



The Common Council of the City of Bellevue, Idaho met at a regularly scheduled Meeting on Monday, February 9, 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 5:32 p.m. (00:06:39 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  
Kirtus Gaston, Bellevue Marshal  
Kristin Gearhart, Library Director

**1. Notice of Agenda Compliance:** (00:07:17 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 *February 6, 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** (00:08:01 in video)

Council President Shay reported that the Bellevue Urban Renewal Agency met last week with GGLO for design work on the dead-end rights-of-way along Main Street. GGLO will begin bimonthly meetings

with the Community Development Director, the Urban Renewal Agency Chair, and a Council representative to coordinate and oversee the design work.

Council Member Bergin announced that the Bellevue Historical Society will host a Living History event on Saturday at the City Library. The event, aimed at training volunteers with guidance from local historians, is open to the public and Council members.

Mayor Giordani noted that today's agenda was comprehensive and mentioned that the upcoming City newsletter will introduce Kayme Backstrom, a new staff member in the Wastewater and Water Department focusing on project management and administrative support. She highlighted that this addition is expected to improve project efficiency and reporting.

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

Mayor Giordani Opened Public Comment at (00:10:50 in video).

##### **Antonio Munoz, 461 Maple Ridge Loop**

Mr. Munoz spoke regarding water and sewer charges related to an accessory dwelling unit (ADU) attached to his home. He explained that the ADU shares the same water and sewer connection as the main house and does not have a separate meter, yet he is being charged an additional monthly utility fee, bringing his total monthly bill to approximately \$261 per month and about \$3,133 annually. Mr. Munoz stated that when he applied for the ADU permit, he was not informed that additional utility charges would apply and indicated that he may not have proceeded with the project had he known. He noted that the unit was originally intended for family members but is currently being rented to help cover costs. Mr. Munoz also stated that he has researched utility practices in other cities, including Ketchum and Hailey, and believes those communities use meter-based systems tied to water usage. He expressed concern that the current structure results in residents paying the same amount regardless of household size or usage. He referenced other Idaho cities where utility rate increases have been challenged and requested that the City review its approach to ensure fairness for residents. Mr. Munoz concluded by noting that his annual water and sewer costs exceed the amount he pays in property taxes and asked the City to consider a more equitable system.

##### **Justin McCarthy, 117 S 2<sup>nd</sup> Street**

Justin McCarthy, spoke to follow up on concerns he previously raised to the Council in November regarding what he described as excessive use of force by Bellevue law enforcement. He referenced an incident involving Deputy Marshal Emanuel Marin and a case involving Uriel Garcia Espinoza, in which he stated the individual was pulled from a vehicle and forced to the ground, resulting in injuries. Mr. McCarthy noted that he had previously provided video of the incident and his legal opinion to the Mayor and Council Member Obenauf. Mr. McCarthy expressed disagreement with a recent district court ruling that denied a motion to suppress. He stated he remains concerned about the conduct and demeanor of the officer involved. He urged the City to consider additional training for officers on de-escalation and to ensure law enforcement personnel have the appropriate temperament for the role. Mr. McCarthy stated that, as a resident, the incident has caused him to lose trust in local law enforcement and expressed concern for community members' interactions with police. He offered to provide additional information, including video and his legal analysis, to Council members upon request.

## 5. PRESENTATION

### a. Law Enforcement Foundation Overview: Sheriff Morgan Ballas

Sheriff Morgan Ballis provided an update on Blaine County Sheriff's Office activities and ongoing collaboration with municipal law enforcement agencies, including the Bellevue Marshal's Office. He emphasized efforts over the past year to rebuild and strengthen relationships among agencies across the county. He further reported that monthly chiefs' meetings are held with local law enforcement leaders and the county prosecutor to discuss trends, shared challenges, and coordinated goals. Agencies have also increased cross-training opportunities by sharing training calendars, allowing officers to meet POST requirements while building stronger working relationships. He noted that municipal officers were recently cross-deputized by the Sheriff's Office, which will improve response times and allow for more seamless jurisdictional cooperation during investigations. Sheriff Ballis also discussed the expansion of the regional Narcotics Enforcement Team, which now includes the Bellevue Marshal's Office along with Hailey and Sun Valley. He stated that the new memorandum of understanding allows participating agencies to share in asset forfeiture funds used for narcotics investigations, training, and equipment. The Sheriff's Office initially contributed \$120,000 to the program, including \$100,000 for investigations and \$20,000 for training. Additional initiatives include the launch of the Blaine County Law Enforcement Academy for middle and high school students, focused on leadership, mentorship, and career exploration in law enforcement. Bellevue Marshal's Office personnel are participating in the program.

Sheriff Ballis also announced the creation of the Blaine County Law Enforcement Foundation, a nonprofit organization designed to support law enforcement employees and their families across the county. Current initiatives include heart health screenings for all law enforcement personnel and a first responder couples retreat program aimed at supporting the mental health and wellbeing of officers and their families. Looking ahead, the Sheriff's Office plans to develop a countywide Child Exploitation Task Force to proactively investigate online child predators. Sheriff Ballis thanked the Council for the opportunity to present and expressed his intention to provide annual updates on collaboration between the Sheriff's Office and local agencies.

Council Member Obenauf asked about the impact of cross-deputizing municipal officers on the community, particularly in relation to the Sheriff's Office's cooperation with ICE. Sheriff Ballis clarified that cross-deputization does not change local policies or the authority of the Bellevue Marshal's Office. The Sheriff's Office does not conduct ICE-related investigations during patrols. ICE becomes involved only when an individual is in custody at the Blaine County Detention Center, where ICE receives daily lists of inmates and may issue detainers. Sheriff Ballis emphasized that this process is consistent with policies under previous administrations, does not change with political shifts, and ensures the safest approach for the community by allowing ICE to take custody directly from the jail rather than in the community.

Council Member Obenauf also asked about the crisis mobile response team. Sheriff Ballis explained that the Behavioral Health Support Co-Response Team pairs a specially trained deputy with a licensed behavioral health clinician to respond to mental health calls. The team can follow up on cases identified in the field, helping individuals access resources and reducing unnecessary ER visits, jail

intakes, and calls for service. Sheriff Ballis noted that similar programs in other mountain resort communities have achieved up to a 70% reduction in these resource-intensive incidents.

- b. Drinking Water Project Update: Chad Hoopes, Merrick and Company, Cassandra Lemmons, IDEQ (00:34:03 in Video)

Public Works director Chris Johnson explained that the Council received a memo from Merrick and a letter from the Idaho Department of Environmental Quality (DEQ) regarding a proposed change to the Compliance Agreement Schedule (CAS) for the City's drinking water improvements. He stated that the schedule modification was brought forward for Council review, presentation, and discussion prior to signing the agreement.

Chad Hoopes from Merrick and Company provided an update on the project timeline and the proposed CAS extension. He explained that the revised schedule adds additional time to account for potential unforeseen delays, such as bid irregularities, construction weather impacts, or permitting delays from regulatory agencies. Hoopes emphasized that the added buffer is intended to prevent the City from needing to request another extension in the future. He also noted that Merrick intends to continue working toward the City's original anticipated project timeline despite the extended compliance schedule. Mr. Hoopes reported that the project is currently on schedule and outlined recent progress, including submission of the final Facility Plan to the Idaho Department of Environmental Quality, ongoing work on the Environmental Information Document, agency consultations, and development of the Preliminary Engineering Report. He added that work on construction plans is underway and progressing well, and that the second Water Group meeting is scheduled for the following week.

Council Member Davis asked how conversations were going with the Land Owner to which Mayor Giordani Responded that the conversations have been productive and he has been part of the conversation along the way. He's been given the timeline that is included in the anticipated project timeline and will be included at the meeting with the rest of the water team in February.

Cassandra Lemmons (Idaho Department of Environmental Quality) stated that DEQ's priority is ensuring that public water systems provide safe and reliable drinking water. She noted that DEQ continues to monitor Bellevue's water system and compliance efforts and confirmed that the City is currently providing safe drinking water to its customers. Lemmons explained that DEQ has drafted a second amended Compliance Agreement Schedule but did not discuss specific details. She also outlined that if the City were not working toward compliance, DEQ could escalate enforcement actions, beginning with a Notice of Violation that could include financial penalties and potentially lead to legal action and additional costs for the City. She emphasized that DEQ's preference is for the City to focus its resources on completing the required water system improvements rather than on enforcement or legal proceedings.

Council Member Davis asked for clarification regarding potential grant funding previously discussed that could help offset the cost of the drinking water project. Mayor Giordani responded that the City is pursuing a \$4 million grant through Congressman Simpson's office to help fund the project. She noted that the City is still awaiting confirmation at the federal level and has not yet received notice that the

funding has been finalized. She added that the City will provide an update once additional information becomes available.

Council Member Bergin asked for clarification regarding the project planning process, specifically confirming that the final Facility Plan had been submitted and questioning whether it is typical to begin preparing construction plans and specifications before receiving final approval of the Facility Plan or preliminary engineering documents.

Chad Hoopes (Merrick) confirmed that the final Facility Plan has been submitted. He explained that Facility Plans are generally high-level planning documents used to outline the project concept and support grant and funding applications, while the Preliminary Engineering Report and construction plans provide more detailed design information. Mr. Hoopes noted that while Facility Plans are often completed several years before construction plans, the Bellevue project is operating on an accelerated schedule to meet the Compliance Agreement Schedule. He added that the project has already received technical approval from the Idaho Department of Environmental Quality and that the team is now awaiting final approval before submitting the Preliminary Engineering Report and continuing with the next project steps.

Chris Johnson explained that water system facility plans are typically evaluated every five years and updated every ten years. Following the 2020 sanitary survey, the City used county and ARPA funding to complete a facility plan update to address deficiencies identified in the survey and needed improvements at the spring source. Johnson stated that the City intentionally advanced multiple project components simultaneously—including the facility plan, preliminary engineering work, and funding efforts—to avoid the typical multi-year sequencing of planning, funding, and design. This approach was intended to accelerate the timeline and help the City meet compliance requirements. He added that although the process is occurring concurrently rather than sequentially, DEQ has already technically approved the working facility plan documents, allowing Merrick to proceed with other project elements.

Council Member Bergin expressed concern that preparing construction plans while approvals were still pending could complicate the regulatory process. He also asked about the proposed compliance agreement schedule, specifically why the agreement listed February 28, 2027, as the date construction must begin, noting that winter construction in the canyon may not be realistic.

Chris Johnson responded that the February date was not tied to a specific construction milestone but was created by adding a six-month buffer to the project timeline proposed by Merrick. The buffer was intended to provide additional flexibility within the compliance schedule.

Chad Hoopes (Merrick) added that the February date largely carried forward from the original compliance agreement schedule and was extended slightly to provide additional time.

Cassandra Lemmons (Idaho Department of Environmental Quality) stated that DEQ incorporated the dates proposed to them while recognizing potential seasonal construction challenges. She also clarified that completion of a current facility plan is a prerequisite under DEQ rules for advancing to the Preliminary Engineering Report and construction plans, and that completing the facility plan allows the City to move forward with both design work and eligibility for DEQ funding.

Council Member Ard asked whether the added buffer in the project schedule is considered standard practice for projects of this size. Chris Johnson explained that while the team intends to adhere to Merrick's proposed schedule, the additional time was included to account for unforeseen issues—such as manufacturing delays for specific valves or other components—so the project could move forward without repeatedly returning to DEQ for extensions. He emphasized that the buffer is intended to prevent wasted time and maintain project momentum.

Mayor Giordani thanked Chad Hoopes and Cassandra Lemmons for their updates and participation, then concluded the presentation portion of the agenda.

(00:53:40 in video) Mayor Giordani requested an amendment to the agenda to allow the Council to consider a notice regarding the creation of the Big Wood River Library District, including proposed boundaries that would affect Bellevue. She explained that under Idaho Code § 33-274(4), if the governing body of a tax-supported library determines that inclusion in a proposed district is not in the best interest of library services, it must submit a resolution stating its objection to the county commissioners at least one week prior to the public hearing, scheduled for February 24, 2026. Mayor Giordani noted that the notice and supporting materials were received after the agenda posting deadline, necessitating consideration at tonight's meeting. She asked the Council to amend the agenda to include the letter and notification of the county meeting, emphasizing that no formal action would be required unless the Council chooses to object.

**Motion: Council President Shay** moved to amend the agenda to add an action item regarding the proposed Big Wood River Library District, due to statutory timelines under Idaho Code § 33-2704(4). **Council Member Bergin** seconded. Council Members Voting Aye: Council Member Obenauf, Council Member Bergin, Council President Shay, Council Member Ard, Council Member Davis. Council Members Voting No: Council Member Wrede. **The Motion Passed.**

Council Member Obenauf asked for clarification on what the proposed Big Wood River Library District would mean for Bellevue and surrounding areas, including how services and access might change for residents outside the current city limits.

Library Director Kristin Gearhart introduced Amanda Suwanrit from the Library District steering committee and then explained that the district would extend library access further south, up to Gannett, and west to the county line near Fairfield, excluding Picabo, allowing more residents to use Bellevue's library resources. She noted that the Bellevue and public libraries would share cataloging resources and courier services, enabling materials to be delivered across the expanded area. Programming would also be expanded, and residents in the new district would not need separate library cards. Gearhart added that the Bellevue library could extend its days of service, including Fridays and potentially weekends, increasing access to library resources and programs for both current and new users.

Council Member Tammy Davis asked whether a budget has been created for the proposed Big Wood River Library District and how costs would be allocated to properties within the new district. Amanda Suwanrit explained that the steering committee includes a budget subcommittee that is actively working with consultants to develop a budget. The proposed budget will be presented to the

Blaine County Board of Commissioners and will be transparent to the public. She noted that the district's fiscal year would begin in October 2028, and costs for library operations would be shared across all residents within the proposed district boundaries, rather than solely by Bellevue residents. Ms. Suwanrit confirmed that detailed cost information for properties within the affected area will be available for the next Council meeting on March 23rd. Ms. Gearhart clarified that certain areas, such as Ketchum, would not be included in the district but would continue to collaborate with the libraries.

Council Member Wrede expressed that the Council does not have enough information to consider objecting to inclusion in the district with this short notice. Discussion ensued about the public hearing which is scheduled for February 24<sup>th</sup>. Council Member Bergin said that Council members could still attend the public hearing or submit public comment.

Mayor Giordani concluded by thanking the steering committee and Library staff, noting that no action was required tonight, and confirmed that the Council would have a complete presentation and discussion at the next meeting on February 23rd before any decisions are made regarding inclusion in the district.

## 6. CONSENT AGENDA: ACTION ITEMS

- a. Approval of Minutes: November 10, 2025, Regular Meeting Minutes: Amy Phelps, City Clerk
- b. Approval of Claims: January 27, 2026, through February 9, 2026: Shelly Shoemaker, Treasurer
- c. Department Head Reports

Council Member Obenauf asked about the Fire Department's new reporting software and how it differs from the previous system, noting that it seemed to be causing challenges. Fire Chief Beaver explained that the department transitioned to a new system on January 1st, which allows up-to-date reporting that can be accessed via tablet. Previously, reports were submitted only once per year for state records. He noted that the new system has had "huge bugs" and requires significant time to enter data accurately, particularly dates and times. Although there is an option to integrate the software with CAD for approximately \$2,000, he did not feel it was worth the cost at this time.

He added that the state and supporting agencies are working with the department to address issues, and other fire departments using a mutual aid model are experiencing similar challenges. Some tracking is still done manually to ensure accuracy.

**Motion:** (01:11:47 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 Member Wrede. Council Members Voting No: None. **The Motion Passed.**

## 7. PUBLIC HEARING

### a. TA-25-01 – Text Amendment

A text amendment to Bellevue City Code Titles 10 (Zoning Regulations), 11 (Subdivision Regulations), and 12 (Flood Damage Prevention Ordinance) to improve clarity, correct errors, and increase enforceability: Brian Parker, Community Development Director | **ACTION ITEM**

Brian Parker, Community Development Director, presented the proposed text amendments to the Bellevue City Code. He explained that a revue is conducted each year to ensure the code remains clear, consistent with legislative intent, and understandable for the public. He said the amendments also address conflicts, outdated language, and organizational issues that arise over time.

Mr. Parker outlined several proposed changes. Revisions to the lot line adjustment section would clarify the process and allow administrative approval, while any requested waivers or appeals would still require a public hearing. Several definitions currently located in the definitions section that function as regulatory standards—such as accessory dwelling units, accessory uses, and contractor storage yards—would be moved to the appropriate code sections without changing how they are regulated. Minor wording improvements were also made to certain definitions for clarity.

Mr. Parker also proposed a change to the minimum lot size required for duplex development in older townsite lots. The current requirement is 6,000 square feet, but because many original lots surveyed in the 1880s are slightly smaller due to survey inaccuracies, some parcels measuring just under 6,000 square feet are ineligible for duplexes despite being essentially the same size as neighboring properties. The amendment would reduce the minimum lot size to 5,900 square feet for duplex eligibility in these cases. Parker noted this change would only affect existing lots and would not alter standards for new subdivisions.

Finally, Parker discussed revisions to the owner-occupancy standard, which currently requires a property to be occupied for 21 consecutive days within a six-month period. Because this requirement is difficult to monitor, the amendment would change the standard to 10 total days of occupancy within a 30-day period and add observable indicators—such as visible activity, lighting, and utility usage—to assist with enforcement.

Mr. Parker noted that the Planning and Zoning Commission held a public hearing on January 5 and recommended approval of the amendments. He concluded by explaining that the City Council's role was to conduct the public hearing and consider approval of the ordinance, either through the standard reading process or by waiving the readings and authorizing publication.

Council President Shay asked how the City would determine when the time limit for RV occupancy begins under the proposed regulation, noting that no permit process is required.

Brian Parker, Community Development Director, explained that the City intentionally avoided requiring permits to reduce administrative burden and avoid inconveniencing residents who may have short-term guests staying in an RV. Instead, the time period would begin when occupancy is first observed and documented, and the 30-day monitoring window would begin from that point. He noted that enforcement would typically occur through the City's code enforcement process, which is often initiated by citizen complaints followed by staff investigation and documentation.

Council President Shay also asked about utility requirements related to accessory dwelling units (ADUs). Mr. Parker confirmed that the requirement for a separate water connection for an ADU is not new and remains unchanged; the amendment only relocates the language to a more appropriate section of the code.

Chris Johnson further explained that properties with an ADU are currently billed as a separate full water account under the City's Equivalent Dwelling Unit (EDU) structure, since the unit functions as an additional residence with its own kitchen and bathroom. He added that the City is working toward transitioning to a metered water system, which would eventually allow billing based on actual water usage rather than flat-rate estimates, making charges more proportional to each property's water consumption.

Mayor Giordani acknowledged that a written public comment had been submitted by Council Member Wrede prior to the meeting and asked whether she intended for the document to be entered into the public record during public comment or if she wished to have it discussed by the Council during deliberations. Council Member Wrede indicated that the document should be included in the record. The Mayor noted the request and confirmed that copies were available to distribute to Council members.

Council Member Wrede's Public Comment is attached as "Exhibit A".

The Council discussed proposed revisions related to RV occupancy within city limits and how the City can more effectively enforce regulations preventing RVs from being used as long-term living accommodations.

Council Member Tom Bergin asked whether certain indicators—such as electrical hookups, sewer connections, or visible utility connections—could be used to help determine whether an RV is being used for habitation. He also asked whether RVs should be required to comply with property setback requirements.

Brian Parker, Community Development Director, explained that electrical connections were not included as an indicator because RVs may be plugged in for legitimate reasons unrelated to habitation, such as charging batteries or engine block heaters. He also noted that setbacks were not included in the proposal because many lots in Bellevue are small, and enforcing setbacks could unintentionally limit where residents are able to store RVs once they are removed from the public right-of-way.

Mayor Giordani clarified that the intent of the ordinance is not to encourage RV use as housing, but rather to create clearer standards that allow the City to identify and enforce violations when RVs are used as living accommodations.

Chris Johnson added that the City regulates water and sewer connections but does not regulate electricity, making electrical use difficult to monitor or enforce as a compliance indicator.

Council Member Jessica Obenauf asked why the proposed standard allows 10 days of occupancy within a 30-day period and questioned how enforcement would occur without a permit system. Brian Parker

explained that the revised timeframe would be easier to track than the current rule requiring 21 consecutive days within six months.

Marshal Kirt Gaston noted that the City has previously prosecuted RV habitation cases and stated that the 10-day standard would be easier to enforce than the current consecutive-day requirement.

Council members also discussed whether a permit system could help track temporary RV use, such as for visiting family members. Council Member Ard suggested a permit option for short-term stays, while legal counsel Rick Allington cautioned that enforcement could still be challenging if complaints arise about how long the RV has been present.

Council President Diane Shay emphasized that the original intent of the regulations was to prevent long-term habitation in RVs, while recognizing that temporary family situations may occur.

Council members also discussed broader concerns related to housing shortages in the community, which may contribute to RV habitation. Treasurer Shelly Shoemaker cautioned that creating a permit process could unintentionally signal that RV living is acceptable and potentially encourage more of the activity the City is trying to prevent.

Council Member Bergin expressed several concerns regarding the proposed code updates and emphasized the importance of reviewing the amendments carefully due to the number of different topics included in the annual cleanup.

Member Bergin questioned the proposal to allow lot line adjustments to be approved administratively, noting that while simple adjustments based on a survey may be appropriate for administrative review, more significant changes—such as those requiring a plat amendment—have traditionally required City Council approval. He asked staff to clarify the extent of authority that would be delegated administratively.

He also requested clarification regarding accessory dwelling unit (ADU) provisions, particularly the changes related to minimum lot size requirements and sought confirmation on how the proposal would apply to lots smaller than the current 6,000-square-foot standard and whether the revised language would allow ADUs on smaller parcels.

Additionally, Bergin raised concerns about the definition of “bank” versus “stream bank,” suggesting that the code should reference the ordinary high-water mark, which is a recognized technical standard used in state regulations, rather than a less precise description. Council Member Bergin also discussed the proposal to reduce the minimum lot size for duplex eligibility from 6,000 square feet to 5,900 square feet. While he acknowledged that the change may provide flexibility for older townsite lots that are slightly under the current threshold due to historic survey inaccuracies, he expressed concern about the broader policy implications.

Finally, Bergin questioned whether the duplex provision was still tied to the City’s original intent of supporting affordable or workforce housing. He noted that the current language does not appear to require affordability restrictions, such as deed restrictions, and he expressed concern that allowing duplex development without such requirements could increase density and infrastructure demand—

particularly on water and sewer systems—without guaranteeing that the housing would be affordable. Bergin suggested that if duplex development is intended to support workforce or affordable housing, the code should clearly require those outcomes.

Council Member Obenauf continued the discussion by emphasizing concerns about affordable housing provisions. She noted that deed restrictions for affordability currently apply mainly within business zones, but questioned whether the protections and affordability requirements should extend throughout the community, including residential areas where duplexes might be built. She raised the challenge of ensuring affordability under Idaho law, noting that regulations differ from other states and that clear mechanisms (like deed restrictions or other controls) are needed to maintain affordability in new duplexes or multi-story additions.

Council Member Bergin then highlighted neighbor impacts and public engagement. He mentioned examples of two-story garages or additions being built near property lines, which can affect sunlight, privacy, and neighborhood character. He expressed concern that administrative approval processes for lot line adjustments or duplex additions may not give neighbors an opportunity to provide input or object, and suggested that in some cases, public hearings might be appropriate to address potential impacts.

At (01:50:34 in video) the Mayor Opened Public Comment.

**Jackie Peppard: Bellevue Resident**

Jackie Peppard, expressed concerns about the increasing use of rental and multi-family properties within residential neighborhoods. She emphasized the need for more thorough review and an impact analysis, particularly regarding water and sewer usage, while noting that electrical issues were less of a concern. She highlighted neighborhood safety and congestion issues, pointing to limited parking, trailers being rented out, generators operating at night, and transient occupants creating safety concerns, including dogs and strangers. She suggested that RVs and other temporary accommodations should be parked on private property and subject to a permit process to track usage and days. Ms. Peppard also cautioned against rapid subdivision or the expansion of duplexes, warning that such changes could increase congestion and strain infrastructure, and recommended a slower, more deliberate approach. Additionally, she noted a lack of transparency, mentioning that she was unaware of certain maps and details and suggested better posting on the city website to help residents understand lot locations and impacts. Finally, she praised the Bellevue police for their professionalism and de-escalation efforts, acknowledging the challenges of enforcement. Overall, she urged the Council to carefully evaluate potential impacts on neighborhood safety, infrastructure, and community character before adopting new regulations.

**Tony Evans, Idaho Mountain Express**

Tony Evans from the *Idaho Mountain Express* asked for clarification about the proposed text amendment that reduces the minimum lot size for an ADU from 6,000 to 5,900 square feet. He questioned whether this seemingly small adjustment could effectively increase density across 249 units in the downtown area. He noted that while the amendment is described as a cleanup to correct errors, improve clarity, and enhance enforceability but, he said it seemed bigger in his mind and wondered if he was missing something.

With no further public comments being brought forth, Mayor Giordani closed public comment at 01:57:27 in video.

Mayor Giordani asked Brian Parker to respond to Tony Evans' public comment regarding ADU clarification. Brian explained that the amendment is not about ADUs but about duplexes, which must meet minimum lot size requirements. He emphasized that the change from 6,000 to 5,900 square feet is minimal, intended to balance property rights rather than increase density, as small surveying differences shouldn't penalize property owners. Rick Allington noted a fencing requirement for contractor storage yards, and Brian clarified it was actually just relocated to the proper code section. Mayor Giordani concluded that, since the wrong ordinance was included in the meeting packet and given the time, it was appropriate to continue the public hearing to a later date, a decision Council President Shay said agreed with.

**Motion:** (01:59:35 in Video) **Council President Shay** moved to table this public hearing. **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.**

## **8. NEW BUSINESS**

- a. Approval of Resolution No. 26-05 Authorizing the Mayor to Execute a Professional Services Agreement with Herbert Romero for Comp Plan Outreach: Brian Parker | **ACTION ITEM**

Brian Parker, Community Development Director, explained that the city received a \$25,000 grant from the Blue Cross Foundation for a community project. One goal of the grant is to increase outreach, particularly to Spanish-speaking communities. To support this, the city is proposing a professional services agreement to hire a coordinator to help assess and connect these communities with resources, improving engagement and inclusivity as part of the comprehensive plan.

Council Member Wrede asked which other demographics were hard to reach. Mr. Parker said the Hispanic community has been the most difficult, and Carter Bullock, Planner, added that young people are also hard to reach. Despite translating surveys into Spanish and posting flyers at local Hispanic businesses, they explained they received no Spanish-language responses. Council Member Wrede noted that many community members are bilingual. Mr. Parker said seniors and families generally provide better response rates and explained demographic data hasn't been collected consistently to keep surveys short and encourage participation, though one recent survey included age and showed more senior participation, with middle-aged and younger residents tapering off. Outreach events, like school pick-ups and Trunk or Treat, have helped gather broader feedback. Council Member Obenauf noted Atkinson's in Bellevue is a central hub for diverse participation. Mayor Giordani emphasized that in-person engagement, particularly through trusted community members like Herbert Romero, has been the most effective for reaching Spanish-speaking residents, as well as incentivizing younger participants with events like pizza at the library has helped. Council Member Wrede asked how residency is verified; Bullock explained surveys ask where respondents live and work, but input from non-residents is still considered valuable. Council Member Davis highlighted that Herbert Romero supports outreach and is a trusted community member, emphasizing his ability to go into neighborhoods and engage residents directly.

**Motion:** (02:14:47 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.**

- b. Approval of Resolution No. 26-06 supporting the submittal of a Rebuilding American Infrastructure with Sustainability and Equity Grant Application for Engineering Design services for Collector Roadways: Brian Parker, Community Development Director | **ACTION ITEM**

Brian Parker clarified that the grant under discussion is the BUILD Grant, not the previously mentioned RAISE Grant, noting that the name changed between this year and last. He explained that the City applied for the grant last year but was unsuccessful because the application didn't meet the threshold. One recommendation from that review was to collaborate with Blaine County, Hailey, and other jurisdictions to improve the collaboration score. This year, they are submitting essentially the same proposal, but in a joint format, which should increase the likelihood of success. The resolution before the Council is to approve Bellevue's portion of this joint grant application, specifically for design and engineering services for infrastructure collections.

**Motion:** (01:55:51 in Video) **Council Member Davis** moved to approve resolution No. 26-06 supporting the submittal of a BUILD Grant Application for Engineering Design services for Collector Roadways. **Council President Shay** seconded. Council Members Voting Aye: Council Member Obenaur, Council Member Bergin, Council President Shay, Council Member Ard. Council Members Voting No: Council Member Wrede. **The Motion Passed.**

- c. A request to provide a financial security Bond for unfinished landscaping associated with the approved Design Review Application for Karl Malone Ford and Power Sports Store: Brian Parker, Community Development Director | **ACTION ITEM**

Brian Parker explained that this item concerns a request for a financial security bond to cover unfinished landscaping for the Karl Malone Ford and Power Sports store. The design review was originally approved on July 5, 2023, with building permits issued in 2024 and a temporary certificate of occupancy issued November 4, 2025. At that time, four items remained outstanding. All but the landscaping have been completed. The remaining landscaping involves hydroseeding the perimeter and snow storage area. Mr. Parker recommended the Council approve with a completion deadline of July 1, 2026 explaining the bond will be released once the modified landscaping plan, including fencing and trees, or the original landscaping plan is fully completed.

Council President Shay asked whether the \$16,444 hydroseeding estimate had been verified. Brian Parker said it came from the applicant's licensed landscaping contractor but had not been independently verified by the city. Mr. Parker noted that city code makes the owner liable for any costs exceeding the bond. Council President Shay asked if the unfinished landscaping would block vehicle access used by mechanics for test driving, and Parker indicated it would not, and that any ongoing access issues would need to be addressed separately.

Council Member Wrede emphasized the significant impact the project had on neighboring residents, noting they had to push for compliance with lighting and other code requirements, and argued that the work should be fully completed before final certification is issued. Council President Shay acknowledged improvements to lighting had been made, such as directed wall lighting and films on parking lot poles to reduce light trespass, but clarified these were separate from the landscaping bond.

Other council members, including Shay and Bergin, noted that bonds are a standard tool, especially given the seasonal limitations on planting and landscaping. There was discussion clarifying that holding the bond is not punitive but a mechanism to ensure compliance with agreed-upon improvements. Council Member Wrede clarified she was concerned about prior behavior being used to influence the city's decision.

There was also discussion about lighting compliance, noting that while city staff approved the plan, county codes may still apply. The main point emphasized was that the bond ensures funds are available to complete landscaping by the July 1, 2026 deadline, and the city can use the funds if the work is not completed to secure final compliance.

**Motion:** (02:31:58 in Video) **Council President Shay** moved to approve the acceptance of the Irrevocable Escrow Bond for KMAM Real Estate IDBEL, LLC for unfinished landscaping in the total amount of \$24,666, with an expiration date of July 1, 2026. The Irrevocable Escrow Bond should not be released until the perimeter hydroseeding is completed and either:

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

**Council Member Obenauf** seconded. Council Members Voting Aye: Council Member Obenauf, Council Member Bergin, Council President Shay, Council Member Ard. Council Members Voting No: Council Member Wrede. **The Motion Passed.**

#### 9. ADJOURNMENT: Action Item

With no further business coming before the Common Council at this time, Council Member Davis moved to adjourn the meeting. Council Member Wrede seconded the motion. The meeting adjourned at 08:00 p.m. The motion passed unanimously.



Christina Giordani, Mayor

Attest:



Amy Phelps, City Clerk

