellevue Tree Planting Guidelines
2. (*Selection from*) 2022 Hailey Street Trees List
3. (*Selection from*) 2013 Wood River Valley Tree Guide
4. (*Selection from*) Ordinance 97-06
5. (*Selection from*) 2021 Street Construction Standards

# The Bellevue Tree Committee

## **What is the purpose of the Bellevue Tree Committee?**

The Bellevue Tree Committee (BTC) was created by the Bellevue City Council (ordinance #002-03) in 2002 to encourage the planting, preservation, protection, and proper care and maintenance of trees within the City of Bellevue. The BTC establishes policies, regulations and standards to insure that plant installations in the city right-of-way does not impact public safety or access to sidewalks, streets, or alleys, interfere with the utility corridors or snow removal, and demonstrates wise water use. The BTC also provides landscape guidelines for commercial, residential and industrial projects under consideration by Bellevue Planning and Zoning Commission upon the request of that department.

## **How can my landscape meet the standards for public safety and utility access?**

You can ensure that the above conditions are being met by planting the standard distance from intersections and property lines and by selecting trees and shrubs that will not obstruct public safety affecting streets, intersections, sidewalks, fire hydrants, utility systems, or snow removal. These standards are itemized on the back of this document.

## **How can my landscape project demonstrate wise water use?**

Trees and shrubs provide essential oxygen, shade, beauty and food for people and wildlife. By selecting low Impact plants and water efficient irrigation systems, you can demonstrate wise water use. In high desert such as ours, water is limited. Moisture varies from year to year and droughts are common. There are many local landscape and irrigation professionals who can recommend water-wise plants and efficient watering systems. Diversity is important. A diverse landscape is not only more attractive but provides for healthier plants.

## **How do I get the process started?**

*If your project only involves planting in the city right-of-way*, the property owner shall present a scale plan of the landscaping (showing north) to the Bellevue City Administrator and obtain an encroachment permit before planting commences. To contact the City Administrator, Tom Blanchard, call Bellevue City Hall, 788-2128.

**If your project is being reviewed by P & Z**, you may be asked to submit your landscape plan to the BTC for its own recommendations, during the review process if P & Z deem it necessary. Contact Carrie Shaw 471-8800 or Joy Allen 788-8497 to schedule your project on a BTC agenda.

\* The Bellevue Tree Committee meets at 6.30pm winter, 7pm summer on the first Tuesday of most months at Bellevue City Hall. The property owner must be present. If necessary, a special meeting will be arranged.

**If your project is entirely on private property and not under review by the P & Z**, no plantings over 3 feet in height are allowed within 30feet of a corner, to allow for vehicle visibility. By voluntary following the BTC guidelines, you can contribute the health & beauty of our Community Forest.

### **Standards for planting in the City of Bellevue Right-of-Way:**

- Trees, scrubs and flowers should be planted no more than 10 feet from property line, between side walk and road if possible.
- To insure adequate intersection visibility, no plantings should be within 30 feet of a corner as per Idaho code.
- All trees and shrubs under power lines should be chosen from the Idaho Power list of Utilitrees available at the Bellevue Public Library and at City Hall.
- If a side walk is to be incorporated into the plan the sidewalk should be 2 feet from the property line. Tree plantings should be 10 feet from property line. Sidewalk should be 4 feet wide.
- For every 25 feet of frontage a deciduous tree of minimum 2 1/2 inch caliper or an evergreen at least 8 feet high must be planted.
- Box elder, cottonwood aspen, siberian elm, Arctic willow or willow family are not permitted.
- Trees should be spaced according to nursery specifications for that species.
- Plantings within 30 feet of a city intersection shall not exceed 3 feet in height.
- Berms, fences or other permanent structures are not permitted in the ROW.
- All sprinklers systems installed by the owner; or those already installed at time of purchase, must be maintained by the current property owner. If no sprinkler system is in place it is still the property owners responsibility to irrigate and maintain the plants.
- Older grandfather trees within the 30 feet intersection safety zone, shall be allowed to remain in place until they either die or become structurally unsound. To observe safety code they should not be replaced in the same location.
- The homeowner shall water and maintain all planting the ROW following good water conservation principles.
- All persons wishing to plant in the ROW must first present a scale plan the City Administrator and obtain an "Encroachment Permit" from him.

### **Guidelines for All City Landscapes:**

- To insure safety and visibility at intersections and in the public ROW, property owners should select plants species that follow the above listed standards. The BTC encourages the planting of diverse native-adapted species such as the Juniper, Pine (Singleleaf, Bristlecone, Australian, Scotch, and limber), Spruce (Colorado & Black Hills), fruit trees, Lilac, Maple, Choke Cherry, Crabapple, Ash (Mountain & Green), Linden, May Day, Gamble Oak, Honey Locust and sterile Sensation Box Elder. The list of Utilitrees and other reference material are available at the Bellevue City Library for the public to read or copy.

The committee highly encourages property owners to engage a landscape professional familiar with the local environment to design their plans. There are numerous licensed landscape designers, companies in the area who have local design experience. It is not the role of the BTC to design projects under review by The Bellevue Planning & Zoning Commission.

**Landscaping within the Business (B), Light Business & Residential (LBR), and Light Industrial (LI) areas of the City of Bellevue:** All landscaping beds and landscape buffers shall comply with the following minimum size requirements:

**1. Landscape Materials Size-**

- a. Deciduous trees – Deciduous trees shall have a minimum trunk caliper of 2 ½ inches measured 12 inches from the ground.
- b. Evergreen trees – Evergreen trees shall be minimum of 8 feet tall.
- c. Scrubs – Shrubs shall have a minimum 5 gallon container size.

**2. Landscape Buffers –** Landscape buffers shall be used to screen parking areas from public sidewalks or other public areas.

- a. At grade planting strips – At grade planting strips, must be a minimum of five feet deep.
- b. Raised planter structures – Raised planter structures must be a minimum of three (3) feet in width and four (4) feet in height.

**3. Street Trees – Specifications and Species-**

- a. Planting area – to be of an adequate size : tree grate shall be adjacent to the back edge of curb.
- b. Irrigation – to be of an underground, automatic system that does not produce overspray on surfaces outside the planting bed.
- c. Deciduous tree height – fourteen (14) feet minimum.
- d. Canopy Height – trees shall be grown or pruned to have no branches extending within seven vertical feet of adjacent walkways, in order to provide pedestrian clearance.
- e. Pruning – trees shall be pruned regular to maintain health, vigor, natural shape, pedestrian and vehicular clearance, and vehicular sight lines.
- f. Size – a minimum trunk size of 3 caliper of three (3) inches measured 12 inches from the ground is recommended, though some species will be unavailable in this size: however, in no case shall the trunk caliper be smaller than 2 ½ inches measured from the ground. Spacing between street trees shall no exceed thirty-five (35) feet where applicable. Spacing considerations shall be given for egress, vision impairments, existing trees, existing building entrances and building design.
- g. Planting and staking of trees shall be done in a professional manner.
- h. Planting and soil specifications shall be provided for all street trees. Root barriers shall be used where appropriate.
- i. Trees recommended are shown in the following table;

## Recommended Street Tree Species:

Common name	Comments
Maple suited to parking lots.	Multi-trunked Maples such as Acer are better
Parkway Maple	A less broad spanning maple and compatible for most street tree applications.
Patmore Green Ash Mountain Ash	Root barriers recommended, larger trees, could work for street tree plantings in appropriate locations.
Crabapple-Spring Snow	A non fruit bearing highly desirable street tree.
Tatarian Maple	Handles urban stress well. Good street tree.
Schwendlers Maple	Excellent street tree. Suited for zone 3. This specie tends to develop and respond well in street / building settings.
Ornamental Pears	Columnar type, Chantaclear, Aristocrat and Capital Flowering Pears have beautiful spring flowers with great fall color. They handle stress and develop well in zone 3.
Japanese Lilac Tree	Ivory Silk and Summer Snow. Have white flowers and are well suited for a unique, colorful street tree application.
European Hornbeam	An upright columnar good for street plantings in tight surroundings.
Tilia Linden Green Spire	Hearty, provides a nice canopy with low maintenance. Consult with local nursery for future disease/infestation.
Chokecherries and Evergreens	Hearty, colorful, providing diversity where appropriate.

**See following pages for further recommendations for general plantings**



The following trees are generally available at local nurseries and represent species proven to be hardy in Halley. Some tree cultivars are more hardy than others so again consult local professionals. Halley is in Zone 4 for cold-hardiness.

**SMALL EVERGREEN: (less than 25 ft. tall)**

1. Juniper, Rocky Mountain
2. Pine, Bristlecone
3. Pine, Singleleaf
4. Spruce, Dwarf Alberta

**SMALL DECIDUOUS: (less than 25 ft. tall)**

5. Alder, various
6. Apple, various
7. Apricot
8. Ash, Mountain
9. Cherry, Sour
10. Chokecherry, various
11. Crabapple, various
12. Hawthorn, various
13. Lilac, Japanese Tree
14. Maple, Amur
15. Maple, Bigtooth
16. May Day Tree
17. Oak, Gambel
18. Olive, Russian
19. Pear, various
20. Plum, various

**MEDIUM EVERGREEN: (25 to 50 ft. tall)**

21. Pine, Austrian
22. Pine, Limber
23. Pine, Scotch
24. Spruce, Black Hills

**MEDIUM DECIDUOUS: (25 to 50 ft. tall)**

25. Ash, Green
26. Aspen
27. Birch, White Bark
28. Birch, Red Bark
29. Boxelder, various
30. Linden, Littleleaf
31. Locust, Black

**LARGE EVERGREEN: (over 50 ft. tall)**

32. Fir, Douglas
33. Fir, True
34. Pine, Lodgepole
35. Pine, Ponderosa
36. Spruce, Colorado Blue
37. Spruce, various

**LARGE DECIDUOUS: (over 50 ft. tall)**

38. Cottonwood, Black
39. Elm, varieties
40. Linden, American
41. Maple, Norway
42. Maple, Red
43. Maple, Silver
44. Poplar, hybrid
45. Poplar, White
47. Willow, varieties

**SMALL trees (Class I, less than 25 feet tall when mature) are appropriate to plant under power lines.**

**MEDIUM trees (Class II, 25 feet to 50 feet tall) are appropriate shade trees if planted away from power lines and structures.**

**LARGE trees (Class III, over 50 feet when mature) must be used carefully in the landscape to not create excessive shade, visibility restriction, or increase costly maintenance needs in the future.**

**DECIDUOUS trees lose their leaves annually, EVERGREEN trees retain their needles/leaves longer than one year.**

## Trees NOT Recommended For Planting in Right of Way

- Aspen
- Boxelder
- Cottonwood
- Poplar
- Silver Maple
- Willow

<b>Medium Broad Leaf Trees – Range is generally a height of 40-60 feet</b>		
Aralia, Castor <i>Kalopanax pictus</i>	Medium	The star-shaped leaves resemble those of Sweet Gum. This tree hardy and tolerates alkaline soils.
Aspen, Swedish <i>Populus tremula erecta</i>	Medium	Narrow columnar tree with fewer disease problems than the native aspen.
Aspen, Quaking <i>Populus tremuloides</i>	Medium	Native tree with many insect and disease problems.
Box Elder, 'Sensation' <i>Acer negundo</i>	Medium	Superior variety of Box Elder. Seedless, orange to red autumn color, fast growing.
Buckeye, Yellow <i>Aesculus flava</i>	Medium	Faster growing, excellent orange autumn color.
Catalpa, Southern <i>Catalpa bignonioides</i>	Medium	This species is smaller than the common catalpa. The dwarf variety "Nana" is the most common.
Catalpa, Hybrid & Purple <i>Catalpa x erubescens</i>	Medium	Hybrid of Chinese and Northern Catalpa. A purple leaf variety exists.
Corktree, sachalin <i>Phellodendron sachalinense</i>	Medium	Very similar to Amur Cork Tree, excellent potential for this area.
Cherry, Sweet <i>Prunus avium</i>	Medium	A common fruit tree with ornamental qualities.
Cherry, Black <i>Prunus serotina</i>	Medium	Fast growing tree that can be used as an ornamental flowering tree or shade tree.
Elm, Lacebark <i>Ulmus parvifolia</i>	Medium	Small leafed elm with peeling bark, disease resistant.
Fir, Alpine <i>Abies lasiocarpa</i>	Medium	Our native true fir, very narrow and spire-like.
Hornbeam, European <i>Carpinus betulus</i>	Medium	Many varieties including the popular columnar varieties.
Larch, European <i>Larix decidua</i>	Medium	Unusual as a deciduous conifer.
Maple, Black <i>Acer nigrum</i>	Medium	Related to Sugar Maple but better in dry, alkaline conditions. 'Greencolumn' is a popular variety.
Maple, Miyabe <i>Acer miyabei</i>	Medium	Related to Hedge Maple but hardier and faster growing. 'State Street' is one variety.
Maple, Sycamore <i>Acer psuedoplatanus</i>	Medium	Tougher than many other maple. Has ornamental bark.
Maple, Sugar <i>Acer saccharum</i>	Medium	This is a marginal variety of tree for this area.
Orange, Osage <i>Maclura pomifera</i>	Medium	Very tough tree common in the Midwest as a windbreak. Thornless, fruitless forms are best.

<b>Medium Broad Leaf Trees (Con't) - Range is generally a height of 40-60 feet.</b>		
Zelkova <i>Zelkova serrata</i>	Medium	Little known elm relative. Superior to most elms.
Heartnut <i>Juglans ailantifolia</i>	Med./Large	A type of walnut. Higher quality ornamental tree than most walnuts. Nuts are easy to crack.
Ash, Black <i>Fraxinus nigra</i>	Med./Large	'Fall Gold' is a superior variety.
Larch, Western <i>Larix occidentalis</i>	Med./Large	Native to northern and western Idaho.
Spruce, Oriental <i>Picea orientalis</i>	Med./Large	Dwarf spruce.
Willow, Hybrid <i>Salix x europaea</i>	Med./Large	A hybrid of White Willow and Crack Willow which has run wild along local streams.
Willow, Loral <i>Salix pentandra</i>	Med./Large	Shiny, glossy foliage. Grows quite large. Susceptible to same problems as other willow.
<b>Large Broad Leaf Trees - Range is generally a height of 60-100 feet.</b>		
Ash, Manchurian <i>Fraxinus mandshurica</i>	Large	'Mancana' is a grafted variety. Smaller and narrower than other ash.
Butternut <i>Juglans cinerea</i>	Large	A walnut species with edible nuts.
Cottonwood, Eastern <i>Populus deltoides</i>	Large	A parent of most hybrid poplars, most are disease prone.
Cedar, Western Red <i>Thuja plicata</i>	Large	Surprisingly cold hardy and tolerant of alkaline soils.
Elm, American <i>Ulmus americana</i>	Large	Beautiful large tree but devastated by the Dutch Elm Disease. Plan only resistant varieties.
Elm, Asian <i>Ulmus davidiana</i>	Large	Newer, high quality tree species resistant to both Dutch Elm Disease and insect problems.
Elms, Hybrid <i>Ulmus hybrids</i>	Large	Disease resistant varieties of variable quality. All are superior to poplars as a fast growing tree.
Elm, Japanese <i>Ulmus japonica</i>	Large	Includes varieties resistant to both Dutch Elm Disease and Elm Leaf Beetle.
Elm, Siberian <i>Ulmus pumila</i>	Large	Very common weedy tree useful as a windbreak or where no other tree will grow.
Elm, 'Prospector' <i>Ulmus wilsoniana</i>	Large	Newer elm variety resistant to both Dutch Elm Disease and Elm Leaf Beetle.
Locust, Black <i>Robinia pseudoacacia</i>	Large	Commonly planted in the past but devastated by borers. Purple varieties still sold.
Mulberry, White <i>Morus alba</i>	Large	Very tough and tolerant tree. Fruitless forms are best unless fruit is desired.
Mulberry, Red <i>Morus rubra</i>	Large	Can function as shade tree or for fruit. Not nearly as common as the White Mulberry.

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**Large Broad Leaf Trees (Con't)**

Oak, Chinkapin <i>Quercus muehlenbergii</i>	Large	Very tolerant of dry, alkaline conditions. Only recently available commercially.
Poplars, Hybrid <i>Populus hybrids</i>	Large	Easily the fastest growing trees for this area but weak wood and short-lived.
Poplar, Lombardy <i>Populus nigra italica</i>	Large	Common upright poplar but disease susceptible. "Theves" similar but more disease resistant.
Poplar, White <i>Populus alba</i>	Large	Common white barked poplar. "Bolleana" is upright and normally be purchased in the area.
Spruce, Engelmann <i>Picea engelmannii</i>	Large	Most common native spruce. Not common in cultivation and rarely sold in nurseries.
Sycamore <i>Plantanus occidentalis</i>	Large	Closely related to London Plane Tree. Anthracnose is a significant disease problem.
Willow, White or Golden <i>Salix alba</i>	Large	Several forms including Golden Weeping Willow and Golden Willow. Weakwooded and disease prone.

**For a list of International Society of Arboriculture Certified Arborists call the Twin Falls Parks & Recreation Department at (208) 736-2265.**



## Additional Recommended Tree Selections

The following tables list additional trees which are attractive and hardy in suitable planting sites. More information concerning these species may be found at your local nursery.

### Small Broadleaf Trees – Range generally in height from 10-40 feet.

Alder, Mountain <i>Alnus tenuifolia</i>	Small	Multi-stem, streamside tree.
Aralia, Japanese <i>Aralia elata</i>	Small	Tropical effect but very handy.
Aralia, Devils Club <i>Aralia spinosa</i>	Small	Tropical looking tree with huge leaves and large clusters of flowers.
Arborvitae <i>Thuja occidentalis</i>	Small	Common columnar evergreen.
Arborvitae, Oriental <i>Thuja orientalis</i>	Small	Shorter and broader than the American Arborvitae.
Ash, Korean Mountain <i>Sorbus alnifolia</i>	Small	Fewer problems than other Mountain Ash species.
Ash, European Mountain <i>Sorbus aucuparia</i>	Small	Beautiful tree with many problems—fireblight, chlorosis, and sunscald.
Buckeye, Ohio <i>Aesculus glabra</i>	Small	Slow growing tree with yellow flowers.
Buckeye, Red <i>Aesculus pavia</i>	Small	Glossy foliage and crimson red flowers.
Birch, Chinese Red <i>Betula albo-sinensis</i>	Small	Peeling red to pink bark. Possible borer problems.
Birch, 'Avalanche' <i>Betula</i>	Small	White bark birch with large leaves, known to be borer resistant.
Birch, Himalayan White <i>Betula jacquemontii</i>	Small	Glossy leaves and the whitest bark. Some borer resistance but not immune.
Birch, Native Water <i>Betula occidentalis</i>	Small	Native small streamside tree. Cinnamon brown bark. Rarely gets borers in cultivation.
Birch, Weeping <i>Betula pendula</i>	Small	Most popular white birch but has serious problems with borer insects.
Birch, 'Whitespire' Japanese <i>Betula platyphylla</i>	Small	Only white birch known to have good borer resistance. Upright tree.
Birch, 'Rocky Mountain Splendor' <i>Betula</i>	Small	A hybrid of the white birch with our native birch. Has white bark and claimed borer resistance.
Buffaloberry <i>Shepherdia argentea</i>	Small	Related to Russian Olive but smaller, juicy, edible berries.

### Small Broad Leaf Trees (Con't)

Catalpa, Bungei <i>Catalpa bungeana</i>	Small	A smaller tree. Bunge Catalpa is a separate species often confused with <i>Catalpa bignoniodes nana</i> .
Cherry, Pie <i>Prunus cerasus</i>	Small	A common fruit tree that is very reliable in this area.
Cherry, Purple Leaf Sand <i>Prunus x cistena</i>	Small	Normally a shrub but can be a tree form. 'Big Cis' is a tree form variety.
Cherry, Pin <i>Prunus pennsylvanica</i>	Small	Very cold hardy. Has ornamental bark, flowers and orange autumn colors.
Cherry, Weeping Japanese <i>Prunus subhirtella</i>	Small	The white flowering varieties are hardiest.
Dogwood, Cornelian Cherry <i>Cornus mas</i>	Small	A flowering tree different than Flowering Dogwood. It has yellow flowers in early spring.
Dogwood, Gray <i>Cornus rugosa -- drummondii</i>	Small	A tough, small tree with white flowers in June and red-purple autumn colors.
Elder, European <i>Sambucus nigra</i>	Small	A shrubby tree with summer flowers and large leaves. Many cutleaf, variegated and purple varieties.
Elm, Camperdown <i>Ulmus glabra</i>	Small	Small, weeping tree popular in landscapes. Also called the Umbrella Tree.
Golden Chain Tree, Hardy <i>Laburnum alpinum</i>	Small	More cold hardy and trouble free than the common Golden Chain. Poisonous.
Golden Chain Tree <i>Laburnum x watereri</i>	Small	Requires staking, usually short-lived. Poisonous.
Hornbeam, American <i>Carpinus caroliniana</i>	Small	Very shade tolerant. Has smooth ornamental bark.
Hackberry, Netleaf <i>Celtis reticulata</i>	Small	Very drought tolerant.
Hawthorn, Russian <i>Crataegus ambigua</i>	Small	Very tough ornamental tree with deeply lobed leaves, white flowers and showy red fruit.
Hawthorn, Cockspur <i>Crataegus crus-galli</i>	Small	Dense tree with glossy leaves and good autumn colors
Hawthorn, English <i>Crataegus laevigata</i>	Small	Red flowered forms like 'Pauls Scarlet' are popular but very disease susceptible.
Hawthorn, Lavelle <i>Crataegus x lavelli</i>	Small	Glossy foliage with an upright habit.
Hawthorn, 'Toba' & 'Snowbird' <i>Crataegus x mordenensis</i>	Small	Very hardy hybrids with glossy foliage. 'Toba' has pinkish flowers; 'Showbird' has white.
Hawthorn, Downey <i>Crataegus mollis</i>	Small	Easy to grow. A tree with edible but somewhat messy fruit.
Hawthorn, Shining <i>Crataegus nitida</i>	Small	An uncommon but very ornamental hawthorn.
Hawthorn, 'Winter King' <i>Crataegus viridis</i>	Small	Rated as the top hawthorn along with Washington. Has ornamental bark.

### Small Broad Leaf Trees (Con't)

Lilac, Chinese Tree <i>Syringa pekinensis</i>	Small	Similar to Japanese Tree Lilac but with peeling bark.
Lilac, Tree Form <i>Syringa - top graft</i>	Small	Regular or dwarf lilacs grafted onto the trunk of a tree lilac.
Linden, Mongolian <i>Tilia mongolica</i>	Small	Unusual linden with lobed leaves and small size.
Maackia, Amur <i>Maackia amurensis</i>	Small	Tough, hardy small tree with white flowers in summer ornamental bark.
Maackia, Chinese <i>Maackia chinensis</i>	Small	Similar to Amur Maackia but often taller.
Maple, Rocky Mountain <i>Acer glabrum</i>	Small	Shrubby maple usually found in moister locations.
Maple, Tartarian <i>Acer tataricum</i>	Small	Closely related to Amur Maple but better in alkaline soils.
Maple, Shangtung <i>Acer truncatum</i>	Small	Tough and hardy small maple with autumn color varying from yellow to orange to red.
Plum, 'Princess Kay' Flowering <i>Prunus nigra</i>	Small	Ornamental variety of the Canada Plum. Double flowers, orange autumn color and ornamental bark.
Pear, 'Korean Sun' <i>Pyrus faurei</i>	Small	Related to the popular Callery Pear varieties but smaller and rounded.
Pear, Asian <i>Pyrus pyrifolia</i>	Small	Source of crunchy edible fruits sometimes called "Apple Pears".
Pear, 'Prairie Gem' <i>Pyrus ussuriensis</i>	Small	A very cold hardy flowering pear. Chlorosis is possible in overwatered lawns.
Parrotia, Persian <i>Parrotia persica</i>	Small	Interesting ornamental tree with early flowers, autumn color and peeling bark when older.
Pine, Mugo <i>Pinus mugo</i>	Small	Usually planted as a shrub but can reach to 12-15 feet.
Peach <i>Prunus persica</i>	Small	Some varieties are cold hardy. Hardest are 'Bailey' and 'Reliance'.
Serviceberry Tree <i>Amelanchier sp.</i>	Small	Many species and varieties. Differs from our native Serviceberry being more treelike.
Spindle Tree <i>Euonymus europaea</i>	Small	A taller relative of Burning Bush. Very tough small tree with ornamental fruit.
Spindle Tree, Winterberry <i>Euonymus bungeanus</i>	Small	A tree species of Euonymus with ornamental fruit.
Sumac, Smooth <i>Rhus glabra</i>	Small	Very tough and drought tolerant native shrubby tree. Outstanding autumn color.

### Small Broad Leaf Trees (Con't)

Tamarisk <i>Tamarix ramossisima</i>	Small	Pink summer flowers.
Willow, Pussy <i>Salix caprea</i>	Small	Shrubby tree planted for early spring flowers. Very disease prone.
Yellowhorn <i>Xanthoceras sorbifolia</i>	Small	Uncommon small shrubby tree related to Golden Rain Tree. White spring flowers and edible nuts.
Yew <i>Taxus x media</i>	Small	Most varieties are shrubby. 'Hick' is upright and tree-sized. Poisonous.
Alder, Black <i>Alnus glutinosa</i>	Small/Med.	Tolerates wet soils, fixes nitrogen. Cutleaf variety available.
Catalpa, Chinese <i>Catalpa ovata</i>	Small/Med.	Has yellow flowers and smaller leaves.
Corktree, Amur <i>Phellodendron amurense</i>	Small/Med.	An excellent yard and shade tree most closely resembling an ash but with fewer problems.
Hornbeam, Hop <i>Ostrya virginiana</i>	Small/Med.	Related to birches and hornbeams. Adaptable to alkaline soil conditions.
Oak, Gambels <i>Quercus gambelii</i>	Small/Med.	Tough oak which grows well in most soils. Often multi-stemmed but can be single trunked.
Pine, Lacebark <i>Pinus bungeana</i>	Small/Med.	Slow growing ornamental pine with flaky bark. Grows well in alkaline soils.
Pine, Japanese Red <i>Pinus densiflora</i>	Small/Med	'Tanyosho' if a grafted dwarf form. Chlorosis is possible in over-watered lawns.

"I hear the wind among the trees playing celestial symphonies;  
I see the branches downward bent, like keys of some great instrument."

--Longfellow

## City of Hailey - Recommended Street Tree List

This street tree list was updated by the Hailey Tree Committee, Feb 10, 2022

**Choosing the correct street trees is dependent on many factors:** total soil volume, soil characteristics, clearance availability, characteristics desired, existing tree species, long term goals, and maintenance needs. **No conifers** are listed for street trees because of the problems with clearance and shading of streets and sidewalks in winter. In some cases there might be an exception.

**Class I trees** Small trees up to 20 to 30 feet in height when mature. **Minimum planting strip for Class I trees is ten feet wide.** Typical spacing between trees is 20 to 30 feet. Class I trees should **ONLY** be planted in right of ways where there are overhead power lines or other clearance issues and where Class II and III trees can't be planted because of their mature height. Some Class I trees often have a large crown spread with low branches, especially crabapples. These can cause issues with sidewalk and traffic clearances.

Scientific name	Common name	Mature size (width x ht)	Features	Drought tolerant?	Salt spray tolerant?	Saline soils tolerant?
<i>Acer tataricum</i>	Tartarian maple	W:20 ft Ht:25 ft	Hardy to zone 3, yellow to orange-red fall color, good with dry, high pH soils		?	?
<i>Acer grandidentatum</i>	Bigtooth maple	W: 20 ft. Ht: 20 ft	Rounded shape, orange-red to red fall color, native	no	?	?
<i>Amelanchier spp.</i>	Serviceberry	W: 15- 20 ft Ht: 20-28 ft	pick single stem varieties, orange to red fall color, white flowers, small edible fruit, native	no	no	no
<i>Crataegus phaenopyrum</i>	Washington hawthorn	W: 18 – 20 ft Ht: 20 – 28 ft	Select thornless variety, blooms, hardy	moderate	yes	
<i>Malus spp.</i>	crabapple	W: 15- 25 ft Ht:15-25 ft	Blooms- pink or white, Many cultivars, low branches		no	no
<i>Prunus padus</i>	Mayday or Bird Cherry	W: 20 ft Ht: 30 ft	Choose single stem, leaves emerge green and turn purple in summer. Better option than <i>P. virginiana</i>		?	?
<i>Syringa reticulata</i> or <i>S.pekinensis</i>	Japanese Tree lilac	W; 12- 15 ft Ht: 20 ft	Choose specimens with strong leader & that are hardy to zone 4, white flowers		yes	yes

**Class II: Medium sized trees, 30 to 50 feet tall when mature. Minimum planting strip is 6 feet wide. Typical spacing between trees is 30 to 40 feet. See notes below for recommended soil volumes.**

Scientific name	Common name	Mature size	Features	Drought tolerant?	Salt spray tolerant?	Saline soil tolerant?
<i>Aesculus hippocastanum</i>	Horsechestnut	W: 30 – 40 ft Ht: 30 – 50 ft	Beautiful flowers, some varieties are seedless, 'Baumannii' – good cultivar		yes	
<i>Acer platanoides</i>	Norway maple	W: 15 – 40 ft Ht: 25 – 50 ft	Overplanted, leaf color varies- deep green to reddish-purple, dense shade, prolific seeder		yes	moderate
<i>Acer saccharum</i>	Sugar maple	W: 10 – 40 ft Ht: 30 – 50 ft	Orange- red to red fall color, once established tolerant of heat and drought	Yes - mature	no	no
<i>Phellodendron amurense</i>	Cork Tree	W: 35 ft Ht: 40 ft	Upright, spreading crown. Bright yellow fall foliage. Generally seedless.			
<i>Celtis occidentalis</i>	Hackberry	W: 20 – 35 ft Ht: 45 – 50 ft	A tough, hardy urban tree, rarely raises sidewalks, yellow fall color	Yes- mature	yes	
<i>Fagus grandifolia</i> or <i>F. sylvatica</i>	American Beech, Green Beech	W: 40 ft Ht: 50 ft	Pick cultivars hardy to zone 4, golden to bronze fall color, slow growing	no	no	no
<i>Gleditsia triacanthos</i>	Thornless Honeylocust	W: 35 – 40 ft Ht: 40 – 45 ft	Select thornless & seedless cultivars with strong central leader, tough urban tree	yes	yes	yes
<i>Ostrya virginiana</i>	American Hophornbeam	W: 20 – 25 ft Ht: 40 ft	Pest resistant, tolerant of drought & alkaline soils, Autumn treasure 'JFS- KW5' – good variety	yes	moderate	no
<i>Prunus maackii</i>	Amur chokecherry	W: 25 – 35 ft Ht: 35 – 45 ft	Prefers moist, well drained soils but tolerates dry, alkaline soils	somewhat	moderate	no
<i>Tilia americana</i>	American linden	W: 15 – 30 ft Ht: 35 – 50 ft	Yellow fall color, pyramidal shape, pollinator friendly - small flowers attract bees	moderate	no	no
<i>Tilia cordata</i>	Littleleaf linden	W: 15 – 30 ft Ht: 40 – 45 ft	Smaller leaves than American linden, yellow fall color, pyramidal shape	moderate	no	no

**Class III:** Large, long lived trees that need a minimum 6 foot planting strip but wider is recommended, spacing 40 to 60 feet. See notes below for recommended soil volumes.

Scientific name	Common name	Mature size	Features	Drought tolerant?	Salt spray tolerant?	Saline soils tolerant?
<i>Carya ovata</i>	Shagbark Hickory	W: 30 ft Ht: 80 ft	Shaggy bark and nuts when mature. Drought tolerant after established. Needs rich soil.	moderate	unknown	unknown
<i>Catalpa speciosa</i>	Northern catalpa	W: 25 – 50 ft Ht: 50 ft	Hiawatha 2 – a better street tree variety, white flowers, marginal hardiness (zone 4-5)	yes	moderate	moderate
<i>Ginkgo biloba</i>	Ginkgo	W: 25- 35 ft Ht: 40 – 50 ft	Only plant male trees (seedless) such Autumn gold, tolerates clay & alkaline, pest resistant	yes	yes	moderate
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	W: 35 ft Ht: 50 ft	Heat & drought tolerant, tolerates heavy alkaline soil, oval to vase shape.	yes	yes	yes
<i>Quercus bicolor</i>	Swamp White Oak	W: 15 – 40 ft Ht: 40 – 50 ft	Tolerant of alkaline, wet, poorly drained soils, good urban tree. Some of S Main St in Hailey.	yes	no	moderate
<i>Quercus macrocarpa</i>	Bur Oak	W: 25 – 45 ft Ht: 55 ft	Cold hardy tree that tolerates heat, drought, and alkaline soils. Slow grower.	yes	yes	yes
<i>Ulmus americana spp</i>	American elm cultivars	W: 50 – 60 ft Ht: 55 – 70 ft	Dutch Elm Disease resistant cultivars, vase shape, yellow fall color, tolerates alkaline, clay	moderate	moderate	moderate

**Sources:**

- J. Frank Schmidt & Son Co, wholesale catalog reference guide: [https://www.jfschmidt.com/rg/ifs\\_ref\\_guide\\_18.pdf](https://www.jfschmidt.com/rg/ifs_ref_guide_18.pdf)
- Cornell Urban Tree Guide (some trees not cold hardy for Hailey): <https://pdf4pro.com/view/recommended-urban-trees-cornell-university-5b4e51.html>
- The Morton Arboretum, online tree guide: <https://www.mortonarb.org/>
- Virginia Cooperative Extension: Table of saline soils and salt spray tolerance of trees : [www.ext.vt.edu](http://www.ext.vt.edu)

## Suggested Species for the Wood River Valley

### SMALL EVERGREEN

Common Name	Scientific Name	Height	Spread	Habit	Native (Blaine County)	Features/Problems
Arborvitae*	<i>Thuja occidentalis</i>	10'-15'	6'-8'	pyramidal	no	winter damage
Juniper*	<i>Juniperus ssp.</i>	2'-20'	4'-10'	pyramidal	yes	drought tolerant, drainage
Pine - Bristlecone*	<i>Pinus aristata</i>	10'-15'	8'-10'	pyramidal	no	slow-growing, drought tolerant
Pine - Mugo*	<i>Pinus mugo</i>	10'-15'	6'-8'	pyramidal/spreading	no	elk damage
Pine - Mugo Dwarf*	<i>Pinus mugo</i>	6'-8'	5'-15'	pyramidal/spreading	no	elk damage
Pine - Scotch Dwarf*	<i>Pinus sylvestris</i>	8'-10'	6'-8'	pyramidal/spreading	no	winter damage
Spruce, Alberta Dwarf*	<i>Picea glauca 'conica'</i>	4'-10'	2'-4'	pyramidal	no	small spaces, topiary

### SMALL DECIDUOUS

Common Name	Scientific Name	Height	Spread	Habit	Native (Blaine County)	Features/Problems
Alder	<i>Alnus incana</i>	15'-20'	10'-15'	pyramidal/spreading	yes	short-lived, drainage
Apple**	<i>Malus ssp.</i>	10'-15'	10'-15'	vase/spreading	no	edible fruit, fireblight
Apricot**	<i>Prunus ssp.</i>	10'-15'	10'-15'	vase/spreading	no	edible fruit
Birch, Western Red	<i>Betula occidentalis fontinalis</i>	30'-40'	20'-30'	layered	no	decorative bark, birch bore
Birdcherry/Mayday	<i>Prunus padus</i>	15'-20'	10'-15'	spreading	no	hardier in south valley
Cherry**	<i>Prunus ssp.</i>	10'-15'	10'-15'	vase/spreading	no	edible fruit
Chokecherry	<i>Prunus virginiana</i>	15'-20'+	8'-15'	pyramidal/spreading	some ssp.	few pest issues, drainage
Crabapple**	<i>Malus ssp.</i>	10'-30'	10'-20'	vase/spreading	no	fireblight, fruit litter
Elm, Camperdown*	<i>Ulmus glabra 'camperdownii'</i>	5'-10'	8'-10'	weeping	no	good for small spaces
Hawthorn	<i>Crataegus ssp.</i>	15'-20'	15'-20'	vase/spreading	no	attract birds, fireblight
Lilac, Japanese Tree	<i>Syringa reticulata</i>	15'-30'	15'-20'	vase/spreading	no	fragrant flower
Maple, Amur	<i>Acer ginnala</i>	10'-20'	10'-12'	layered	no	brilliant red leaf color
						winter damage
Maple, Bigtooth	<i>Acer grandidentatum</i>	15'-25'	10'-15'	vase/spreading	no	few pest issues
Mountainash**	<i>Sorbus aucuparia</i>	20'-30'	15'-20'	pyramidal/spreading	no	attract birds, fruit litter
						fireblight, winter damage
Oak, Burenglish	<i>Quercus macrocarpa x robur</i>	10'-30'	10'-30'	spreading	no	hardier in south valley
Oak, Swamp White	<i>Quercus bicolor</i>	15'-30'	10'-15'	full-crowned	no	hardier in south valley
Olive, Russian**	<i>Elaeagnus angustifolia</i>	15'-20'	10'-15'	layered	no	thorns, invasive
Pear**	<i>Pyrus ssp.</i>	10'-25'	8'-20'	pyramidal	no	edible fruit, fireblight
Plum**	<i>Prunus ssp.</i>	10'-15'	10'-15'	vase/spreading	no	edible fruit
Serviceberry	<i>Amelanchier alnifolia</i>	5'-15'	5'-10'	layered	yes	few pest issues, attract birds

### MEDIUM EVERGREEN

Common Name	Scientific Name	Height	Spread	Habit	Native (Blaine County)	Features/Problems
Pine, Austrian*	<i>Pinus nigra</i>	25'-50'	15'-25'	spreading	no	bark beetles, elk damage
Pine, Limber*	<i>Pinus flexilis</i>	15'-30'	8'-15'	pyramidal	yes	long-lived, blister rust
Pine, Scotch*	<i>Pinus sylvestris</i>	30'-50'	20'-30'	spreading	no	winter damage, bark beetles
Spruce, Semi-dwarf*	<i>Picea ssp.</i>	5'-30'	3'-15'	pyramidal	no	small spaces

\*Species not recommended for street corner locations in right-of-way plantings due to motorist visibility

\*\*Species not recommended for right-of-way plantings due to seed & fruit litter, invasive roots/sprouts, or safety

**MEDIUM DECIDUOUS**

<u>Common Name</u>	<u>Scientific Name</u>	<u>Height</u>	<u>Spread</u>	<u>Habit</u>	<u>Native (Blaine County)</u>	<u>Features/Problems</u>
Ash, Green	<i>Fraxinus pennsylvanica</i>	25'-50'	20'-25'	full-crowned	no	shade tree
Ash, Mancana	<i>Fraxinus mandshurica</i>	25'-50'	20'-25'	full-crowned	no	shade tree
Aspen, Quaking**	<i>Populus tremuloides</i>	25'-50'	10'-15'	columnar	yes	fast-growing, short-lived
						pest issues, invasive
Aspen, Swedish	<i>Populus tremula erecta</i>	25'-50'	10'-15'	columnar	no	winter damage
Birch, European White	<i>Betula pendula</i>	40'-50'	20'-30'	pyramidal	no	decorative bark, birch bore
Boxelder**	<i>Acer negundo</i>	30'-50'	20'-40'	spreading	yes	boxelder bugs, invasive
Horsechestnut	<i>Aesculus hippocastanum</i>	25'-50'	20'-30'	full-crowned	no	hardier in south valley
Linden, Littleleaf	<i>Tilia cordata</i>	40'-50'	20'-40'	pyramidal	no	attract aphids, ants, bees
Linden, American	<i>Tilia americana</i>	40'-80'	20'-40'	full-crowned	no	attract aphids, ants, bees
Locust, Black	<i>Robinia pseudoacacia</i>	30'-50'	20'-30'	full-crowned	no	hardier in south valley
Maple, Norway	<i>Acer platanoides</i>	30'-60'	20'-40'	full-crowned	no	hardy, shade tree
Maple, Red	<i>Acer rubrum</i>	30'-60'	20'-40'	full-crowned	no	hardier in south valley
Maple, Autumn Blaze	<i>Acer x freemanii</i>	50'-60'	30'-40'	full-crowned	no	brilliant red leaf color

**LARGE EVERGREEN**

<u>Common Name</u>	<u>Scientific Name</u>	<u>Height</u>	<u>Spread</u>	<u>Habit</u>	<u>Native (Blaine County)</u>	<u>Features/Problems</u>
Fir, Concolor*	<i>Abies concolor</i>	30'-60'	20'-30'	pyramidal	yes	soft needles, few pest issues
Fir, Douglas*	<i>Pseudotsuga menziesii</i>	50'-100'	20'-30'	pyramidal	yes	hardy
Fir, Sub-alpine*	<i>Abies lasiocarpa</i>	50'-100'	10'-20'	pyramidal	yes	drainage
Larch, Western	<i>Larix occidentalis</i>	50'-100'	20'-30'	pyramidal	yes	deciduous conifer
Pine, Lodgepole*	<i>Pinus contorta</i>	50'-100'	20'-30'	pyramidal	yes	bark beetles, elk damage
Pine, Ponderosa*	<i>Pinus ponderosa</i>	50'-100'	20'-30'	pyramidal	no	elk damage
Spruce, Colorado Blue*	<i>Picea pungens</i>	50'-80'	20'-30'	pyramidal	no	pest issues
Spruce, Engelmann*	<i>Picea engelmannii</i>	50'-100'	20'-30'	pyramidal	yes	hardy
Spruce, Norway*	<i>Picea abies</i>	50'-80'	20'-30'	pyramidal	no	large decorative cones

**LARGE DECIDUOUS**

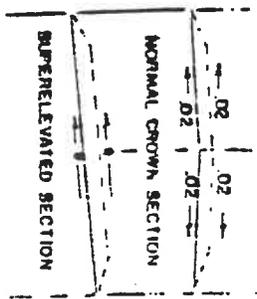
<u>Common Name</u>	<u>Scientific Name</u>	<u>Height</u>	<u>Spread</u>	<u>Habit</u>	<u>Native (Blaine County)</u>	<u>Features/Problems</u>
Buckeye	<i>Aesculus glabra</i>	30'-60'	20'-30'	full-crowned	no	hardier in south valley
Cottonwood, Black**	<i>Populus trichocarpa</i>	60'-110'	20'-30'	columnar	yes	short-lived, invasive
						structural safety issues
Elm, Siberian**	<i>Ulmus pumila</i>	30'-60'	20'-40'	vase/spreading	no	messy, invasive
Maple, Silver	<i>Acer saccharinum</i>	30'-60'	20'-30'	full-crowned	no	prone to decay
Poplar, Silver**	<i>Populus alba</i>	30'-60'	20'-40'	full-crowned	no	fast-growing, short-lived
Willow**	<i>Salix alba</i>	30'-60'	20'-40'	full-crowned/weeping	some ssp.	messy, invasive

\*Species not recommended for street corner locations in right-of-way plantings due to motorist visibility

\*\*Species not recommended for right-of-way plantings due to seed & fruit litter, invasive roots/sprouts, or safety

Cell and fill slopes in difficult terrain may require special consideration for deviation from this will be allowed except by approval of the Blaine Co. Commissioners Approved and adopted by Blaine Co. Commissioners, June 8, 1981.

NOTES

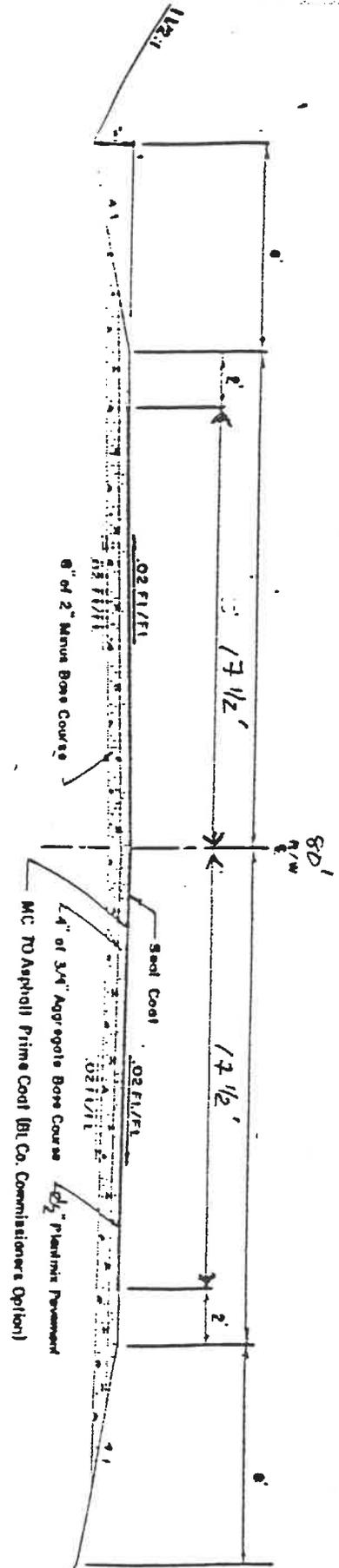


PUBLIC

ROAD

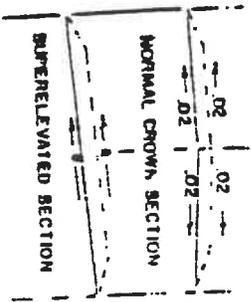
STANDARDS

July 22, 1985  
Revised 12/85  
GALENA ENGINEERING, II  
KETCHUM, IDAHO  
Sheet 1 of 4



Cut and fill slopes in difficult terrain may require special consideration. No deviation from this will be allowed except by approval of the Idaho Co. Commissioners. Approved and adopted by Idaho Co. Commissioners, June 8, 1981.

NOTES

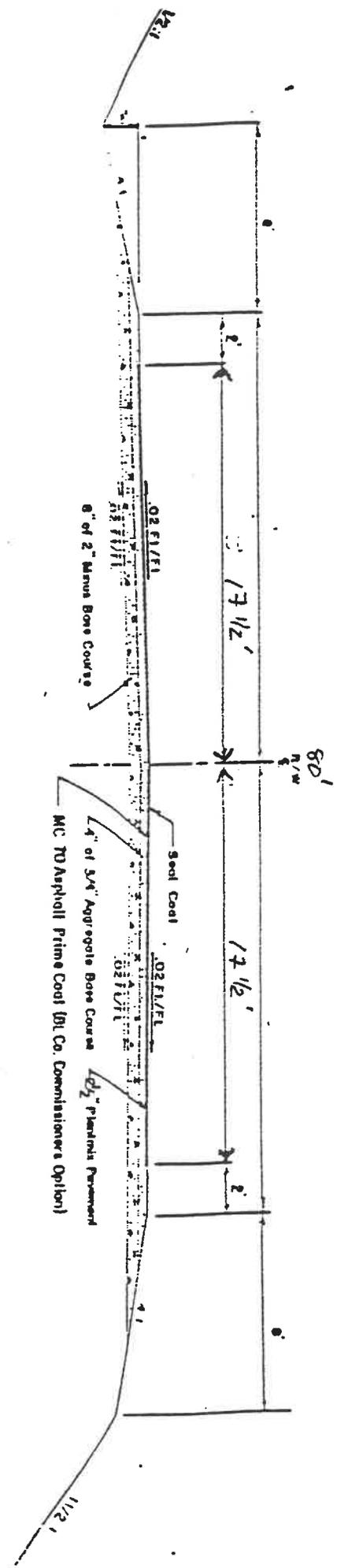


PRIVATE

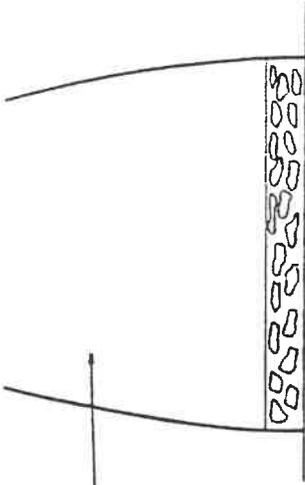
ROAD

STANDARDS

July 22, 1985  
Revised 12/85  
GALENA ENGINEERING, II  
KETCHUM, IDAHO  
Sheet 2 of 4

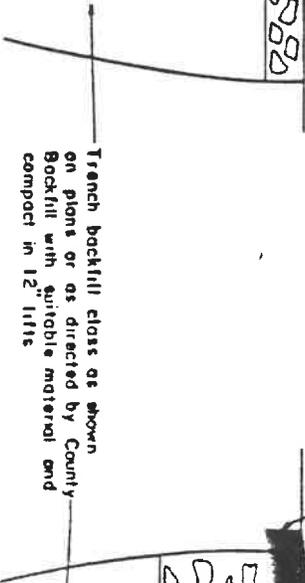


3/4" maximum crushed rock, match existing thickness except 2" minimum allowance



ROCK SURFACE  
CLASS B

Firm to straight line to remove damaged, broken and unbound pavement, edges to be uniformly supported on firm ground



Trench backfill class as shown on plans or as directed by County Backfill with suitable material and compact in 12" lifts

ASPHALT CONCRETE  
CLASS A

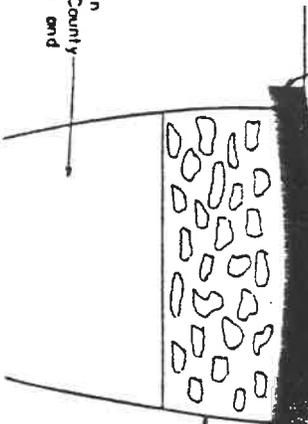
Seal and cover coat to 6" outside patch (M-81 or M-82) (optional)

Hot plant mix asphalt concrete, match existing pavement thickness, 3" minimum compacted

1" Crown to allow for pumping by traffic

Prime coat (RC-70 or MC-80) (Optional)

3/4" Max. crushed rock, match existing thickness except 10" is minimum allowable



NOTES

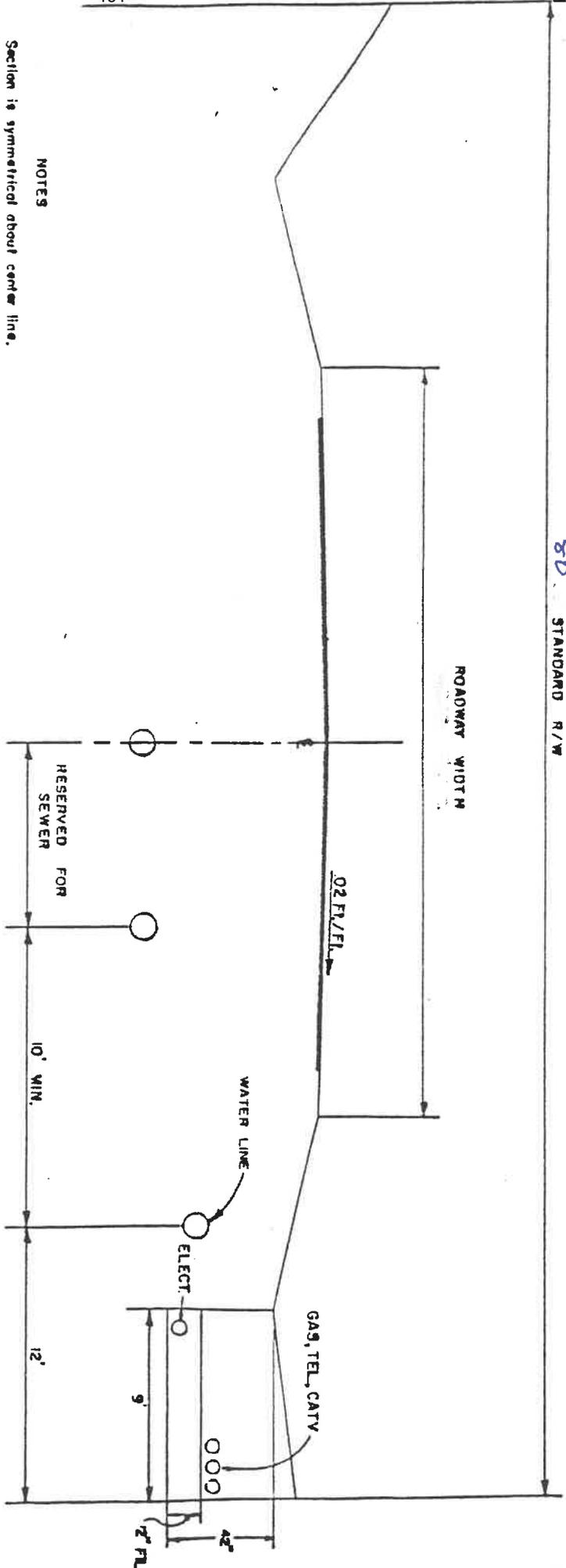
- For specifications see Home County Standard Road and Street Specifications.
- Use Class A backfill under pavement unless Class B is specifically authorized by County.
- Use Class B backfill under gravel or unsurfaced areas.

ROAD CROSSING STANDARDS

July 22, 1985

GALENA ENGINEERS  
KETCHUM, IDAHO  
Sheet 3 of 4

80' STANDARD R/W



NOTES

- Section is symmetrical about center line.
- For roadway widths and sidewalks see other Standard Drawings Sheets 1 & 2.
- Utility locations may be modified by Blaine Co. for special conditions or locations.
- All manholes and water valves shall be recessed 01 feet below road surface
- No structure or fixture shall be located so that it interferes with snow plowing activity.
- Depths to sewer and water lines are to be determined by Blaine County and the design engineer

UNDERGROUND UTILITY LOCATION STANDARDS

July 22, 1985  
 GALENA ENGINEERING, INC.  
 KETCHUM, IDAHO  
 Sheet 4 of 4

## BELLEVUE STREET GENERAL CONSTRUCTIONS NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC) AND CITY OF BELLEVUE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THESE STANDARDS ON SITE DURING CONSTRUCTION.
2. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
  - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
  - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
7. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
8. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPMC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
9. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
10. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
13. ALL CONCRETE WORK SHALL CONFORM TO ISPMC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C-309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL CITY OF BELLEVUE CONSTRUCTION STANDARDS AND SPECIFICATIONS ARE MET.

PRELIMINARY

**Galena Engineering Inc.**

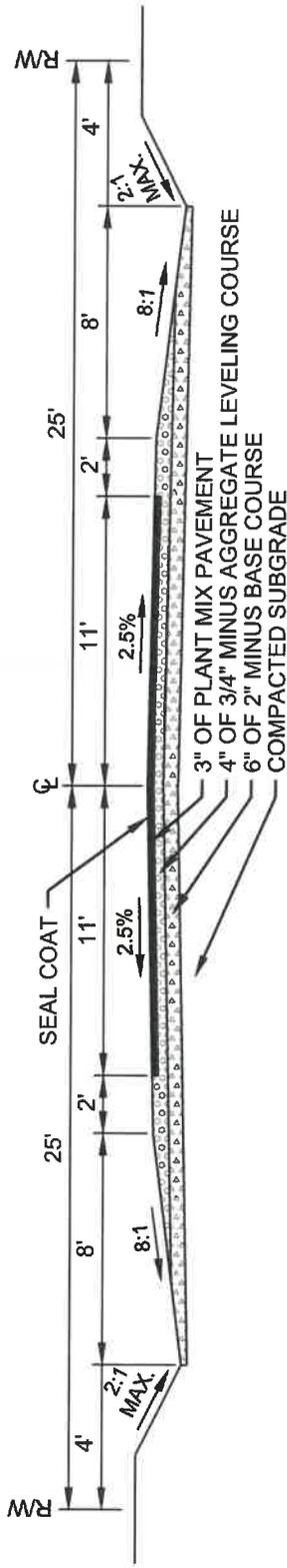
**Civil Engineers & Land Surveyors**  
 317 N. River Street  
 Halley, Idaho 83533  
 (208) 788-1705  
 (208) 788-4612 fax  
 email galena@galena-engineering.com

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

TYPICAL ROAD CONSTRUCTION NOTES  
**RESIDENTIAL STREETS**  
 WITHIN CITY OF BELLEVUE, BLAINE COUNTY, IDAHO  
 PREPARED FOR CITY OF BELLEVUE

PROJECT INFORMATION  
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0.1



**50' ROW: RESIDENTIAL STREET TYPICAL SECTION**  
 (NO CURB & GUTTER OR SIDEWALK)

N.T.S.

NOTE:

1. SEE SHEET 0.1 FOR GENERAL CONSTRUCTION NOTES.

**PRELIMINARY**

**Galena Engineering Inc.**

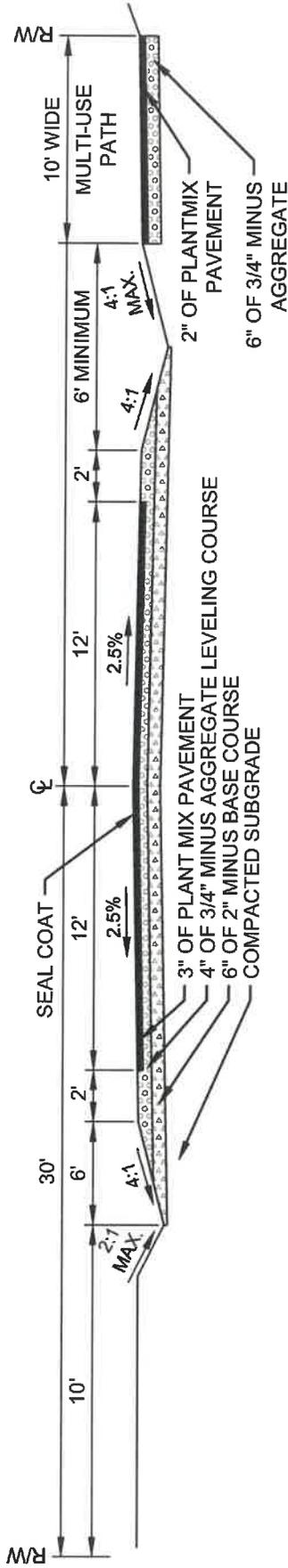
**Civil Engineers & Land Surveyors**  
 317 N. River Street  
 Halley, Idaho 83333  
 (208) 788-1705  
 (208) 788-4612 fax  
 email galena@galena-engineering.com

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TYPICAL ROAD SECTIONS  
**RESIDENTIAL STREETS**  
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PROJECT INFORMATION

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**60' ROW: RESIDENTIAL COLLECTOR STREET TYPICAL SECTION**  
(NO ROADSIDE PARKING)

(NO ROADSIDE PARKING)

NOTE:  
1. SEE SHEET 0.1 FOR GENERAL CONSTRUCTION NOTES.  
2. PEDESTRIAN CROSSINGS REQUIRED AT INTERSECTIONS.

**PRELIMINARY**

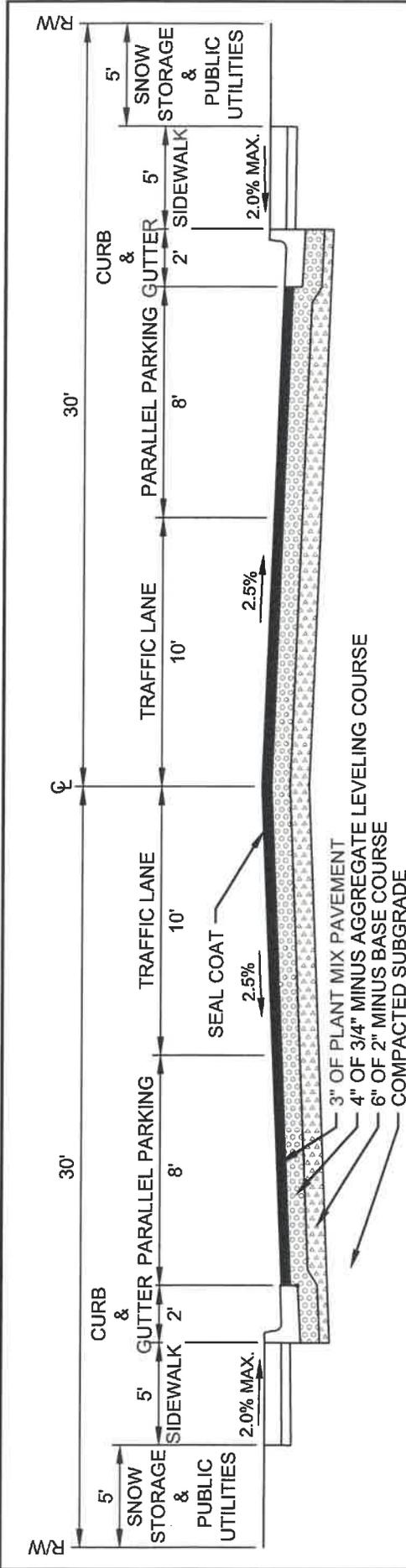
**Galena Engineering Inc.**

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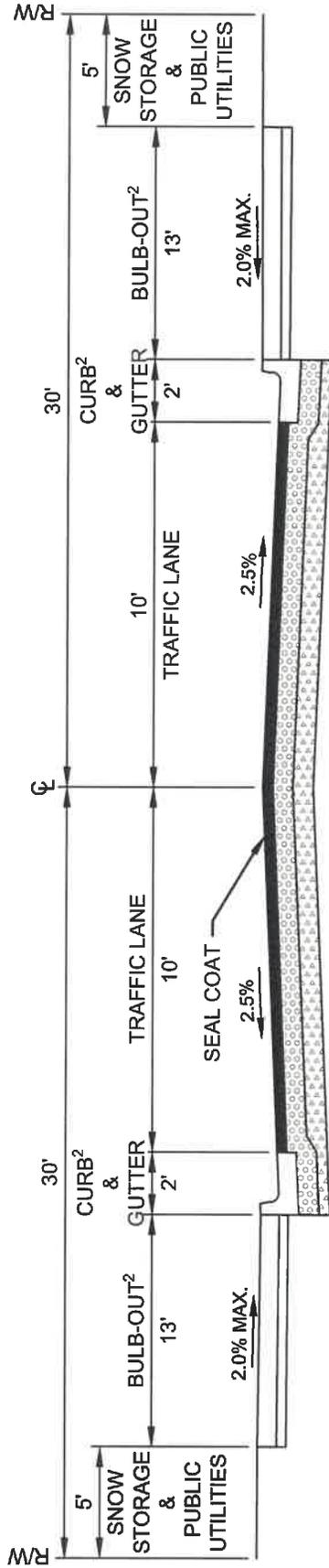
TYPICAL ROAD SECTIONS  
**RESIDENTIAL STREETS**  
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PROJECT INFORMATION  
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**60' ROW: RESIDENTIAL STREET TYPICAL SECTION**  
(WITH CURB & GUTTER)  
N.T.S.

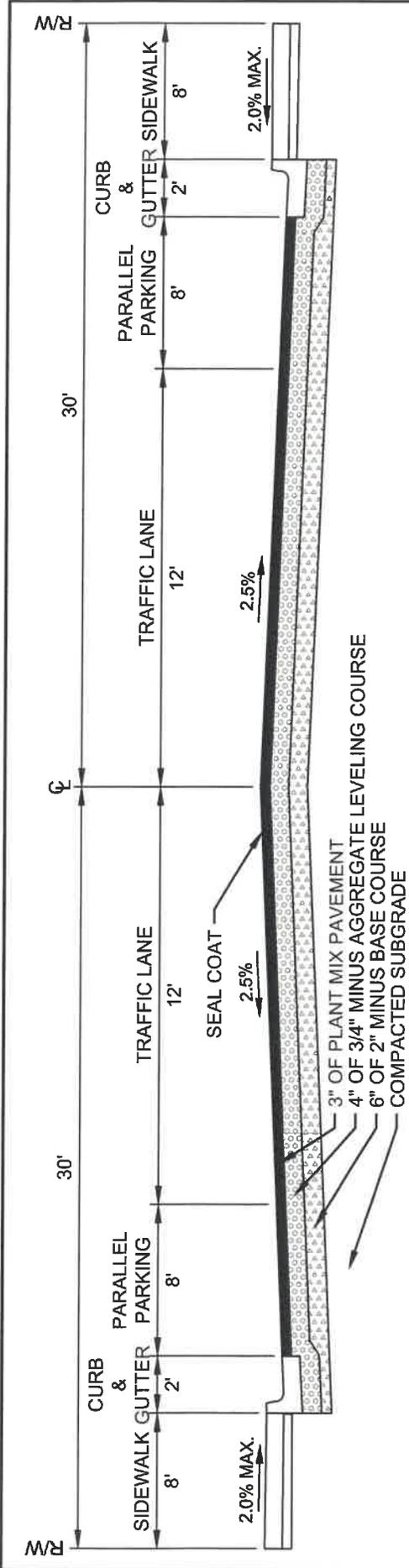
NOTE:  
1. SEE SHEET 0.1 FOR GENERAL CONSTRUCTION NOTES.



**60' ROW: RESIDENTIAL STREET TYPICAL SECTION**  
**AT AN INTERSECTION**  
(WITH CURB & GUTTER)  
N.T.S.

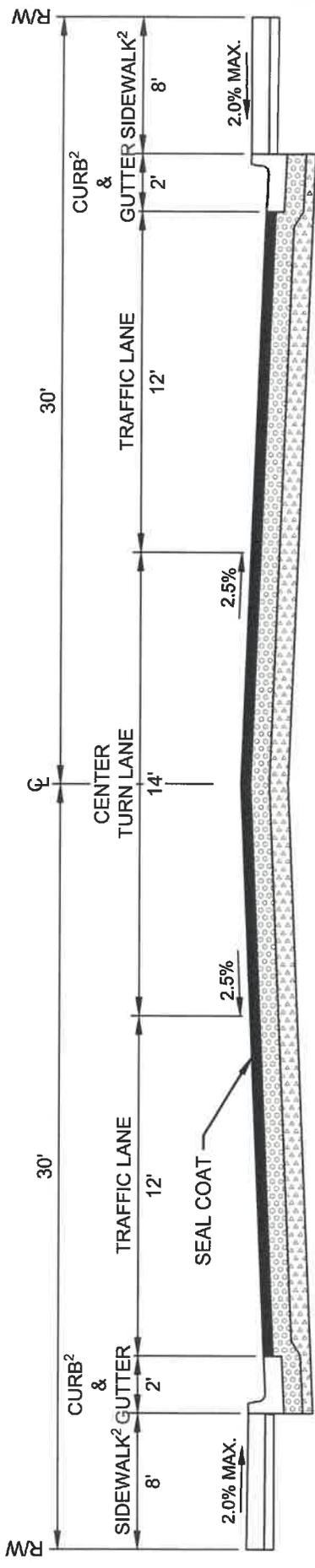
NOTE:  
1. SEE SHEET 0.1 FOR GENERAL CONSTRUCTION NOTES.  
2. ADA COMPLIANT CURB AND SIDEWALK RAMPS REQUIRED AT INTERSECTIONS.

PRELIMINARY



**60' ROW: COMMERCIAL STREET TYPICAL SECTION**  
(WITH CURB & GUTTER)  
N.T.S.

NOTE:  
1. SEE SHEET 0.1 FOR GENERAL CONSTRUCTION NOTES.



**60' ROW: COMMERCIAL STREET TYPICAL SECTION**  
**AT AN INTERSECTION**  
(WITH CURB & GUTTER)  
N.T.S.

NOTE:  
1. SEE SHEET 0.1 FOR GENERAL CONSTRUCTION NOTES.  
2. ADA COMPLIANT CURB AND SIDEWALK RAMPS  
REQUIRED AT INTERSECTIONS.

**PRELIMINARY**

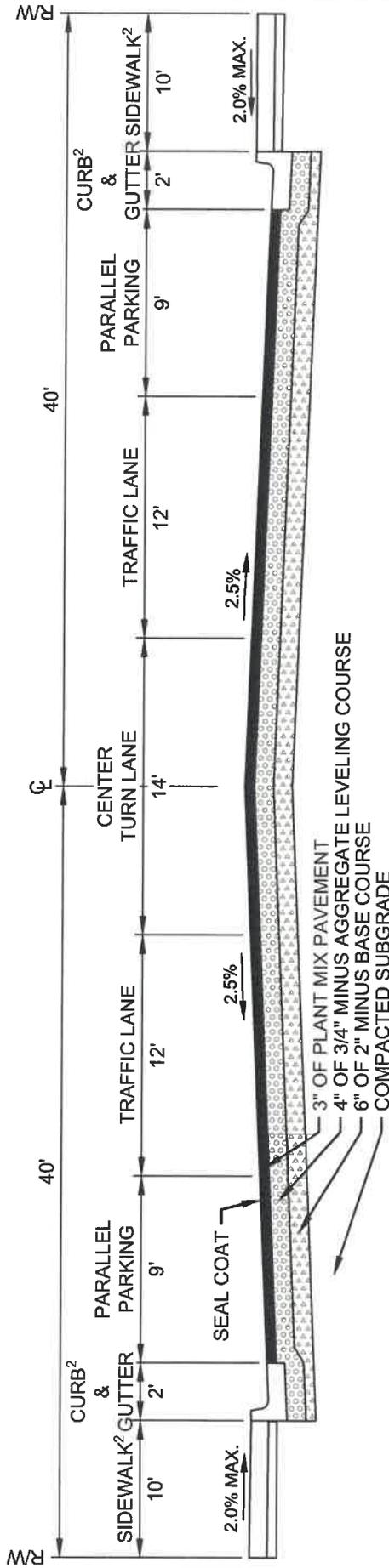
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TYPICAL ROAD SECTIONS  
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PROJECT INFORMATION  
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**80' ROW: COMMERCIAL STREET TYPICAL SECTION**  
(WITH CURB & GUTTER)  
N.T.S.

**NOTE:**

1. SEE SHEET 0.1 FOR GENERAL CONSTRUCTION NOTES.
2. ADA COMPLIANT CURB AND SIDEWALK RAMPS REQUIRED AT INTERSECTIONS.

PRELIMINARY

**Galena Engineering Inc.**

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TYPICAL ROAD SECTIONS  
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# ROW Work Session

# Trees & Landscaping

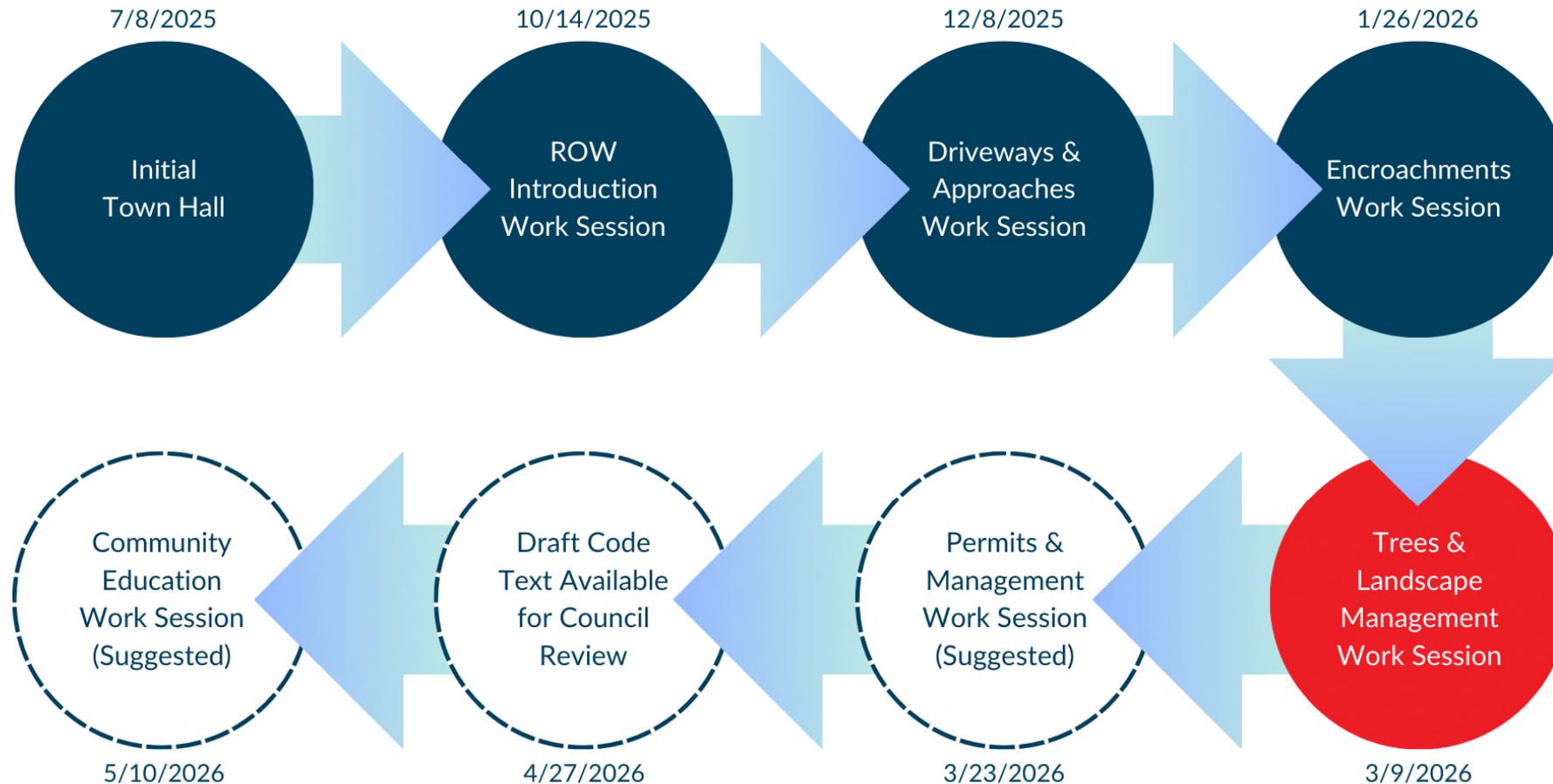
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Carter Bullock – Planner

3/9/2026



# ROW Work Session – Trees & Landscaping Context





# ROW Work Session – Trees & Landscaping

## Definitions

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Ornamental Feature: A nonpermanent, decorative, or garden-related object or structure located in the right-of-way. This could be a bench, archway, sculpture, decoration, historic artifact, garden box, “little free library,” or similar.

Pedestrian Approach: An approach within the right-of-way designed for pedestrians to access a particular private property.

Swale: Sometimes referred to as a “rain garden,” or “bioswale,” a swale is a low, permeable, unpaved area which serves as an alternative or complement to a traditional stormwater system. Swales may be filled with rocks, plantings, grasses, and trees. They are designed to store water, slow it, and allow it to percolate into the ground.



# ROW Work Session – Trees & Landscaping

# Trees & Landscaping

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Photo credit: Rutgers University



# ROW Work Session – Trees & Landscaping

# Trees & Landscaping

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## Current Code

### Definitions

Community Tree (7-4-2): The sum of all trees and shrubs within the City.

Public Tree (7-4-2): Any tree on public property.

Street Tree (7-4-2): Any tree, shrub, or other woody vegetation within a public street.

### Allowable Encroachments

9-2-2 does not allow trees, shrubs, or other plantings as encroachments.

### Street Tree Requirements

10-14-6 and 10-17-4(A)(3)(f) require street trees every 35' within the B, LB/R, LI, and LI/B zones.

### Tree and Shrub Care

7-4-1 provides for the Bellevue Parks Committee to preserve and protect ROW trees.

7-4-4 gives the City the right to plant, maintain, and remove shrubs in the ROW.



# ROW Work Session – Trees & Landscaping

# Trees & Landscaping

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## **Current Code (Continued)**

### **Tree Planting Guidelines**

In 2006, the Bellevue Tree Committee adopted Tree Planting Guidelines. This document is potentially dubious and outdates.

### **Revegetation**

1997 street standards require revegetation in the ROW after disturbance for a project.



# ROW Work Session – Trees & Landscaping

# Trees & Landscaping

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## Existing Conditions





# ROW Work Session – Trees & Landscaping

# Trees & Landscaping

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## Considerations

### Shade

Shadows from trees – especially evergreens – can shade snow and lead to ice build-ups. However, they also reduce heat in summer.

### Safety

Visual narrowing from trees and landscaping can improve driving behavior and improve perceptions of neighborhood safety.

### Vision Triangle

Bushy trees and shrubs in the vision triangle can reduce visibility at intersections.

### Utilities

Improperly planted trees can interfere with underground and aerial utilities. Vegetation poses fewer risks.



# ROW Work Session – Trees & Landscaping

## Trees & Landscaping

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### Considerations (Continued)

#### Future Planning

Large trees can complicate future sidewalks, road expansions, pathways, and water/sewer projects.

#### Irrigation & Water Use

In-ground irrigation in the ROW can expend substantial water and damage infrastructure.

#### Downtown & Commercial Streets

These streets should be considered differently than residential areas, with tighter tree planting restrictions and engineering standards.

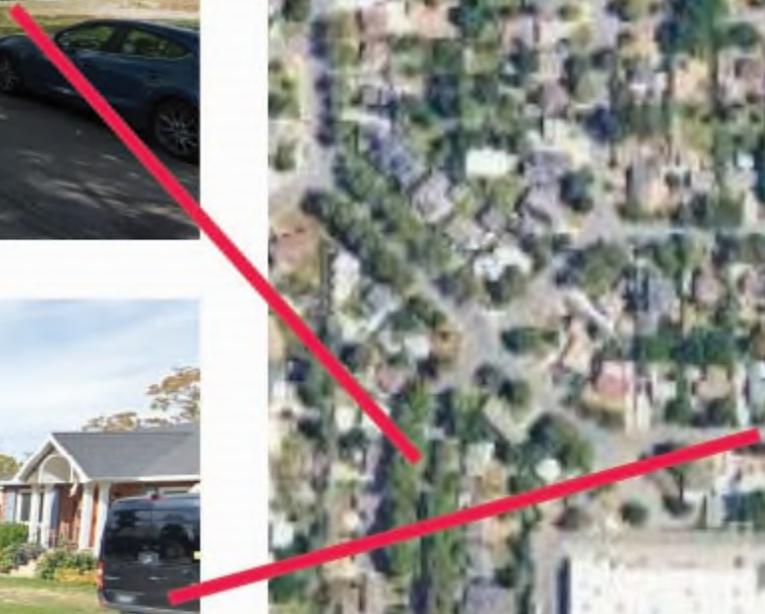
#### Vehicles & Storage

ROW that is used for trees and vegetation deters illegal parking, loading, and storage.



**Aesthetics –  
Trees &  
Landscaping**

**Millcreek, UT**





# ROW Work Session – Trees & Landscaping

# Trees & Landscaping

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## Code Examples



- **Bellevue, WA**
  - Certain street trees required on specific streets.
  - Street trees must be 3 ft. from the curb and have drip irrigation.



- **Bellevue, IA**
  - Permits are required to plant street trees.
  - A utility locate must occur before planting.
  - Trees must have specific spacing.



# ROW Work Session – Trees & Landscaping

## Trees & Landscaping

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### Code Examples (Continued)

- **Seattle, WA**



**City of Seattle**

- Max height of 3 ft. for non-tree landscaping.
- Encourages drought-tolerant, native plants.
- Applications for landscaping encroachments have no fee.
- No plants within 4 ft. of a tree trunk.

- **Vancouver, BC**



- Edible and food plants are allowed.
- Chemical pesticides are prohibited.
- In-ground irrigation is prohibited.



# ROW Work Session – Trees & Landscaping

# Trees & Landscaping

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## Recommendations

- 1. Add “Trees” back to the title and mission of the Bellevue Parks Committee**
  - The Committee is supportive of this change.
- 2. Adopt new street tree guidelines.**
  - Adopt *2013 Wood River Valley Tree Guide* or Hailey’s *Recommended Street Tree List*
  - Task the Parks Committee with recommending updated street tree guidelines.
  - Consider budgeting for a city-wide tree inventory by a licensed arborist.
- 3. Allow trees and vegetation as permitted encroachments.**
  - Require a utility locate prior to tree planting.
  - Require trees to be >5 ft. from the road surface.
  - Do not allow trees within 5-10 ft. of underground utilities.
  - Do not allow trees with a mature height of 25+ ft. under power lines.



# ROW Work Session – Trees & Landscaping

# Trees & Landscaping

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## Recommendations (Continued)

4. **Require street trees as part of new development projects and major additions.**
  - Require street trees at least every 30-40 feet in *every zone*.
  - “Major addition” = adds a residential unit, increases structure size by 20% or more, or increases parking by more than 20%
5. **Consider requiring new development to provide a certain number of trees on private property or meet certain canopy coverage standards.**
  - Would affect private property (zoning code).
  - Consider 30% mature canopy lot coverage *or* one tree per 1,000 sq. ft.
6. **Prohibit in-ground, permanent irrigation within the ROW.**
  - Encourage surface drip irrigation.



# ROW Work Session – Trees & Landscaping

# Trees & Landscaping

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## Recommendations (Continued [Continued])

7. Do not allow new encroachments of grass lawn.
8. Prohibit usage of pesticides and chemical fertilizers in the ROW.
9. Reaffirm that revegetation must occur in any area where desired native/preexisting plants were removed for encroachment and construction work.
  - Should be stated in code (not just 1997 resolution).



# ROW Work Session – Trees & Landscaping

# Ornamental Features

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# ROW Work Session – Trees & Landscaping

# Ornamental Features

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## Current Code

### Allowable Encroachments

9-2-2 does not allow “ornamental features” or similar as permitted encroachments.

## Existing Conditions

Some rights-of-way in Bellevue contain ornamental features such as sculptures, benches, “little free libraries,” artifacts, or otherwise. These features add to Bellevue’s character, add interest for passersby, and show the personality of our community.

## Considerations

### Aesthetics

Ornamental features improve the aesthetics of our community. These also invite attention, pique interest, and encourage walking and *flânerie* (exploration).



# ROW Work Session – Trees & Landscaping

# Ornamental Features

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## Code Examples



- **Vancouver, BC**
  - Edible and food plants are allowed.
  - Chemical pesticides are prohibited.
  - In-ground irrigation is prohibited.



# ROW Work Session – Trees & Landscaping

# Ornamental Features

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## Recommendations

- 1. Allow ornamental features in the ROW as permitted encroachments.**
  - Add a definition to code. This should allow benches, ornamental archways, sculptures, decorations, artifacts, garden boxes, little free libraries, or similar. However, it should disallow vehicles, objects that are difficult or expensive to move, or anything that serves as storage of materials (such as sheds or crates).
  - Garden boxes should not be more than 1.5 ft. tall.
  - Allow the Administrator to reject ornamental features that encumber the ROW, impede snow removal/utilities, or block visibility.



# ROW Work Session – Trees & Landscaping

# **Pedestrian Approaches**

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# ROW Work Session – Trees & Landscaping

# Pedestrian Approaches

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## Current Code

### Allowable Encroachments

9-2-2 does not allow pedestrian approaches as permitted encroachments.

## Existing Conditions

Some Bellevue residences feature private pedestrian walkways to front doors. Very few of these walkways extend through the ROW to the road surface.

## Considerations

### Accessibility

Encroachments by pedestrian approaches can improve the ease of accessing a property from the street. This improves walkability and accessibility for all users, especially delivery personnel, those of age and with disabilities, and first responders.



# ROW Work Session – Trees & Landscaping

# Pedestrian Approaches

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## Code Examples



- **Seaside, CA**
  - Encroachment permits are issued for pedestrian approaches.
  - Pedestrian approaches are required at certain intervals and for businesses.

## Recommendations

1. **Allow pedestrian approaches in the ROW as permitted encroachments.**
  - Pedestrian approaches should be at least 4 ft. wide and cannot be used for vehicle parking. The first 5 ft. of the approach should not be pavers or similar materials.



# ROW Work Session – Trees & Landscaping

# Swales & Drainage

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Photo credit: Perfect Earth Landscaping



# ROW Work Session – Trees & Landscaping

# Swales & Drainage

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## Current Code

### Street Standards (1997/1985)

These standards apply to 80 ft. rights-of-way and show 2 ft. deep swales on each side of the street.

### Street Standards (2021)

Only some of these standards were officially adopted. These apply to 50 and 60 ft. rights-of-way and show 1 ft. deep swales on each side of the street.

### Allowable Encroachments

9-2-2 does not explicitly allow swales as permitted encroachments, though it does allow “public improvements.”



# ROW Work Session – Trees & Landscaping

# Swales & Drainage

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## Existing Conditions

A handful of drainage ditches and/or swales exist in rights-of-way throughout Bellevue. The majority of these have not been built to previous standards but do provide a degree of water retention. Most are filled with grass or rocks; few swales in Bellevue are low-consumption or beautified.



# ROW Work Session – Trees & Landscaping

# Swales & Drainage

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## Considerations

### Impermeable Surfaces & Flooding

Acting as flood breaks and retention areas, swales can be highly effective at mitigating flooding risk. Additionally, they can hold snow and snowmelt effectively.

### Safety

Swales can be a hazard to road users. To mitigate this, they should be visually distinguished by vegetation, decorative boulders and rocks, etc. They should not be deeper than 2 ft. or steeper than 2:1 (wide:deep). At corners, they should be marked with delineators or similar.

### Accessibility

Swales can block pedestrian access to properties. Walkways, decorative bridges, step-stones, and culverts can be integrated to mitigate this.



# ROW Work Session – Trees & Landscaping

# Swales & Drainage

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## Considerations (Continued)

### Beautification

If swales are only lined with rocks, swales can be a visual detriment and cause undue heat in summer. In order to mitigate these effects, swales should be filled with landscaping, including trees.

### Discouragement of Parking & Property Storage

Swales, especially when incorporating trees, rocks, and vegetation, naturally deter parking and personal property storage in the right-of-way.

## Code Examples



- **Townsville, AU**
  - Certain street trees required on specific streets.
  - Street trees must be 3 ft. from the curb and have drip irrigation.



# ROW Work Session – Trees & Landscaping

# Swales & Drainage

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## Recommendations

### 1. Clarify that swales can be permitted as encroachments.

- Update street standards to include standards for appropriate depth/slope for swales.
- Swales should be required to contain trees and vegetation. The Council's recommendation on the extent of vegetation and whether large rocks should also be required.
- Swales in business and industrial zones should be considered on a case-by-case basis.

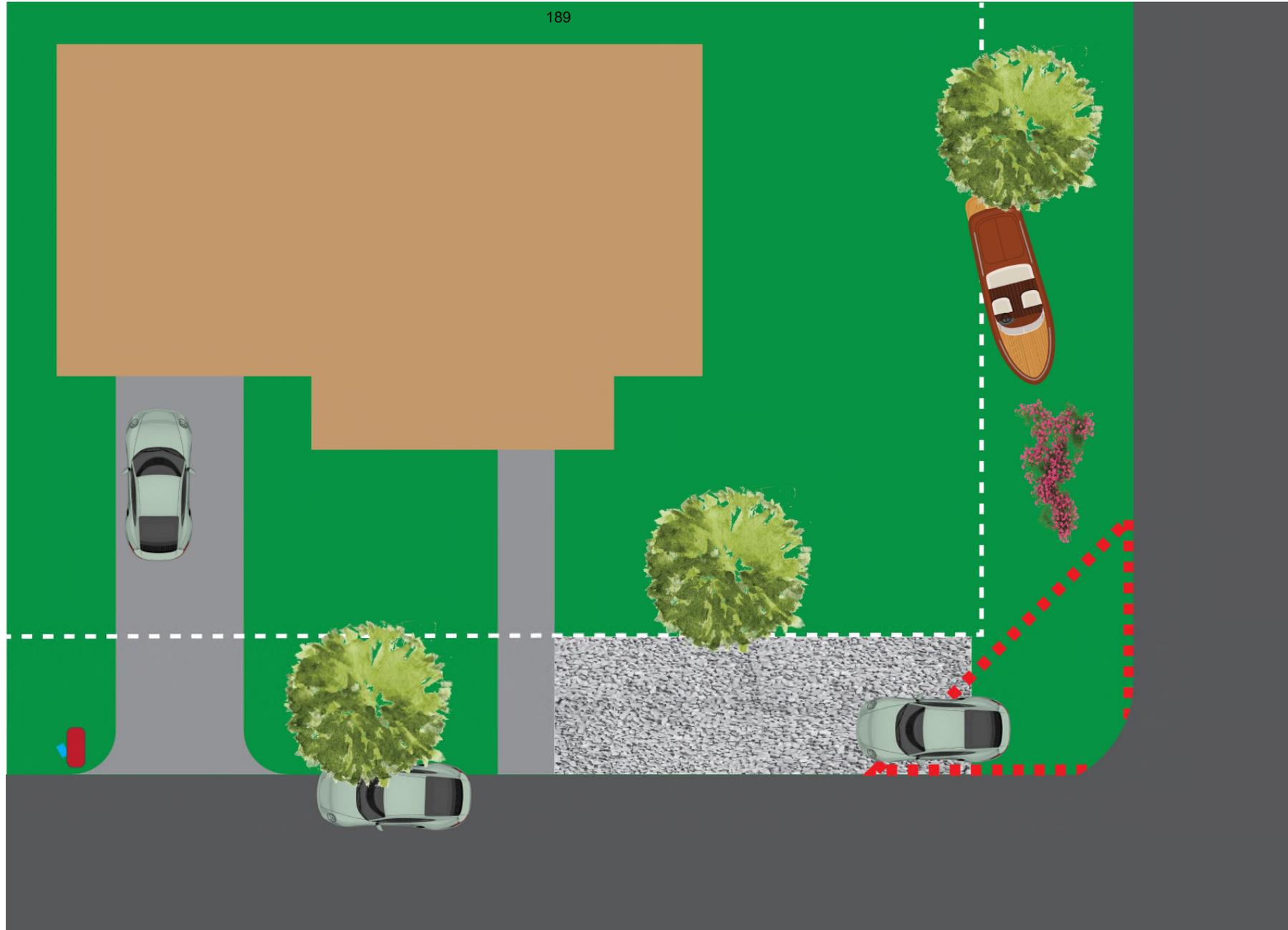
### 2. Consider requiring swales as required improvements for new residential developments.

- Consider requiring swales for all non-approach sections of residential ROW.
- Alternatively, require swales along 30-60% of residential ROW.



## Holistic Management Considerations:

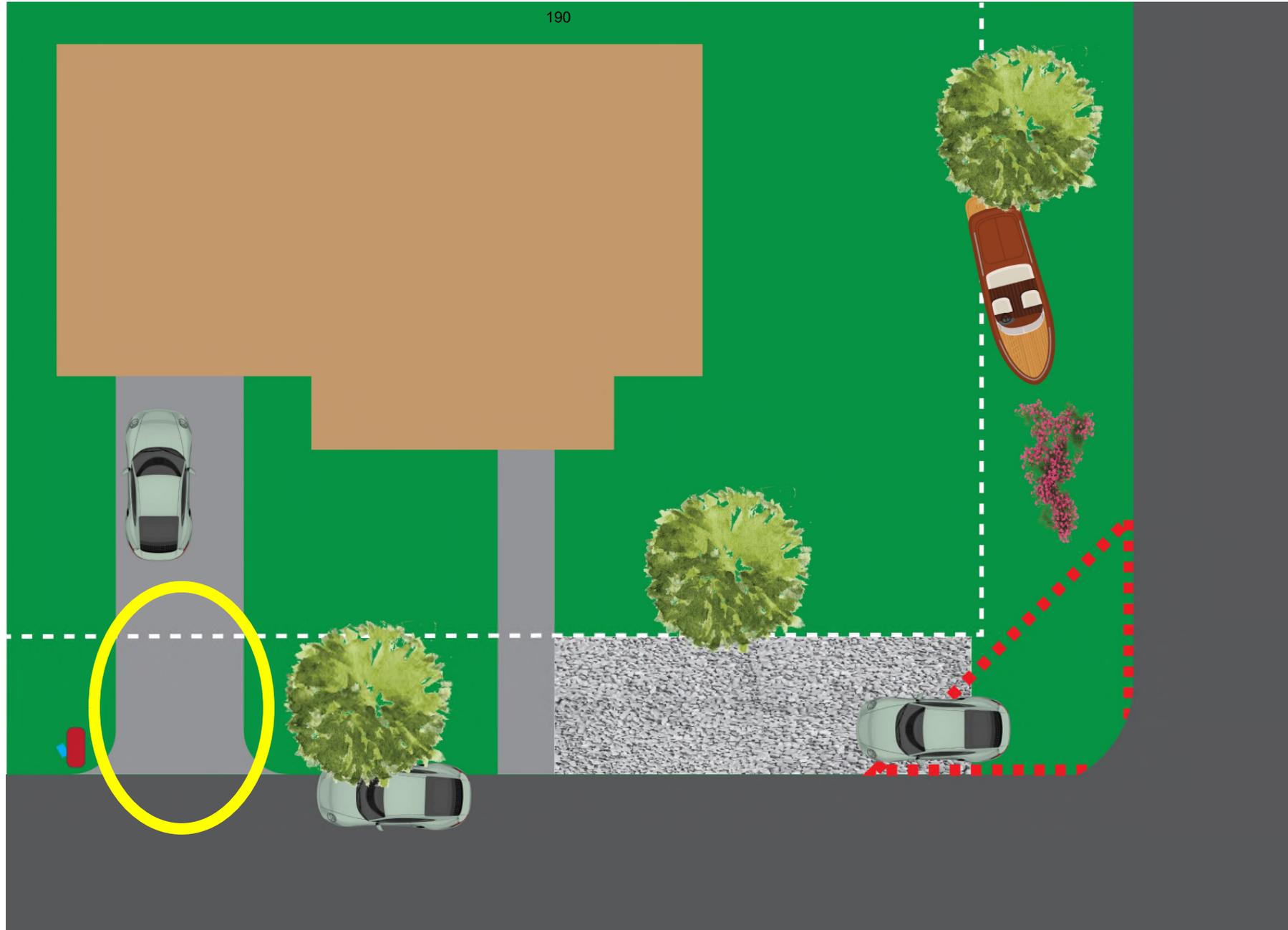
How Does this All Fit Together?





## Holistic Management Considerations:

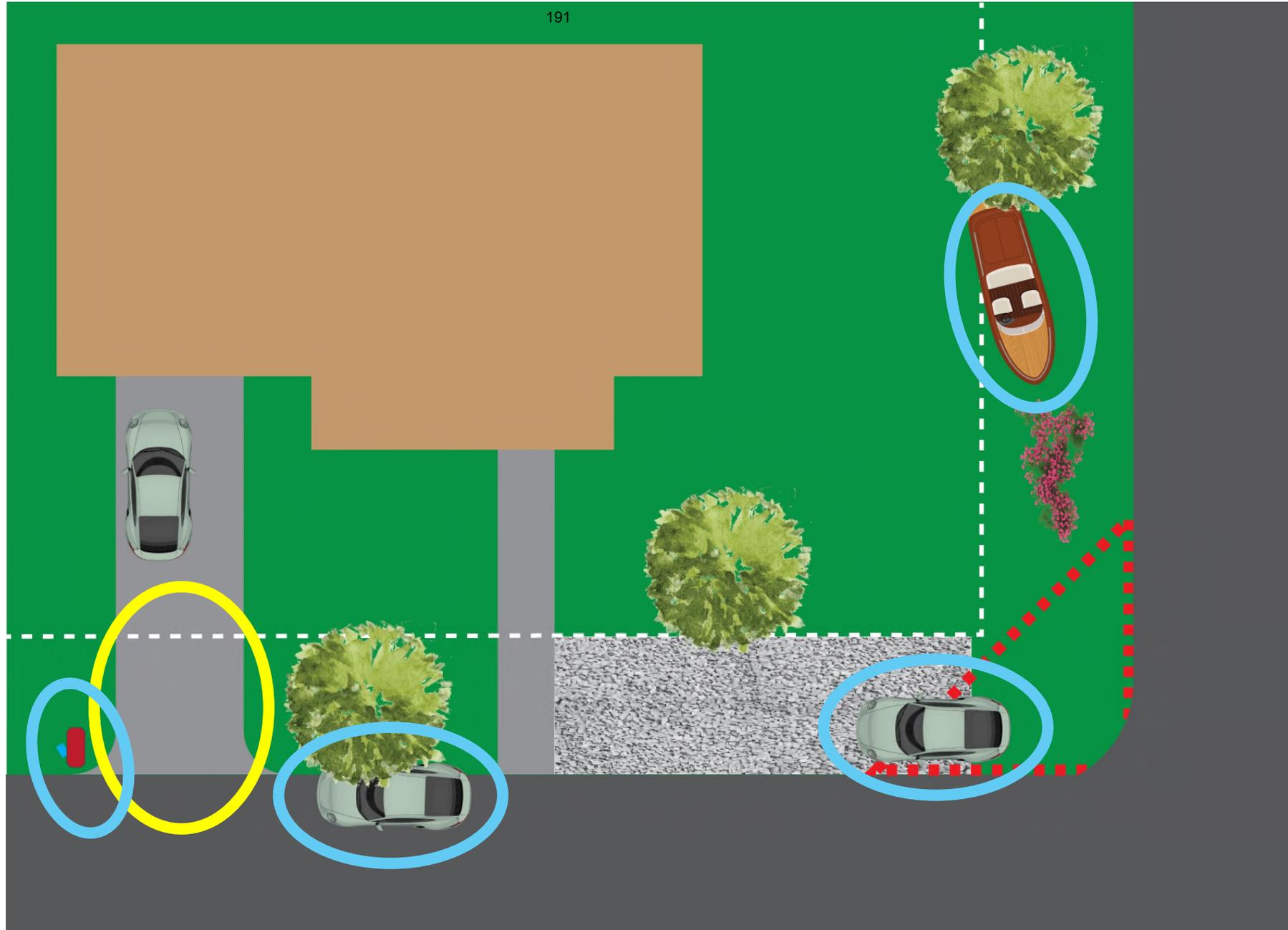
12/8/2025  
Driveway Work  
Session





## Holistic Management Considerations:

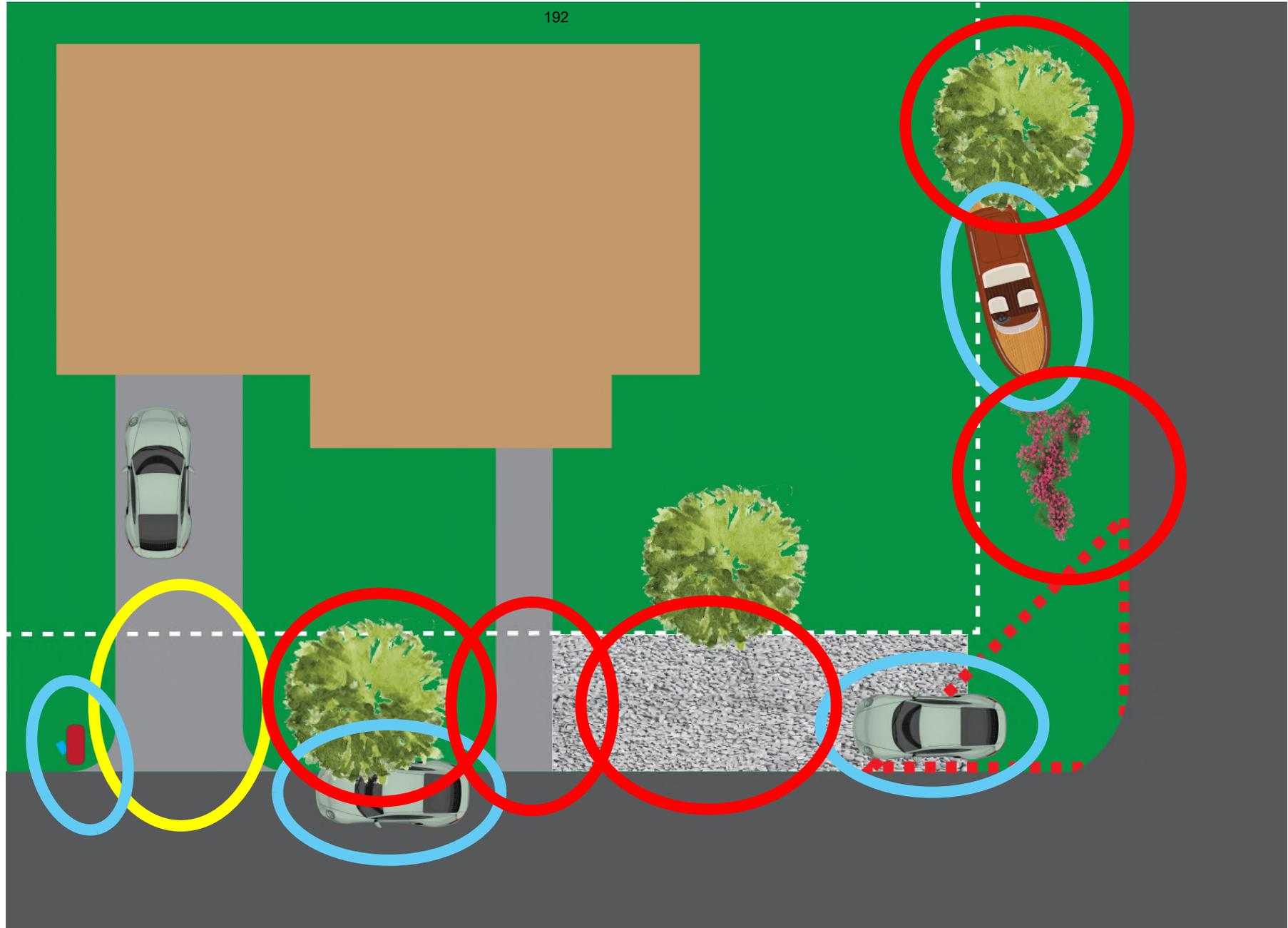
1/26/2026  
Encroachments  
Work Session





# Holistic Management Considerations:

3/9/2026  
Trees &  
Landscaping  
Work Session





# ROW Work Session – Trees & Landscaping

# Enclosures

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1. (*Selection from*) 2006 Bellevue Tree Planting Guidelines
2. (*Selection from*) 2022 Hailey Street Trees List
3. (*Selection from*) 2013 Wood River Valley Tree Guide
4. (*Selection from*) Ordinance 97-06
5. (*Selection from*) 2021 Street Construction Standards



# ROW Work Session – Trees & Landscaping

## Next Steps

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**Give Staff recommendations** on code language and policy direction for:

- Trees & Landscaping
- Ornamental Features
- Pedestrian Approaches
- Swales & Drainage



# ROW Work Session – Trees & Landscaping

## Next Steps

