



AGENDA

Agendas May Be Amended

JOIN TEAMS MEETING:

<https://teams.microsoft.com/meet/294535664594250?p=VQRsJ56JcNl9ruvcr5>

Meeting ID: 294 535 664 594 250

Passcode: BQ7Pg3nT

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 July 9, 2026. **Suggested Motion:** Move that the notice for the July 13, 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. **PUBLIC COMMENT: FOR ITEMS OF CONCERN NOT ON THE AGENDA – (COMMENTS ARE LIMITED TO 3-5 MINUTES)**
4. **PRESENTATIONS**
 - a. Citizens Awards: Kirtus Gaston, Bellevue Marshal
 - b. Appointment and Confirmation of Amberly Molyneux to Interim Fire Chief: Christina Giordani, Mayor | **ACTION ITEM**
5. **NEW BUSINESS**
 - a. Consideration of Resolution No. 26-21 confirming the Mayor's appointment of Genoa Beiser to the Bellevue Common Council to fill the vacant Council Position: Christina Giordani, Mayor | **ACTION ITEM**
 - i. Oath of Office Ceremony
 - b. Consideration of Ordinance no. 2026-03 amending Bellevue's City code by amending title 6; motor vehicles and traffic, Chapter 3; parking vehicles and trailers within public ways; adding code allowing the placing of tickets which cite for infraction the owner of a motor vehicle or trailer which is in violation of Bellevue City Code: Carter Bullock, Planner, Kirtus Gaston, Marshal | **ACTION ITEM**
 - c. Consideration of Resolution No. 26-23 Accepting fee title to Lot 1a, Block 96, Bellevue Townsite: Brian Parker, Community Development Director | **ACTION ITEM**
6. **MAYOR AND COUNCIL REPORT**
7. **CONSENT AGENDA: ACTION ITEMS**
 - a. Approval of Claims: June 23, 2026 through July 13, 2026: Shelly Shoemaker, Treasurer
 - b. Department Head Reports

- c. Water Project update: Merrick and Company
- d. Great West Task Order: Brian Parker, Community Development Director

8. **PUBLIC HEARING**

- a. Appeal of DR-26-01 – Malone Shipping Containers, 811 North Main Street (*continued from June 22nd, 2026*): Brian Parker, Community Development Director | **ACTION ITEM**

9. **EXECUTIVE SESSION:** Pursuant to Idaho Code 74-206(1)(A): **ACTION ITEM**

10. **ADJOURNMENT: ACTION ITEM**

❖ *If you would like to submit written comment on a public hearing agenda item: Submit your comments to 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/294535664594250?p=VQRsJ56JcNl9ruvcr5>

ID de la reunión: 294 535 664 594 250

Código de entrada: BQ7Pg3nT

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 dentro de las cuarenta y ocho (48) horas previas a la reunión en: el Ayuntamiento de Bellevue, la Oficina de Correos y en la página web de la ciudad el 9 de julio de 2026. **Moción sugerida: Proponer que el aviso para la reunión del 13 de julio DE 2026 se completara conforme al Código de Idaho, Secciones §74-204.)***
2. **LLAMAMIENTO AL CONFLICTO (SEGÚN LO ESTABLECIDO EN EL CÓDIGO DE IDAHO §74-404): PUNTO DE ACCIÓN**
3. **COMENTARIOS públicos: PARA ASUNTOS DE INTERÉS QUE NO ESTÁN EN LA AGENDA – (LOS COMENTARIOS ESTÁN LIMITADOS A 3-5 MINUTOS)**
4. **PRESENTACIONES**
 - a. Premios Ciudadanos: Kirtus Gaston, Bellevue Marshal
 - b. Nombramiento y confirmación de Amberly Molyneux como jefa interina de bomberos: Christina Giordani, alcaldesa | **PUNTO DE ACCIÓN**
5. **NUEVOS NEGOCIOS**
 - a. Consideración de la Resolución nº 26-21 que confirma el nombramiento por parte del alcalde de Genoa Beiser para el Concejo Municipal de Bellevue para cubrir el puesto vacante del Consejo: Christina Giordani, alcaldesa | **ÍTEM DE ACCIÓN**
 - i. Ceremonia del Juramento de Cargo
 - b. Consideración de la Ordenanza nº 2026-03 que modifica el código municipal de Bellevue mediante la modificación del título 6; vehículos motorizados y tráfico, Capítulo 3; aparcamiento de vehículos y remolques en vías públicas; adición de código que permite la colocación de multas que multen por infracción al propietario de un vehículo o remolque que viole el Código de la Ciudad de Bellevue: Carter Bullock, planificador, Kirtus Gaston, Mariscal | **ÍTEM DE ACCIÓN**
 - c. Consideración de la Resolución nº 26-23 Aceptación de la propiedad de la tasa del Lote 1a, Bloque 96, Bellevue Townsite: Brian Parker, Director de Desarrollo Comunitario | **ACCIÓN**
6. **INFORME DEL ALCALDE Y DEL CONSEJO**

7. ORDEN DEL DÍA DE CONSENTIMIENTO: PUNTOS DE ACCIÓN

- a. Aprobación de reclamaciones: 23 de junio de 2026 a 13 de julio de 2026: Shelly Shoemaker, Tesorera
- b. Informes de Jefes de Departamento
- c. Actualización del Proyecto de Agua: Merrick and Company
- d. Orden de tarea del Gran Oeste: Brian Parker, Director de Desarrollo Comunitario

8. AUDIENCIA PÚBLICA

- a. Apelación del DR-26-01 – Malone Shipping Containers, 811 North Main Street (*continúa desde el 22 de junio de 2026*): Brian Parker, Director de Desarrollo Comunitario | **PUNTO DE ACCIÓN**

9. SESIÓN EJECUTIVA: De acuerdo con el Código de Idaho 74-206(1)(A): PUNTO DE ACCIÓN**10. 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 (antes del mediodía del día de la reunión)*



Memorandum

To: Bellevue Common Council

From: Christina Giordani, Mayor

Re: Appointment and Confirmation of Amberle Molyneux to Interim Fire Chief Position

Date: July 13, 2026

I respectfully submit my recommendation to hire Amberle Molyneux for the position of Interim Fire Chief for the City of Bellevue.

Amberle has been interviewed for this position and has demonstrated a strong commitment to the Bellevue Fire Department and the Bellevue community throughout her 15 years of service. During that time, she has consistently shown dedication, professionalism, leadership, and a deep understanding of the operations and responsibilities of the department.

Based on her qualifications, experience, and longstanding service to our community, I believe Amberle is well prepared to serve as Interim Fire Chief.

Enclosures:

1. Resolution No. 26-23

RESOLUTION NO. 2026-23

A RESOLUTION OF THE CITY OF BELLEVUE, IDAHO, CONFIRMING THE MAYOR’S APPOINTMENT OF AMBERLE MOLYNEUX AS INTERIM FIRE CHIEF FOR THE CITY OF BELLEVUE WITH AN EFFECTIVE DATE OF JULY 13, 2026.

WHEREAS, Idaho Code § 50-204 authorizes the Mayor to appoint such officers as may be necessary for the efficient operation of the City, subject to the advice and consent of the City Council; and

WHEREAS, Idaho Code § 50-205 provides that appointments made by the Mayor shall be confirmed by a majority vote of the full Council; and

WHEREAS, The City’s current Fire Chief Greg Beaver has submitted his resignation for retirement effective June 30, 2026; and

WHEREAS, the Mayor has recommended the appointment of Amberle Molyneux to serve as Fire Chief for the City of Bellevue; and

WHEREAS, the Bellevue Common Council finds it to be in the best interest of the City to confirm said appointment.

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

Section 1. The Bellevue Common Council hereby confirms the appointment of Amberle Molyneux as Fire Chief for the City of Bellevue.

Section 2. This Resolution shall be effective immediately upon its adoption and approval.

PASSED AND ADOPTED by the Common Council of the City of Bellevue, Idaho, this 13th day of July, 2026.

Christina Giordani, Mayor

ATTEST:

Clerk



Memorandum

To: Bellevue Common Council

From: Christina Giordani, Mayor

Re: Mayor's recommendation and Council confirmation of Resolution 26-22 appointing Genoa Beiser to the Bellevue Common Council

Date: July 13, 2026

Following the resignation of Council Member Jessica Obenauf, a vacancy has opened on the Bellevue Common Council. After considering interested applicants, I am pleased to recommend Genoa Beiser to fill the remainder of the unexpired term.

Genoa has expressed a genuine interest in serving the Bellevue community through her work on the Planning and Zoning Commission. I believe she will bring a thoughtful perspective and a strong commitment to serving the residents of Bellevue.

Genoa's Bio:

Genoa Beiser has been a resident of Bellevue for 6 years after originally moving to Hailey in 2018. Born and raised in Moscow, ID, she found herself in the Wood River Valley, sight unseen, by way of seasonal work in Naknek, AK and Telluride, CO. Her work in these locations built her love for small scale communities tucked into remote areas of the country where passionate and tight-knit communities thrive.

After pursuing different career paths from production to accounting, Beiser first began her professional roles in public service at the City of Ketchum as their Deputy Treasurer. After deciding a life of numbers and spreadsheets wasn't the right path, Beiser later rejoined the City of Ketchum in the Planning & Building Department. She has now been with Ketchum for 2 years in her current role as an Associate Planner. In addition to her professional role as a city planner, Beiser has been a member of the Bellevue Planning and Zoning Commission since January 2025.

Recommendation:

I respectfully ask the Bellevue Common Council to confirm the appointment of Genoa Beiser to fill the vacant council seat left by Jessica Obenauf.

If confirmed by the Council, Ms. Bieser's appointment will be effective July 13, 2026, and she will serve through December 31, 2026, completing the remainder of the current term.

Sample Motion:

I move to confirm the Mayor's appointment of Genoa Beiser to the Bellevue Common Council to fill the vacancy created by the resignation of Jessica Obenauf, effective July 13, 2026, through December 31, 2026.

Enclosures

- a. Resolution No. 26-22
- b. Oath of office

**CITY OF BELLEVUE, IDAHO
RESOLUTION NO. 2026-22**

**A RESOLUTION OF THE CITY OF BELLEVUE, IDAHO, CONFIRMING THE
MAYOR'S APPOINTMENT OF GENOA BEISER TO THE BELLEVUE COMMON
COUNCIL TO FILL A VACANCY FOR THE REMAINDER OF THE UNEXPIRED
TERM.**

WHEREAS, a vacancy occurred on the Bellevue Common Council following the resignation of Council Member Jessica Obenauf in June; and

WHEREAS, pursuant to Idaho law, the Mayor is authorized to appoint a qualified person to fill a vacancy on the City Council, subject to confirmation by the Bellevue Common Council; and

WHEREAS, the Mayor has appointed Genoa Beiser to fill the vacant council seat; and

WHEREAS, the Bellevue Common Council finds that confirming this appointment is in the best interest of the City of Bellevue and its residents.

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

Section 1. The Bellevue Common Council hereby confirms the appointment of Genoa Beiser to serve as a member of the Bellevue Common Council, filling the vacancy created by the resignation of Jessica Obenauf.

Section 2. The appointment shall become effective July 13, 2026, following confirmation by the Bellevue Common Council and administration of the Oath of Office.

Section 3. Genoa Beiser shall serve for the remainder of the unexpired term, ending December 31, 2026, or until a successor is elected and qualified in accordance with Idaho law.

PASSED AND APPROVED by the Mayor and Common Council of the City of Bellevue, Idaho, this 13th day of July, 2026.

Christina Giordani, Mayor

ATTEST:

Clerk

OATH OF OFFICE

STATE OF IDAHO)

) SS

County of Blaine)

I, _____, do solemnly swear and affirm that I will support the Constitution of the United States, the Constitution of the State of Idaho, and the Laws and Ordinances of the City of Bellevue, and that I will to the best of my ability, faithfully perform the duties of the office of Alderman/Alderwoman in the City of Bellevue, Blaine County, Idaho, during my continuance therein.

Mayor

Subscribed and sworn to before me this 13th day of July 2026.

City Clerk



Memorandum

To: Bellevue Common Council

From: Carter Bullock, Planner
Kirtus Gaston, Marshal

Re: Proposed Vehicle Ticketing Ordinance 2026-03

Date: July 13, 2026

Background

Bellevue's community and Common Council have repeatedly emphasized a desire for stricter parking enforcement in City rights-of-way. Many violations frequently seen in Bellevue – including cars parked within alleys, in excess of three (3) days, or within vision triangle areas – can not be easily addressed under current Bellevue City Code. Among the code limitations which preclude the City from ticketing vehicles are the following:

- Title 6 of City Code contains the majority of Bellevue's vehicle- and parking-related provisions. This Title includes no stated enforcement mechanism save for a provision that violating vehicles can be towed (6-3-5). The process of towing a vehicle is often more severe and cumbersome than the specific violation warrants, and is difficult to do at scale.
- The default penalty of Bellevue City Code violations is a misdemeanor charge. Infractions are only able to be applied when expressly identified in the relevant code section or State law as a penalty. Bellevue City Code does not identify infractions as an acceptable penalty for violations. Charging an individual with a misdemeanor requires referring the matter to the City Prosecutor, issuing summons, court appearances, and so on. The process of charging an infraction is much simpler and can primarily be completed by City Staff.
- Bellevue City Code does not specifically authorize the issuance of tickets to vehicles. As such, Idaho Code 49-1501 is the governing law for the issuance of infractions and requires that the owner of the vehicle directly receive the citation. The process of identifying and locating the owner of a given vehicle is frequently difficult and time-consuming.

Ordinance Overview

The proposed vehicle ticketing ordinance would rectify the above problems and allow for rigorous code enforcement efforts for parking violations. The ordinance would do the following:

- Amend Bellevue City Code Section 1-4-1(B) to allow the Council to set fines for infractions by resolution.
- Add a new Section (6-3-8) to Bellevue City Code. This Sections would allow for ticketing vehicles based on their ownership and would make infractions the primary penalty for violations of vehicle provisions throughout Code.

Recommendation

Staff's recommendation is that the Common Council approve the proposed ordinance or provide Staff with specific suggestions to make the ordinance approvable.

Suggested Motion:

1. *I move to approve the first reading of Ordinance No. 2026-03 by title only.*

OR

1. *I move to waive the three readings of Ordinance No. 2026-03 and read by title only*
2. *I move to approve Ordinance No. 2026-03*
3. *I move to authorize the publication of the Summary of Ordinance No. 2026-03*

Enclosures

1. Ordinance 2026-03
2. Ordinance Summary

CITY OF BELLEVUE, IDAHO

5

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY OF BELLEVUE, IDAHO, AMENDING BELLEVUE'S CITY CODE BY AMENDING TITLE 1; ADMINISTRATION, CHAPTER 4; GENERAL PENALTY, AND TITLE 6; MOTOR VEHICLES AND TRAFFIC, CHAPTER 3; PARKING VEHICLES AND TRAILERS WITHIN PUBLIC WAY; ADDING CODE ALLOWING THE PLACING OF TICKETS WHICH CITE FOR INFRACTION THE OWNER OF A MOTOR VEHICLE OR TRAILER WHICH IS IN VIOLATION OF BELLEVUE CITY CODE, AND PROVIDING FOR FEE AMOUNTS TO BE SET BY RESOLUTION; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

15 WHEREAS, Idaho Code §50-313 grants care, supervision, and control of public rights-of-way within the limits of cities to the governing bodies of such cities, save for rights-of-way designated as part of the state highway system; and

WHEREAS, The City of Bellevue is obligated to preserve the general health, safety, morals, and welfare, and strives to manage and maintain public property, including rights-of-way, to this end;
20 and

WHEREAS, The City of Bellevue aims to steward rights-of-ways with care to ensure they are beautiful, clean, and functional; and

WHEREAS, the Bellevue Common Council strives to ensure that all ordinances and provisions of City Code are able to be consistently and responsibly enforced by Staff.

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

SECTION 1

Title 1, Chapter 4: General Penalty of the Bellevue City Code is hereby amended as follows:

30

CHAPTER 3

PARKING VEHICLES OR PLACING PERSONAL PROPERTY

ON PUBLIC RIGHTS-OF-WAY

1-4-1: GENERAL PENALTY

**Note: For brevity and clarity, unmodified portions of this section have been omitted from this ordinance. All omitted portions of this section remain unmodified.*

35

B. Infraction: When the offense is designated as an infraction by any section or provision of this Code or by State law, it is punishable only by a penalty ~~not exceeding three hundred dollars (\$300.00)~~ consisting of a fine established by resolution of the Council depending on the violation type, exclusive of court costs and no incarceration may be imposed.

40

SECTION 2

Title 6, Chapter 3: Parking Vehicles or Placing Personal Property Within Public Rights-of-Way of the Bellevue City Code is hereby amended as follows, with the addition of a new section:

CHAPTER 3

45 **PARKING VEHICLES OR PLACING PERSONAL PROPERTY** **ON PUBLIC RIGHTS-OF-WAY**

**Note: For brevity and clarity, unmodified portions of this chapter have been omitted from this ordinance. All omitted portions of this chapter remain unmodified.*

6-3-8: ENFORCEMENT AND PENALTIES FOR VEHICLES AND

50 **TRAILERS:**

A. Applicability:

1. This section shall apply to all vehicles or trailers located or controlled in a manner which violates this Code.
2. Whenever this section refers to vehicles, such statement shall also apply to trailers.

55 B. Violation Type and Penalty:

1. Primary Penalty: A violation of any applicable provision shall be an infraction pursuant to Section 1-4-1 of this Code, for which a ticket may be issued pursuant to this section. Fines charged in accordance with this provision may vary by violation type and shall be established by resolution of the Council.

60 C. Vehicle Ownership as Evidence:

1. If any vehicle is found parked in any manner which violates any provision of this chapter, and the identity of the operator cannot be determined, the owner in whose name such vehicle is registered, or the named lessee in a rental or lease agreement for such vehicle, shall be held prima facie responsible for such violation.
- 65 2. Any citation against a presumed owner of any vehicle or trailer made pursuant to this chapter shall be dismissed if such person has made a bona fide sale or transfer of the

vehicle or trailer, has delivered possession to the purchaser, and has complied with all applicable state requirements for transfer of ownership of the vehicle or trailer.

D. Tickets and Procedures:

- 70 1. Tickets: The Marshal, Planning and Zoning Administrator, Public Works Director,
Street Superintendent, or designee of any of these, upon observing a vehicle parked in
violation of the provisions of this chapter, may leave upon such vehicle an individual
parking ticket for each such violation. Each parking ticket shall bear the date and hour
of leaving the same at or upon the vehicle, the make of the vehicle and its license
75 number, the specific violation, the amount of the fine, and any instructions for
payment and appeal.
2. Fees and Appeals: Each person receiving a parking ticket issued pursuant to this
section shall pay the corresponding fee within fifteen (15) days of the issuance of
such ticket. However, if such person should feel that the citation was issued in error,
80 they may file an appeal form with the City Clerk or designee within this same fifteen
(15) day period. Should the appeal be denied, the ticket fee must be paid, minus any
late fee.
3. Scofflaw list: Any vehicle with one or more overdue parking fines that are ninety (90)
days delinquent shall be placed on the scofflaw list. Should a vehicle be placed on the
85 scofflaw list, the City or contracted party shall send notice to the registered owner of
the vehicle.

SECTION 3: EFFECTIVE DATE:

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

PASSED AND APPROVED by the CITY OF BELLEVUE, IDAHO this _____ day of _____
2026.

95

Christina Giordani, Mayor

ATTEST:

Amy Phelps, City Clerk

CITY OF BELLEVUE, IDAHO
SUMMARY OF ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY OF BELLEVUE, IDAHO, AMENDING BELLEVUE'S CITY CODE BY AMENDING TITLE 1; ADMINISTRATION, CHAPTER 4; GENERAL PENALTY, AND TITLE 6; MOTOR VEHICLES AND TRAFFIC, CHAPTER 3; PARKING VEHICLES AND TRAILERS WITHIN PUBLIC WAY; ADDING CODE ALLOWING THE PLACING OF TICKETS WHICH CITE FOR INFRACTION THE OWNER OF A MOTOR VEHICLE OR TRAILER WHICH IS IN VIOLATION OF BELLEVUE CITY CODE, AND PROVIDING FOR FEE AMOUNTS TO BE SET BY RESOLUTION; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

The City of Bellevue has adopted Ordinance 2026-03, amending Title 1; Administration, Chapter 4; General Penalty, and Title 6; Motor Vehicles and Traffic, Chapter 3; Parking Vehicles and Trailers within Public Ways of Bellevue City Code to allow the placing of tickets which cite for infraction the owner of a motor vehicle which is in violation of Bellevue City Code, and providing for fee amounts to be set by resolution. The ordinance is effective upon passage on July 13, 2026.

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

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

Frederick Allington, City Attorney



Memorandum

To: Bellevue Common Council

From: Brian Parker, Community Development Director

Re: Resolution 26-24 – Expansion of Howard Preserve

Date: July 13, 2026

Background

The Wood River Land Trust (WRLT) has been fundraising for the purchase of Lot 1A, Block 96, Bellevue Townsite (subject of FP-25-02, approved by the Bellevue Common Council on April 13, 2026). WRLT has completed their due diligence and nearing their fundraising goal to complete the purchase, including a grant from the Blaine County Land, Water, and Wildlife Program. Once the purchase has been completed, it will be incorporated into the Howard Preserve Conservation Easement. As has been done with other expansions of the Howard Preserve, WRLT is requesting the following from the City:

1. Accepting fee title to the property once funds have been secured.
2. Authorize the inclusion of the subject property into the Conservation Easement held by the Wood River Land Trust.
3. Vacate the right-of-way adjacent to the property.

The only component of this that may require City resources is the vacation as a survey and legal description need to be prepared. There is not a set timeframe in which this work needs to be completed, so it may occur as funds allow.

Recommendation and Next Steps

Staff recommends the adoption of Resolution 26-24.

Enclosures

1. Resolution 26-24
2. Due Diligence materials provided by the Wood River Land Trust
3. Final Plat of Lots 1A, 2A, & 3A, Block 96, Bellevue Townsite Subdivision

RESOLUTION NO. 26-24

A RESOLUTION OF THE CITY OF BELLEVUE, IDAHO, ACCEPTING FEE TITLE TO LOT 1A, BLOCK 96, BELLEVUE TOWNSITE.

WHEREAS, the City of Bellevue has been working with the Wood River Land Trust regarding the purchase of Lot 1A, Block 96, Bellevue Townsite; and

WHEREAS, the City and the Wood River Land Trust, along with the Friends of the Howard Preserve, have been managing public space known as the Howard Preserve since 2004; and

WHEREAS, the acquisition of Lot 1A, Block 96 of Bellevue Townsite would provide a permanent connection from the south end of Bellevue to the Howard Preserve; and

WHEREAS, the Wood River Land Trust is in the process of raising funds to facilitate the purchase.

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

The City of Bellevue commits to accepting the fee title ownership of the property once the required funds have been secured, to collaborate with the Wood River Land Trust on the expansion of the existing conservation easement to include the subject property, and to vacate the right-of-way adjacent to the subject property.

PASSED BY THE BELLEVUE COMMON COUNCIL AND APPROVED BY THE MAYOR THIS 13TH DAY OF JULY 2026.

Christina Giordani, Mayor

ATTEST:

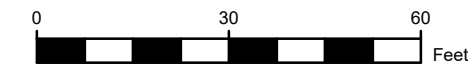
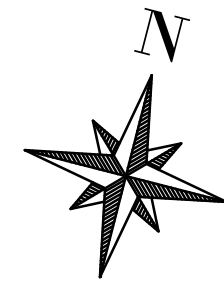
Amy Phelps, Clerk

A PLAT SHOWING

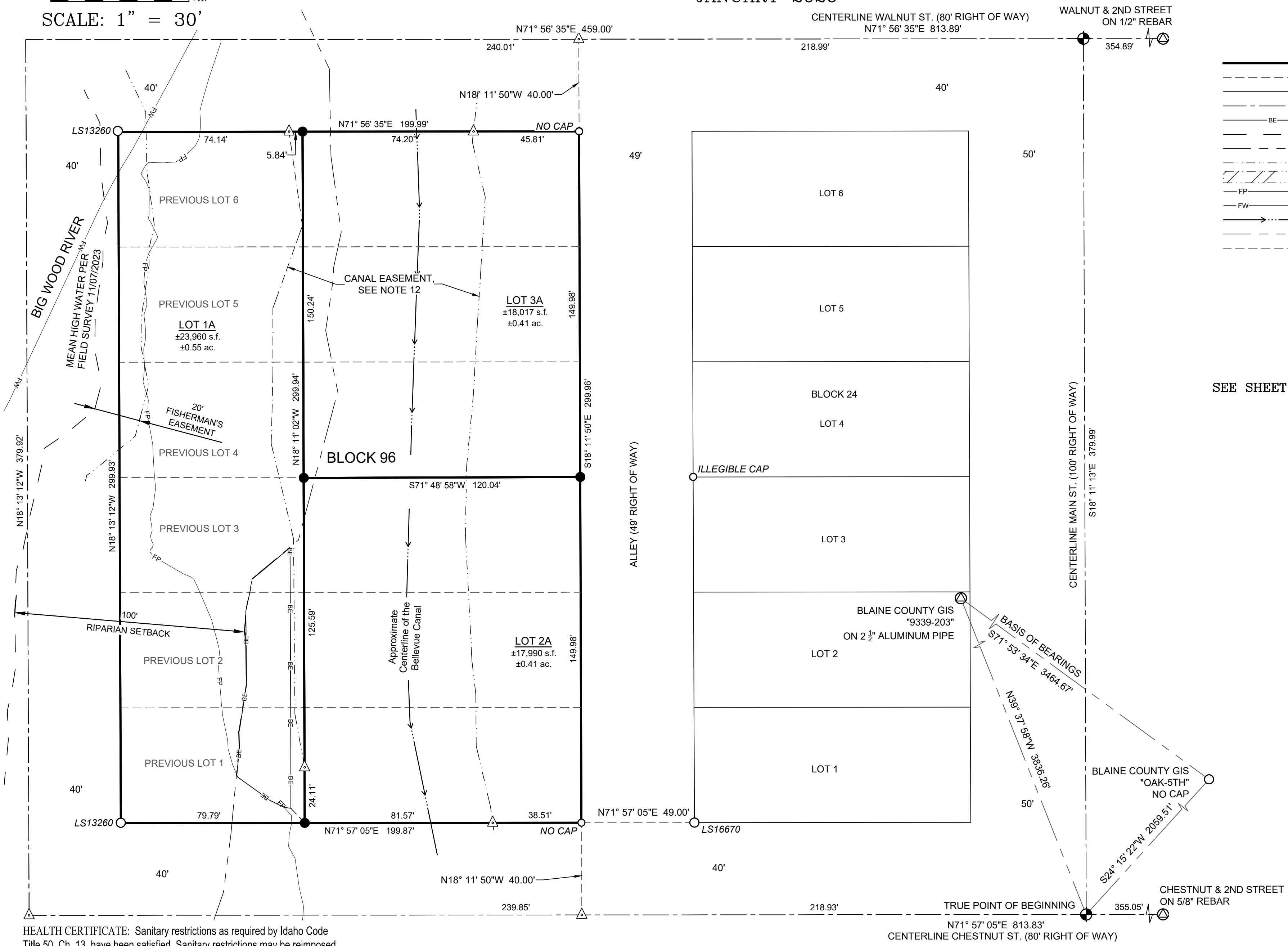
LOTS 1A, 2A, & 3A, BLOCK 96, BELLEVUE TOWNSITE

WHEREIN THE SIX LOTS ARE RECONFIGURED INTO THREE LOTS AS SHOWN HEREON
LOCATED WITHIN SECTION 36, T.2 N., R.18 E., B.M., CITY OF BELLEVUE, BLAINE COUNTY, IDAHO

JANUARY 2026



SCALE: 1" = 30'



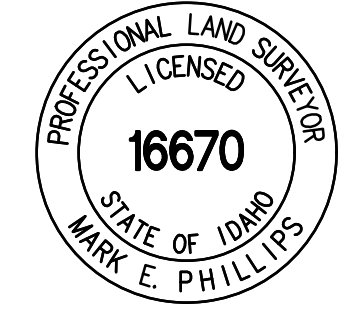
LEGEND

- Property Line
- Previous Lot Line
- Adjoiner's Lot Line
- Centerline of Right of Way
- Building Envelope
- Mean High Water (per Field Survey 11/07/2023)
- 100' Riparian Setback
- Easement, Type and Width as Shown
- Canal Easement
- Floodplain per FEMA 2010 Study
- Floodway per FEMA 2010 Study
- Approximate Centerline of the Bellevue Canal
- GIS Tie Line
- Survey Tie Line
- Found Brass Cap in Concrete
- Found Aluminum Cap as Shown
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar, PLS 16670
- Calculated Point (Nothing Set)

SEE SHEET 2 FOR SURVEY NARRATIVE & NOTES

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date _____ South Central District Health Dept., EHS



MARK E. PHILLIPS,
P.L.S. 16670

LOTS 1A, 2A, & 3A, BLOCK 96,
BELLEVUE TOWNSITE

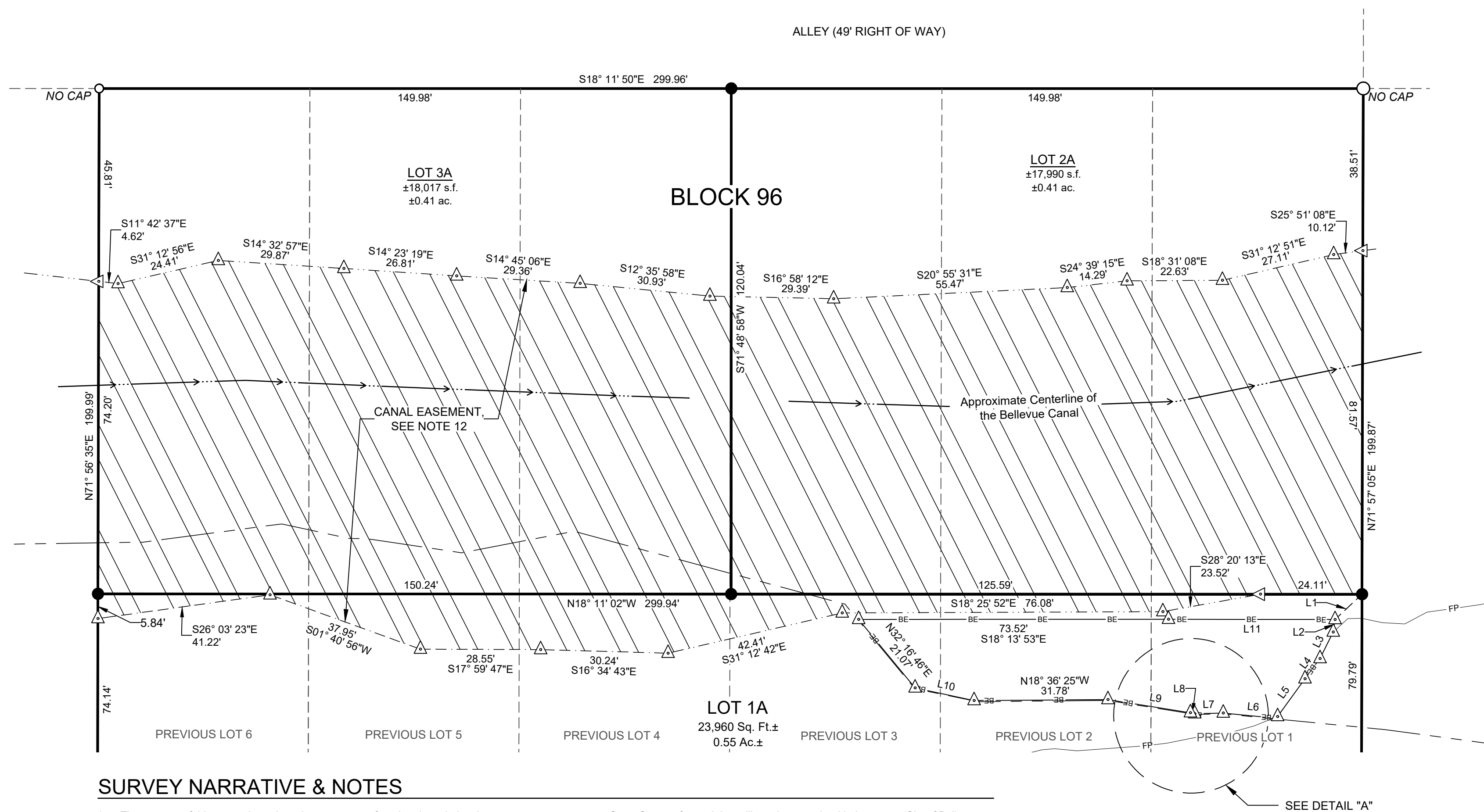
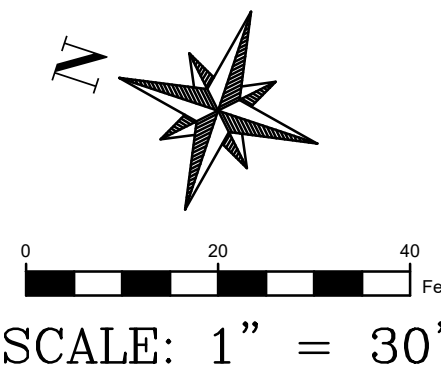
1 OF 3
PROJECT: 2023-01

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

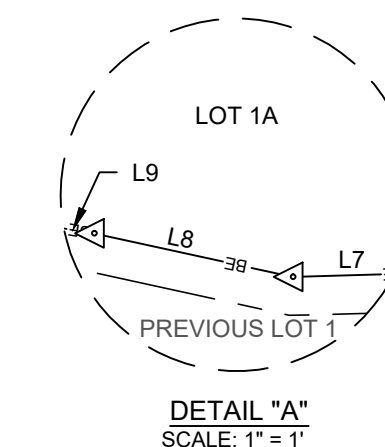
A PLAT SHOWING LOTS 1A, 2A, & 3A, BLOCK 96, BELLEVUE TOWNSITE JANUARY 2026

SEE SHEET 1 FOR LEGEND

ALLEY (49' RIGHT OF WAY)

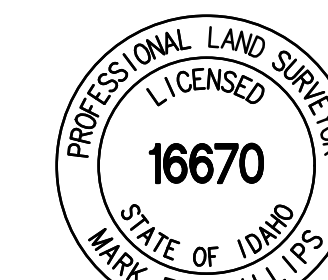


Line Table		
Line #	Length	Direction
L1	8.76'	N61°24'47"W
L2	3.02'	N80°09'18"E
L3	7.03'	N81°34'35"W
L4	5.97'	N71°34'19"W
L5	11.08'	N72°24'52"W
L6	12.14'	N12°37'51"W
L7	6.78'	N19°42'24"W
L8	1.06'	N05°51'27"W
L9	19.80'	N09°04'59"W
L10	14.30'	N06°01'32"W
L11	39.53'	S18°06'17"E



SURVEY NARRATIVE & NOTES

- The purpose of this survey is to show the monuments found and set during the boundary retracement of Lots 1, 2, 3, 4, 5, & 6, Block 96, Bellevue Townsite, and reconfigure the six lots into three lots as shown hereon. The boundary shown is based on found Centerline Monuments, found Lot Corner Monuments, the Record of Survey for Block 96, Bellevue Townsite, Instrument Number 646867, the partial resurvey of the Original Townsite of Bellevue, Instrument Number 207842, and the Original Map of Bellevue Townsite, all records of Blaine County, Idaho. All found monuments have been accepted. The missing monuments were set by block breakdown and proportioning record distances between found monuments.
- The distances shown are measured. Refer to the above referenced documents for the previous record data.
- Unless specifically shown hereon, this survey does not claim to reflect any of the following which may be applicable to the subject real property, including but not limited to; Building Setbacks, Ditches, Easements, Natural Encroachments, Natural Hazards, Covenants, Conditions, and Restrictions, Subdivision Restrictions, Wetlands, Zoning or any other Land Use Regulation. Certain information contained in a title policy may not appear in this map or may affect items shown hereon. It is responsibility of the owner or agent to request and review a title policy.
- A Lot Book Guarantee for Lots 1, 2, 3, 4, 5, & 6, Block 96, Bellevue Townsite, has been issued by Stewart Title Guaranty Company, File Number 23475114, with a Date of Guarantee of July 5, 2023. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said policy. Some of the encumbrances and easements listed in the title report are Not plotted hereon. Review of the specific documents listed in said policy is required, if further information is desired.
- Snow Storage for each Lot will need to comply with the current City of Bellevue code and shall not be pushed off the top of the slope toward or into the canal.
- There shall be no access allowed by Lot owners along the existing canal access road to gain access to the Big Wood River.
- Lot owners shall comply with City of Bellevue parking requirements and be aware of limited space between city Right-of-Way and top of slope.
- A 20' Fisherman's Access Easement exists along the landward side of the mean high water line of the Big Wood River.
- Lot 1A 100' Riparian Setback to shall be field verified prior to City approval of building permit.
- No building shall be constructed on Lot 1A until a time when an approved access to the lot is developed.
- Fill of unknown origin was placed on Lot 1A. Any building permit application for Lot 1A is required to be accompanied by a Geotechnical report.
- No building shall encroach into the space between the eastern top of bank and east high water mark unless otherwise allowed per Diversion 45 Right-of-Way Agreement, Instrument Number _____.



MARK E. PHILLIPS,
P.L.S. 16670

LOTS 1A, 2A, & 3A, BLOCK 96,
BELLEVUE TOWNSITE

2 OF 3
PROJECT: 2023-01

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

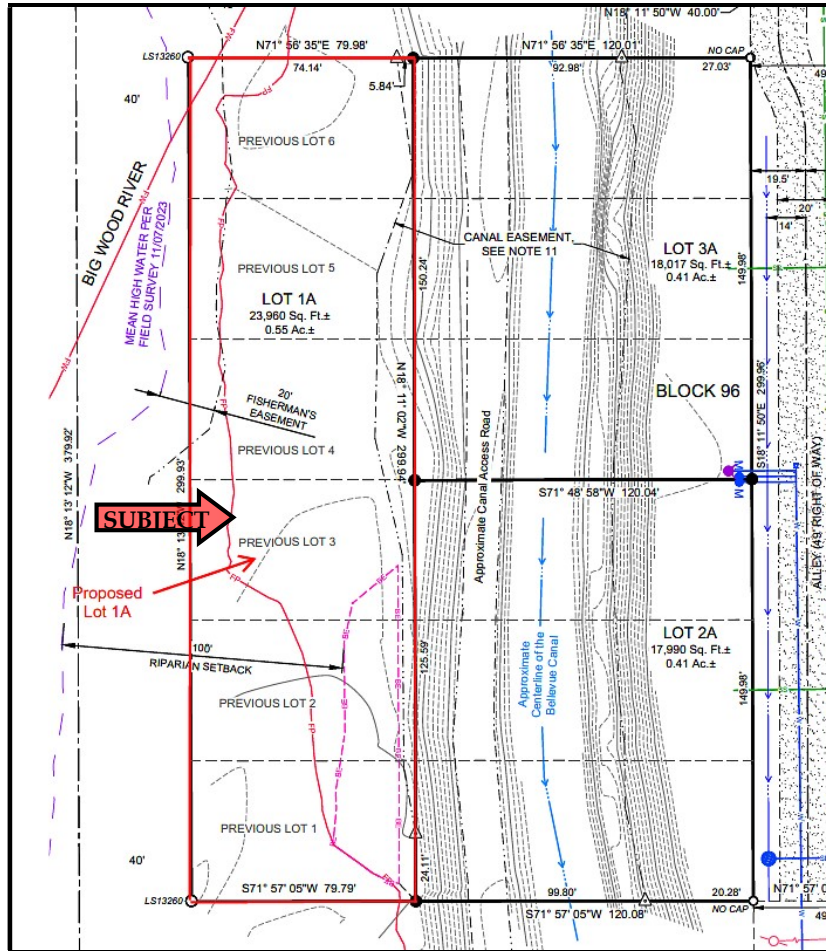


Appraisal Report

Vacant Land (Hypothetical Condition Analysis)

Proposed Lot 1A, Block 96

Bellevue Townsite, Blaine County, Idaho



Valuation Date:

May 20, 2025

Prepared for:

Wood River Land Trust
Attn: Chad Stoesz
Lands Program Director
119 E Bullion Street
Hailey, ID 83333

Prepared by:

Sun Valley Valuations
Kyle T. Kunz, CGA-2909
101 Clover Circle
Hailey, ID 83333



Sun Valley Valuations

101 Clover Circle, Hailey, ID 83333 • 208-720-0188 • www.sunvalleyappraisal.com

June 16, 2025

Mr. Chad Stoesz
Wood River Land Trust
Lands Program Director
119 E Bullion Street
Hailey, ID 83333

Re: Estimate of Hypothetical value for Proposed Lot 1A, Block 96, Bellevue Townsite,
Blaine County, ID

Dear Mr. Stoesz:

At your request, I have inspected and appraised the above-described property to estimate its proposed market value based on the hypothetical condition the lot line shift has been complete. The value is based on fee simple ownership as of May 20, 2025. The intended use of this report is to estimate the proposed value for potential purchase by the Wood River Land Trust.

Briefly described, Lot 1A is part of a proposed lot line shift of six existing Bellevue city lots to be reconfigured into three lots. Proposed Lot 1A will consist of 23,960 square feet (.55 acres) and zoned B-Business by the city of Bellevue. The lot is rectangular shaped with the Big Wood River located to the immediate west. Clear access to the site will need to be established/developed from Riverside Drive to the south.

Based upon the result of our analysis and investigation contained in this report, it is our opinion the proposed market value for the subject lot (based on a Hypothetical condition) as of 5/20/2025 is:

\$311,000
Three-hundred Eleven Thousand

We transmit herewith electronically a copy of the report, which has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The following report summarizes the market data, reasoning and analysis upon which our conclusion is based.

Respectfully submitted,

Sun Valley Valuations

Kyle T. Kunz
Certified General Appraiser, #2909

REPORT

PHASE I ENVIRONMENTAL SITE ASSESSMENT

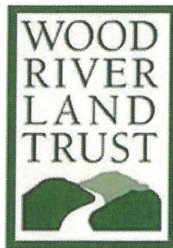
MYERS PARCELS - 0.55-ACRE LOT

WEST OF MAIN STREET, BETWEEN WALNUT & CHESTNUT

BELLEVUE, IDAHO 83313



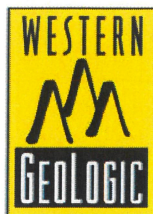
Prepared for



Wood River Land Trust
119 East Bullion Street
Hailey, Idaho 83333

March 20, 2026

Prepared by



Western Geologic & Environmental LLC
2150 South 1300 East, Suite 500
Salt Lake City, UT 84106 USA

Voice: 801.359.7222
Fax: 801.990.4601
Web: www.westerngeologic.com



March 20, 2026

Chad Stoesz
Wood River Land Trust
119 East Bullion Street
Hailey, Idaho 83333

SUBJECT: Phase I Environmental Site Assessment
Myers Parcels - 0.55-Acre Lot
West of Main Street, Between Walnut & Chestnut
Bellevue, Idaho 83313

Dear Mr. Stoesz:

Western Geologic & Environmental performed a Phase I Environmental Site Assessment that included on-site observations of the Myers Parcels - 0.55-Acre Lot property located west of Main Street, between Walnut & Chestnut Streets, in Bellevue, Idaho, on March 9, 2026. The following provides a summary of our conclusions and recommendations.

Conclusions

Recognized Environmental Conditions (RECs) are defined by ASTM Standard Practice E1527-21 as the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the Myers Parcels - 0.55-Acre Lot located west of Main Street, between Walnut & Chestnut Streets, in Bellevue, Idaho, the property. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report.

- This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Controlled Recognized Environmental Conditions (CRECs) are defined by ASTM Standard Practice E1527-21 as a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

- This assessment has revealed no evidence of controlled recognized environmental conditions in connection with the property.

Historical Recognized Environmental Conditions (HRECs) are defined by ASTM Standard Practice E1527-21 as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).

- This assessment has revealed no evidence of historical recognized environmental conditions in connection with the property.

De Minimis Conditions

- No de minimis conditions were identified at the Project.

Business Environmental Risks

- No business environmental risks such as damaged suspect asbestos-containing materials, known lead-based paint, or mold/mildew were identified at the Project.

Recommendations

No further investigation is recommended at this time.

It has been a pleasure working with Wood River Land Trust on this project. Should any questions arise please contact the project manager listed below.

Sincerely,

Western Geologic & Environmental LLC



Craig Bartholomew
Senior Environmental Assessor



Kevin Thomas, P.G., C.E.M.
Environmental Professional

ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607

(612) 371-1111

www.oldrepublictitle.com

By

President

Terry Washburn

Authorized Officer or Agent

Attest

Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: **Blaine County Title, Inc.**

Issuing Office: **360 Sun Valley Road
Ketchum, ID 83340**

Issuing Office's ALTA® Registry ID: **1074245**

Loan ID Number:

Commitment Number: **26-26493**

Issuing Office File Number: **26-26493**

Property Address: **Vacant Land, Bellevue, ID 83313**

Revision Number:

SCHEDULE A

1. Commitment Date: **February 17, 2026 at 8:00 AM**
2. Policy to be issued:
 - a. 2021 ALTA Owner's Policy

Proposed Insured:	Wood River Land Trust Company
Proposed Amount of Insurance:	\$311,000.00
Policy Premium:	\$1,348.00
The estate or interest to be insured:	fee simple
3. The estate or interest in the Land at the Commitment Date is: **fee simple**
4. The Title is, at the Commitment Date, vested in: **A. Keith Myers and Judith E. Myers, husband and wife**
5. The Land is described as follows: **See Exhibit A attached hereto and made a part hereof.**

BLAINE COUNTY TITLE, INC.

360 Sun Valley Road, Ketchum, ID 83340

Telephone: (208) 726-0700

Countersigned by:



Terry Washburn, License #477261

Blaine County Title, Inc., License #477261

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

**SCHEDULE B I
COMMITMENT****REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Duly authorized and executed Deed from A. Keith Myers and Judith E. Myers, husband and wife, to Wood River Land Trust Company, an Idaho nonprofit corporation to be executed and recorded at closing.

5. Delivery to the Company of the Affidavit as to Debts and Liens. Upon acceptance and review of said Affidavit, title will be subject to such further matters as appear necessary and appropriate following such review.

NOTE: Pursuant to the State of Idaho Insurance Regulations, a cancellation fee is to be charged on all cancelled orders. Unless otherwise advised, orders will be considered cancelled six months after the effective date on the Commitment. The amount of the fee assessed shall be in accordance with our rate filing with the Idaho Department of Insurance.

If you should decide to change lenders within six months, this commitment can be transferred to avoid a cancellation charge.

**SCHEDULE B II
COMMITMENT****EXCEPTIONS FROM COVERAGE**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments.
8. Rights of the state or federal government and/or public in and to any portion of the land for right of way (whether or not such rights are shown by recordings of easements and/or maps in the Public Records by the State of Idaho showing the general location of these rights of way).
9. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
10. General taxes for the year 2025 , a lien in the amount of \$3,281.28 , of which the first installment due December 20, 2025 is PAID and the second installment is due on or before June 20, 2026. Parcel No's RPB0000096001A, 20, 30, 40, 50, 60
11. General taxes for the year 2026 and subsequent years, which are a lien not yet payable.
12. Water and sewer charges of the City of Bellevue.
13. Rubbish charges billed by Clear Creek Disposal.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

14. All matters depicted on that certain Survey, recorded September 27, 2017, as Instrument No. [646867](#) , records of Blaine County, Idaho.
15. Terms and provisions of the Option Agreement from Keith A. Myers and Judith E. Myers as husband and wife (Optioner) to Wood River Land Trust Company, an Idaho nonprofit corporation (Optionee) dated January 22, 2026 a memorandum of which is recorded February 5, 2026 as Instrument No. [717240](#) , records of Blaine County, Idaho.
16. Any adverse claim based upon the assertion that
 - a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof;
 - b) The boundary of the land has been affected by a change in the course or water level of a navigable river or lake;
 - c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.
17. Notices of liens if any, in favor of the State Tax Commission, the Department of Labor and Department of Health and Welfare of the State of Idaho filed in the office of the Secretary of State pursuant to Chapter 19, Title 45, Idaho Code. (The Idaho State Tax Commission electronically files liens with the office of the Secretary of State and not with the Blaine County Recorder. Until final review at closing, title may be subject to such further matters as appear necessary and appropriate following such review.

Item 1 will be removed upon final review at closing, title may be subject to such further matters as appear necessary and appropriate following such review.

Items 2-5 and 7-9 may be removed upon issuance of any ALTA Extended Coverage Policy.

Copies of all recorded documents outlined in this section can be accessed via the hyperlink.

**EXHIBIT A
LEGAL DESCRIPTION**

Lots 1, 2, 3, 4, 5 and 6 in Block 96 of the CITY OF BELLEVUE, as shown on the official plat thereof, on file in the office of the County Recorder, Blaine County, Idaho.

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Memorandum

To: Mayor Giordani and Bellevue Common Council

From: Amy Phelps, City Clerk

Re: Consent Agenda

Date: July 13, 2026

The consent agenda allows the Council to approve routine 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. Claims Payable Report June 23 Through July 13, 2026
- b. Department head reports
- c. Water Project Update
- d. Great West Task Order

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
AFBA (160)							
070526	1	Invoice	Life Insurance - July	07/05/2026	80.00	100-05-50014	Insurance - Life
Total AFBA (160):					80.00		
Allington, Frederick (210)							
10230	1	Invoice	Administrative Services	07/06/2026	3,540.00	100-01-51140	Legal Fees
10230	2	Invoice	Planning & Zoning Issues - 3/2/26 - 4/27/26	07/06/2026	570.00	100-03-51140	Legal Fees
10230	3	Invoice	Water Bond Project	07/06/2026	390.00	200-20-51140	Legal Fees
10230	4	Invoice	DR-26-01	07/06/2026	15.00	100-03-51041	Client Cost Expense
10230	5	Invoice	CUP-26-01	07/06/2026	105.00	100-03-51041	Client Cost Expense
Total Allington, Frederick (210):					4,620.00		
American Road Maintenance (4660)							
17610	1	Invoice	Friction Seal Project	07/07/2026	60,300.00	100-15-58250	Street Construction
17611	1	Invoice	Friction Seal Project	07/07/2026	15,480.00	100-15-58250	Street Construction
Total American Road Maintenance (4660):					75,780.00		
Association of Idaho Cities (330)							
13477	1	Invoice	FY/27 AIC Annual Membership Dues	07/01/2026	1,036.40	100-01-51080	Dues & Memberships
Total Association of Idaho Cities (330):					1,036.40		
Axon Enterprises, Inc. (360)							
INUS458740	1	Invoice	In Car Camera	07/01/2026	7,625.28	100-08-51130	Equipment Rental
Total Axon Enterprises, Inc. (360):					7,625.28		
Best Western Pocatello Inn (470)							
57300	1	Invoice	Hotel- M. Shelamer/criminal apprehension for patrol	06/23/2026	248.60	100-08-52124	Travel Expense
Total Best Western Pocatello Inn (470):					248.60		
C & D Pickleball Nets (4670)							
20232971	1	Invoice	Pickleball Nets	06/30/2026	4,936.28	100-15-51180	Misc. Grant Expense
Total C & D Pickleball Nets (4670):					4,936.28		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Christensen Inc. dba United Oil (640)							
CL14408	1	Invoice	Card #263140/Wastewater	06/15/2026	56.56	300-30-51110	Fuel
CL14409	1	Invoice	Fuel - Card #263953/Gaston	06/15/2026	313.29	100-08-51110	Fuel
CL14409	2	Invoice	Fuel - Card #263954/Shelamer	06/15/2026	245.14	100-08-51110	Fuel
CL14409	3	Invoice	Fuel - Card #263955/Thayer	06/15/2026	341.36	100-08-51110	Fuel
CL14410	1	Invoice	Fuel - Card #263139	06/15/2026	39.50	100-15-51110	Fuel
CL14410	2	Invoice	Fuel - Card #263139	06/15/2026	39.50	200-20-51110	Fuel
CL14410	3	Invoice	Fuel - Card #263139	06/15/2026	39.50	300-30-51110	Fuel
CL14411	1	Invoice	Fuel - Card #8191665	06/15/2026	151.95	100-15-51110	Fuel
CL14411	2	Invoice	Fuel - Card #8191665	06/15/2026	151.95	200-20-51110	Fuel
CL14411	3	Invoice	Fuel - Card #8191665	06/15/2026	151.95	300-30-51110	Fuel
CL15262	1	Invoice	Fuel - Card #263953/Gaston	06/30/2026	365.05	100-08-51110	Fuel
CL15262	2	Invoice	Fuel - Card #263954/Shelamer	06/30/2026	371.72	100-08-51110	Fuel
CL15262	3	Invoice	Fuel - Card #263955/Thayer	06/30/2026	320.04	100-08-51110	Fuel
CL15263	1	Invoice	Fuel - Card #263139	06/30/2026	68.81	100-15-51110	Fuel
CL15263	2	Invoice	Fuel - Card #263139	06/30/2026	68.81	200-20-51110	Fuel
CL15263	3	Invoice	Fuel - Card #263139	06/30/2026	68.81	300-30-51110	Fuel
CL15264	1	Invoice	Fuel - Card #8191665	06/30/2026	86.02	100-15-51110	Fuel
CL15264	2	Invoice	Fuel - Card #8191665	06/30/2026	86.03	200-20-51110	Fuel
CL15264	3	Invoice	Fuel - Card #8191665	06/30/2026	86.02	300-30-51110	Fuel
Total Christensen Inc. dba United Oil (640):					3,052.01		
Clear Creek Disposal (690)							
0001916990	1	Invoice	O'Donnell Park - June	06/25/2026	469.70	100-15-52146	Utilities - Trash/Toilet/Recyc
0001916991	1	Invoice	Memorial Park - June	06/25/2026	331.75	100-15-52146	Utilities - Trash/Toilet/Recyc
0001916992	1	Invoice	Howard Preserve Park - June	06/25/2026	193.25	100-15-52146	Utilities - Trash/Toilet/Recyc
0001916993	1	Invoice	City Hall - June	06/25/2026	76.35	100-15-52146	Utilities - Trash/Toilet/Recyc
0001916994	1	Invoice	31 Alyson Rd. - June	06/25/2026	4.00	300-30-52146	Utilities - Trash/Toilet/Recyc
0001916995	1	Invoice	Shop - June	06/25/2026	150.08	100-15-52146	Utilities - Trash/Toilet/Recyc
0001916996	1	Invoice	Fire Station - June	06/25/2026	29.14	100-15-52146	Utilities - Trash/Toilet/Recyc
0001916997	1	Invoice	Museum - June	06/25/2026	193.46	100-15-52146	Utilities - Trash/Toilet/Recyc
0001914421	1	Invoice	Annual Clean Sweep - Spring Clean Up	06/01/2026	259.09	100-15-52146	Utilities - Trash/Toilet/Recyc
0001915834	1	Invoice	200 Main St. South	06/11/2026	227.33	100-03-51300	Misc. Grant Expenditures
Total Clear Creek Disposal (690):					1,934.15		
Clearwater Power Equipment LLC (720)							
96228	1	Invoice	Leaf blower parts	06/16/2026	54.76	100-15-51162	R & M - Parks
96275	1	Invoice	John Deere Mower parts	06/17/2026	72.53	100-15-51162	R & M - Parks
96514	1	Invoice	Bearings for mower	06/22/2026	13.69	100-15-52090	Supplies

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Total Clearwater Power Equipment LLC (720):					140.98		
Copy & Print LLC (780)							
10774	1	Invoice	Business Cards/Brian Parker	07/01/2026	89.00	100-03-52010	Office Supplies
Total Copy & Print LLC (780):					89.00		
Digline Inc. (930)							
0079903-IN	1	Invoice	Monthly Fee	06/30/2026	33.15	200-20-51160	Repairs & Maintenance (Gen
0079903-IN	2	Invoice	Monthly Fee	06/30/2026	33.15	300-30-51160	Repairs & Maintenance (Gen
Total Digline Inc. (930):					66.30		
DL Evans - Library (980)							
4580-0622	1	Invoice	Hobby Lobby	06/22/2026	14.82	100-07-55010	Library Programs
4580-0622	2	Invoice	Teachers Pay Teachers.com	06/22/2026	27.97	100-07-55010	Library Programs
4580-0622	3	Invoice	Amazon	06/22/2026	43.99	100-07-55000	Library New Books
4580-0622	4	Invoice	Amazon	06/22/2026	22.25	100-07-55000	Library New Books
4580-0622	5	Invoice	Amazon	06/22/2026	20.13	100-07-55010	Library Programs
4580-0622	6	Invoice	Amazon	06/22/2026	234.42	100-07-55000	Library New Books
4580-0622	7	Invoice	NY Times	06/22/2026	4.00	100-07-55000	Library New Books
4580-0622	8	Invoice	Amazon	06/22/2026	253.57	100-07-55000	Library New Books
4580-0622	9	Invoice	Amazon	06/22/2026	30.33	100-07-55000	Library New Books
Total DL Evans - Library (980):					651.48		
DL Evans - Marshal (990)							
1814-06	1	Invoice	USPS - package mailed	06/22/2026	13.70	100-08-52010	Office Supplies
Total DL Evans - Marshal (990):					13.70		
DL Evans - Mayor (1000)							
2563-0622	1	Invoice	Amazon	06/22/2026	15.89	100-01-51080	Dues & Memberships
2563-0622	2	Invoice	Microsoft	06/22/2026	106.80	100-01-51062	Computers - Software & Subscri
2563-0622	3	Invoice	MSFT	06/22/2026	148.50	100-01-51062	Computers - Software & Subscri
2563-0622	4	Invoice	Amazon - Supplies	06/22/2026	137.53	100-01-52090	Supplies
2563-0622	5	Invoice	Amazon - Office Supplies	06/22/2026	67.53	100-01-52010	Office Supplies
2563-0622	6	Invoice	Office chair, keyboard, mouse, & pad	06/22/2026	167.87	100-01-52010	Office Supplies
2563-0622	7	Invoice	Idaho Mtn. Express - help wanted ad	06/22/2026	119.43	100-01-52060	Publishing
2563-0622	8	Invoice	Microsoft	06/22/2026	79.80	100-01-51062	Computers - Software & Subscri

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
2563-0622	9	Invoice	Business Checks	06/22/2026	225.98	100-01-52010	Office Supplies
2563-0622	10	Invoice	Mailchimp	06/22/2026	19.50	100-01-51062	Computers - Software & Subscri
2563-0622	11	Invoice	Domino's - Greg's retirement party	06/22/2026	126.19	100-01-52010	Office Supplies
2563-0622	12	Invoice	Albertsons - supplies	06/22/2026	46.98	100-01-52010	Office Supplies
2563-0622	13	Invoice	Costway Jumbo Set	06/22/2026	109.44	100-03-51300	Misc. Grant Expenditures
2563-0622	14	Invoice	Claostat - WW Plant	06/22/2026	14.77	300-30-51167	R & M - Autos
2563-0622	15	Invoice	Amazon - Cornhole Set	06/22/2026	138.49	100-03-51300	Misc. Grant Expenditures
2563-0622	16	Invoice	Amazon - supplies	06/22/2026	18.95	100-01-52090	Supplies
2563-0622	17	Invoice	Toner Cartridges	06/22/2026	225.60	100-08-52010	Office Supplies
2563-0622	18	Invoice	Amazon- Battery for spring diversion box SCADA flow monitor	06/22/2026	40.17	200-20-52090	Supplies
2563-0622	19	Invoice	Google -youtube for world cup	06/22/2026	54.99	100-01-51062	Computers - Software & Subscri
Total DL Evans - Mayor (1000):					1,864.41		
Dusty's Electric, Inc. (3780)							
19055	1	Invoice	New service & outlets @ Shop	06/30/2026	7,452.77	100-15-58120	Construction & Improvement
Total Dusty's Electric, Inc. (3780):					7,452.77		
Environmental Systems Research Institute (4600)							
900272527	1	Invoice	ArcGIS Online Annual Subscription	06/11/2026	925.00	200-20-51062	Computers - Software & Subs
900272527	2	Invoice	ArcGIS Online Annual Subscription	06/11/2026	925.00	300-30-51062	Computers - Software & Subs
900272527	3	Invoice	ArcGIS Online Annual Subscription	06/11/2026	1,050.00	100-03-51650	Comprehensive Plan
Total Environmental Systems Research Institute (4600):					2,900.00		
First Net (1150)							
2872946568	1	Invoice	Cel Phones	06/20/2026	911.00	100-01-52100	Telephone
2872946568	2	Invoice	Cel Phones	06/20/2026	96.55	200-20-52100	Telephone
2872946568	3	Invoice	Cel Phones	06/20/2026	45.75	300-30-52100	Telephone
Total First Net (1150):					1,053.30		
Go-Fer It Express Inc. (1300)							
145299	1	Invoice	Courier expenses for taking samples to Lab	06/30/2026	108.67	200-20-52110	Test Samples - Water
145299	2	Invoice	Courier expenses for taking samples to Lab	06/30/2026	108.68	300-30-52110	Test Samples - Sewer
Total Go-Fer It Express Inc. (1300):					217.35		
Great America Financial Services (1330)							
42297462	1	Invoice	Konica copier - standard payment	06/20/2026	457.35	100-01-51180	Office Equipment Rental/Repair

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Total Great America Financial Services (1330):					457.35		
Idaho Materials & Construction (4650)							
6879836	1	Invoice	Asphalt - Oak St.	06/16/2026	504.60	100-15-51164	R & M - Street Maintenance
6885306	1	Invoice	Asphalt - Oak St.	06/23/2026	969.76	100-15-51164	R & M - Street Maintenance
6881148	1	Invoice	Asphalt - Oak St.	06/17/2026	491.84	100-15-51164	R & M - Street Maintenance
6877388	1	Invoice	Asphalt - Oak St.	06/11/2026	255.20	100-15-51164	R & M - Street Maintenance
Total Idaho Materials & Construction (4650):					2,221.40		
Idaho Power (1600)							
2227225774-	1	Invoice	100 Slaughterhouse Gulch	06/19/2026	285.42	200-20-52143	Utilities - Power
2227225774-	2	Invoice	32 Muldoon Rd.	06/19/2026	37.10	200-20-52143	Utilities - Power
2227225774-	3	Invoice	400 Muldoon Rd.	06/19/2026	29.71	200-20-52143	Utilities - Power
2227225774-	4	Invoice	805 Chestnut St Pump	06/19/2026	1,176.37	200-20-52143	Utilities - Power
2227225774-	5	Invoice	90 1/2 Tendoy St. Well	06/19/2026	101.12	200-20-52143	Utilities - Power
2227225774-	6	Invoice	90 Tendoy St. Well	06/19/2026	2,131.26	200-20-52143	Utilities - Power
2227225816-	1	Invoice	1269 Glen Aspen Dr.	06/19/2026	41.45	300-30-52143	Utilities - Power
2227225816-	2	Invoice	130 Riverview Dr. Lift	06/19/2026	203.29	300-30-52143	Utilities - Power
2227225816-	3	Invoice	31 Alyson Rd. Lagoon	06/19/2026	925.62	300-30-52143	Utilities - Power
2227225816-	4	Invoice	31 Alyson Rd. Main	06/19/2026	1,155.19	300-30-52143	Utilities - Power
2227225816-	5	Invoice	80 Honeysuckle Lift	06/19/2026	34.14	300-30-52143	Utilities - Power
2227225816-	6	Invoice	88 Martin Ln. Lift	06/19/2026	74.12	300-30-52143	Utilities - Power
2227225816-	7	Invoice	90 Tendoy St. Lift	06/19/2026	42.43	300-30-52143	Utilities - Power
2203628603-	1	Invoice	100 N. 8th St. Park	06/22/2026	49.03	100-15-52143	Utilities - Power
2203628603-	2	Invoice	114 Elm St. Ped	06/22/2026	30.67	100-15-52143	Utilities - Power
2203628603-	3	Invoice	City Hall	06/22/2026	175.40	100-15-52143	Utilities - Power
2203628603-	4	Invoice	116 Pine St. Ped	06/22/2026	30.03	100-15-52143	Utilities - Power
2203628603-	5	Invoice	Library	06/22/2026	79.03	100-15-52143	Utilities - Power
2203628603-	6	Invoice	1461 S. Main St. Light	06/22/2026	32.23	100-15-52145	Utilities - Street Lights
2203628603-	7	Invoice	161 Cowcatcher Loop Light	06/22/2026	1.76	100-15-52145	Utilities - Street Lights
2203628603-	8	Invoice	Museum	06/22/2026	31.90	100-15-52143	Utilities - Power
2203628603-	9	Invoice	218 N. Main St. Light	06/22/2026	2.70	100-15-52145	Utilities - Street Lights
2203628603-	10	Invoice	300 E. Cedar St. Park	06/22/2026	26.34	100-15-52143	Utilities - Power
2203628603-	11	Invoice	318 E Cedar St. Park	06/22/2026	26.62	100-15-52143	Utilities - Power
2203628603-	12	Invoice	508 Broadford Rd. Light	06/22/2026	28.06	100-15-52145	Utilities - Street Lights
2203628603-	13	Invoice	Fire Station	06/22/2026	86.66	100-15-52143	Utilities - Power
2203628603-	14	Invoice	921 Riverside Dr. Light	06/22/2026	1.47	100-15-52145	Utilities - Street Lights
2203628603-	15	Invoice	Street Lights	06/22/2026	1,724.41	100-15-52145	Utilities - Street Lights
2203628603-	17	Invoice	714 N. Main St. Light	06/22/2026	29.36	100-15-52145	Utilities - Street Lights

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
2203628603-	16	Invoice	Street Lights	06/22/2026	28.85	100-15-52145	Utilities - Street Lights
2203628603-	18	Invoice	Shop	06/22/2026	87.05	100-15-52143	Utilities - Power
Total Idaho Power (1600):					8,708.79		
Idaho Rural Water Association (1620)							
5048	1	Invoice	Membership Dues 7/1/26 - 6/30/27	06/23/2026	355.00	200-20-51080	Dues & Memberships
5048	2	Invoice	Membership Dues 7/1/26 - 6/30/27	06/23/2026	355.00	300-30-51080	Dues & Memberships
Total Idaho Rural Water Association (1620):					710.00		
Integrity Inspection Solutions Inc. (4640)							
34438390	1	Invoice	WWTP Project - Cleaning membrane bays	06/26/2026	21,450.00	300-30-58121	Membrane Replacement Project
Total Integrity Inspection Solutions Inc. (4640):					21,450.00		
Intermountain Gas (1730)							
0767343000	1	Invoice	Fire Station	06/22/2026	23.69	100-15-52140	Utilities - Gas
0767343000	2	Invoice	Museum	06/22/2026	25.91	100-15-52140	Utilities - Gas
0767343000	3	Invoice	City Hall	06/22/2026	34.87	100-15-52140	Utilities - Gas
0767343000	4	Invoice	130 Riverview Dr.	06/22/2026	34.30	300-30-52140	Utilities - Gas
0767343000	5	Invoice	Shop	06/22/2026	35.97	100-15-52140	Utilities - Gas
Total Intermountain Gas (1730):					154.74		
Intermountain Gas - Strahorn Pump Statio (1740)							
1315962484	1	Invoice	100 Slaughterhouse - Pump Station	06/22/2026	25.37	200-20-52140	Utilities - Gas
Total Intermountain Gas - Strahorn Pump Statio (1740):					25.37		
Johnson, Chris (3890)							
INV-DF-US-X	1	Invoice	Reimbursement - Internet for WWTP - May	05/18/2026	120.00	300-30-52020	Internet Expense
INV-DF-US-A	1	Invoice	Reimbursement - Internet for WWTP - June	06/18/2026	120.00	300-30-52020	Internet Expense
Total Johnson, Chris (3890):					240.00		
Katchees Business Forms, Etc. (1860)							
70106	1	Invoice	#10 Self Seal Window Envelopes	06/22/2026	388.80	100-01-52010	Office Supplies
70106	2	Invoice	Receipt Books	06/22/2026	255.30	100-01-52010	Office Supplies

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Total Katchees Business Forms, Etc. (1860):					644.10		
Keller Associates, Inc. (1870)							
0000256341	1	Invoice	Review & stamp of chlorine pump installation	06/15/2026	1,800.00	200-20-51090	Engineering Services
Total Keller Associates, Inc. (1870):					1,800.00		
L.L. Green's Hardware (1900)							
B507207	1	Invoice	Ratchet strap & supplies	06/22/2026	54.88	100-15-52090	Supplies
063026	1	Invoice	Credit	06/01/2026	5.39	100-15-52090	Supplies
A805000	1	Invoice	Caution tape for new trees @ Memorial Park	07/08/2026	14.99	100-15-51162	R & M - Parks
Total L.L. Green's Hardware (1900):					64.48		
Lunceford Excavation, Inc. (2030)							
19561	1	Invoice	Excavation of the spring line	06/17/2026	217.50	200-20-58125	Water Improvements IDEQ
Total Lunceford Excavation, Inc. (2030):					217.50		
McHugh Bromley Attorneys at Law PLLC (2110)							
10005219	1	Invoice	Legal fees for BWGRMP & Water Project	05/31/2026	760.00	200-20-51070	Conjunctive Management
10005219	2	Invoice	Legal fees for BWGRMP for Water Project	05/31/2026	2,318.00	200-20-58125	Water Improvements IDEQ
Total McHugh Bromley Attorneys at Law PLLC (2110):					3,078.00		
Merrick & Company (2130)							
10284524	1	Invoice	DW2409LF Drinking Water Improv - 042426 - Basic Services	06/12/2026	18,215.82	200-20-58125	Water Improvements IDEQ
10284523	1	Invoice	DW2409LF Drinking Water Improv - 042426 - Add'l Services	06/12/2026	641.25	200-20-58125	Water Improvements IDEQ
Total Merrick & Company (2130):					18,857.07		
Micro Tech Systems (2150)							
98120	1	Invoice	Monthly Service - July	07/01/2026	1,569.75	100-01-51062	Computers - Software & Subscri
Total Micro Tech Systems (2150):					1,569.75		
Ohio Gulch Transfer Station (2350)							
00363556	1	Invoice	Tree disposal	06/25/2026	5.44	100-15-51165	R & M - Tree Expense

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Total Ohio Gulch Transfer Station (2350):					5.44		
Oxarc (2390)							
0062318691	1	Invoice	Oxygen & Acetylene	06/30/2026	9.31	100-15-52090	Supplies
Total Oxarc (2390):					9.31		
Palomera, Alexis (4630)							
01	1	Invoice	Flagging & Streets Assistance	07/07/2026	587.25	100-15-51073	Contract Labor
Total Palomera, Alexis (4630):					587.25		
Palomera, Maria (2430)							
222	1	Invoice	Office Cleaning - July	07/01/2026	375.00	100-15-52050	Professional Services
Total Palomera, Maria (2430):					375.00		
Pitney Bowes Global Financial Services (2520)							
3322752491	1	Invoice	Lease - Postage Equipment - 5/3/26 - 8/2/26	06/16/2026	192.30	100-01-51180	Office Equipment Rental/Repair
Total Pitney Bowes Global Financial Services (2520):					192.30		
Quill Corporation (2660)							
118688271	1	Invoice	Backup battery - Maria's Desk	06/29/2026	64.99	100-01-52010	Office Supplies
Total Quill Corporation (2660):					64.99		
Romero, Herbert (4480)							
061826	1	Invoice	Plaza Event - Band	06/26/2026	1,000.00	100-03-51300	Misc. Grant Expenditures
061826	2	Invoice	Plaza Event - Food	06/26/2026	75.55	100-03-51300	Misc. Grant Expenditures
Total Romero, Herbert (4480):					1,075.55		
Rumbles Documents Solutions LL (2800)							
5039190877	1	Invoice	Bobcat Toolcat - 6/15/26 - 7/14/26	06/20/2026	527.01	100-15-58150	Auto/Equipment Lease (12+ mos)
5039190877	2	Invoice	Bobcat Toolcat - 6/15/26 - 7/14/26	06/20/2026	527.02	200-20-58150	Auto/Equipment Lease (12+ mos)
5039190877	3	Invoice	Bobcat Toolcat - 6/15/26 - 7/14/26	06/20/2026	527.02	300-30-58150	Auto/Equipment Lease (12+ mos)
Total Rumbles Documents Solutions LL (2800):					1,581.05		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Safebuilt LLC (4470)							
4141481	1	Invoice	Building Inspections 6/1/26 - 6/29/26	06/30/2026	1,983.75	100-03-51041	Client Cost Expense
4141481	2	Invoice	Plan Review Fees 6/3/26 - 6/30/26	06/30/2026	2,834.18	100-03-52050	Professional Services
Total Safebuilt LLC (4470):					<u>4,817.93</u>		
Shoemaker, Ethan (2960)							
062526	1	Invoice	Reimbursement - Drinking Water - Application Fee - Operator Class I	06/24/2026	25.00	200-20-52120	Training & Meetings
062526	2	Invoice	Reimbursement - Drinking Water - License Fee - Operator Class I	06/24/2026	60.00	200-20-52120	Training & Meetings
061226	1	Invoice	Reimbursement - Idaho Water Distribution Class I	06/12/2026	108.00	200-20-52120	Training & Meetings
Total Shoemaker, Ethan (2960):					<u>193.00</u>		
South Valley Storage Company LLC (3060)							
063026	1	Invoice	July Rent- Unit #F-13	06/30/2026	70.00	100-01-52085	Storage
Total South Valley Storage Company LLC (3060):					<u>70.00</u>		
State Insurance Fund (3110)							
31172406	1	Invoice	GF WC Insu	06/25/2026	2,722.00	100-01-50015	Workers Compensation Insurance
31172406	2	Invoice	WF WC Insur	06/25/2026	300.00	200-20-50015	Workers Compensation Insurance
31172406	3	Invoice	WWF WC Insur	06/25/2026	313.00	300-30-50015	Workers Compensation Insurance
Total State Insurance Fund (3110):					<u>3,335.00</u>		
Studio 360 Design (4390)							
11530	1	Invoice	Monthly Hosting	07/01/2026	40.00	100-01-51060	Computer IT Support
11530	2	Invoice	Website Management	07/01/2026	90.00	100-01-51060	Computer IT Support
Total Studio 360 Design (4390):					<u>130.00</u>		
Thatcher Company (3270)							
2026100107	1	Invoice	Chlorine	06/06/2026	9,885.90	300-30-52090	Supplies
2026100108	1	Invoice	Chlorine	06/28/2026	9,852.90	300-30-52090	Supplies
2026100900	1	Invoice	Credit - cylinder return	06/06/2026	3,150.00-	300-30-52090	Supplies
2026100107	1	Invoice	Crediit - cylinder return	06/06/2026	9,560.76-	300-30-52090	Supplies
2026100900	1	Invoice	Credit - cylinder return	06/28/2026	3,150.00-	300-30-52090	Supplies
2026100900	1	Invoice	Credit - cylinder return	06/05/2026	350.00-	300-30-52090	Supplies
Total Thatcher Company (3270):					<u>3,528.04</u>		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
The Bancorp Bank, N.A. (3290)							
739621	1	Invoice	1/3 Chevy 5500 lease/July	06/30/2026	608.66	100-15-58150	Auto/Equipment Lease (12+ mos)
739621	2	Invoice	1/3 Chevy 5500 lease/July	06/30/2026	608.66	200-20-58150	Auto/Equipment Lease (12+ mos)
739621	3	Invoice	1/3 Chevy 5500 lease/July	06/30/2026	608.66	300-30-58150	Auto/Equipment Lease (12+ mos)
Total The Bancorp Bank, N.A. (3290):					<u>1,825.98</u>		
The Car Doctor (3300)							
005907	1	Invoice	2004 Dodge Durango - replace radiator, parts & labor	06/25/2026	1,202.00	100-05-51167	R & M - Autos
Total The Car Doctor (3300):					<u>1,202.00</u>		
Valley Wide Cooperative (3510)							
098566/9	1	Invoice	Extension cord	06/17/2026	21.99	200-20-52090	Supplies
98563/9	1	Invoice	Padlock, etc.	06/17/2026	41.51	200-20-52090	Supplies
98848/9	1	Invoice	Coveralls /Johnson	06/28/2026	41.99	300-30-52130	Uniforms/Clothing
B44928	1	Invoice	Fuel - Card #3816395	06/27/2026	44.08	100-05-51110	Fuel
098329/9	1	Invoice	Supplies	06/10/2026	12.99	200-20-52090	Supplies
H45253	1	Invoice	Fuel Credit Allowance	06/16/2026	7.92	100-15-51110	Fuel
B47533	1	Invoice	Fuel Card #3816394	07/01/2026	95.51	100-05-51110	Fuel
099104/9	1	Invoice	Supplies for Water Dept.	07/07/2026	62.76	200-20-52090	Supplies
Total Valley Wide Cooperative (3510):					<u>312.91</u>		
Water Dynamics, LLC dba Magic Valley Lab (3560)							
38834	1	Invoice	Test Samples - WW	06/25/2026	135.00	300-30-52110	Test Samples - Sewer
38835	1	Invoice	Test Samples - WW	06/25/2026	2,400.00	300-30-52110	Test Samples - Sewer
Total Water Dynamics, LLC dba Magic Valley Lab (3560):					<u>2,535.00</u>		
White Cloud Communications, Inc. (3650)							
110928	1	Invoice	Radio Service - Public Works Dept. /June	07/01/2026	20.00	100-15-56045	Radio Fees
110928	2	Invoice	Radio Service - Public Works Dept. /June	07/01/2026	20.00	200-20-56045	Radio Fees
110928	3	Invoice	Radio Service - Public Works Dept. /June	07/01/2026	20.00	300-30-56045	Radio Fees
Total White Cloud Communications, Inc. (3650):					<u>60.00</u>		
Grand Totals:					<u><u>195,861.31</u></u>		

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
100-01								
State Insurance Fund	31172406	1	Invoice	GF WC Insu	06/25/2026	2,722.00	100-01-50015	Workers Compensation Ins
Studio 360 Design	11530	1	Invoice	Monthly Hosting	07/01/2026	40.00	100-01-51060	Computer IT Support
Studio 360 Design	11530	2	Invoice	Website Management	07/01/2026	90.00	100-01-51060	Computer IT Support
DL Evans - Mayor	2563-0622	2	Invoice	Microsoft	06/22/2026	106.80	100-01-51062	Computers - Software & Su
DL Evans - Mayor	2563-0622	3	Invoice	MSFT	06/22/2026	148.50	100-01-51062	Computers - Software & Su
DL Evans - Mayor	2563-0622	8	Invoice	Microsoft	06/22/2026	79.80	100-01-51062	Computers - Software & Su
DL Evans - Mayor	2563-0622	10	Invoice	Mailchimp	06/22/2026	19.50	100-01-51062	Computers - Software & Su
DL Evans - Mayor	2563-0622	19	Invoice	Google -youtube for world cup	06/22/2026	54.99	100-01-51062	Computers - Software & Su
Micro Tech Systems	98120	1	Invoice	Monthly Service - July	07/01/2026	1,569.75	100-01-51062	Computers - Software & Su
Association of Idaho Cities	13477	1	Invoice	FY/27 AIC Annual Membership Dues	07/01/2026	1,036.40	100-01-51080	Dues & Memberships
DL Evans - Mayor	2563-0622	1	Invoice	Amazon	06/22/2026	15.89	100-01-51080	Dues & Memberships
Allington, Frederick	10230	1	Invoice	Administrative Services	07/06/2026	3,540.00	100-01-51140	Legal Fees
Great America Financial Services	42297462	1	Invoice	Konica copier - standard payment	06/20/2026	457.35	100-01-51180	Office Equipment Rental/R
Pitney Bowes Global Financial Se	3322752491	1	Invoice	Lease - Postage Equipment - 5/3/26 - 8/2	06/16/2026	192.30	100-01-51180	Office Equipment Rental/R
DL Evans - Mayor	2563-0622	5	Invoice	Amazon - Office Supplies	06/22/2026	67.53	100-01-52010	Office Supplies
DL Evans - Mayor	2563-0622	6	Invoice	Office chair, keyboard, mouse, & pad	06/22/2026	167.87	100-01-52010	Office Supplies
DL Evans - Mayor	2563-0622	9	Invoice	Business Checks	06/22/2026	225.98	100-01-52010	Office Supplies
DL Evans - Mayor	2563-0622	11	Invoice	Domino's - Greg's retirement party	06/22/2026	126.19	100-01-52010	Office Supplies
DL Evans - Mayor	2563-0622	12	Invoice	Albertsons - supplies	06/22/2026	46.98	100-01-52010	Office Supplies
Katchees Business Forms, Etc.	70106	1	Invoice	#10 Self Seal Window Envelopes	06/22/2026	388.80	100-01-52010	Office Supplies
Katchees Business Forms, Etc.	70106	2	Invoice	Receipt Books	06/22/2026	255.30	100-01-52010	Office Supplies
Quill Corporation	118688271	1	Invoice	Backup battery - Maria's Desk	06/29/2026	64.99	100-01-52010	Office Supplies
DL Evans - Mayor	2563-0622	7	Invoice	Idaho Mtn. Express - help wanted ad	06/22/2026	119.43	100-01-52060	Publishing
South Valley Storage Company LL	063026	1	Invoice	July Rent- Unit #F-13	06/30/2026	70.00	100-01-52085	Storage
DL Evans - Mayor	2563-0622	4	Invoice	Amazon - Supplies	06/22/2026	137.53	100-01-52090	Supplies
DL Evans - Mayor	2563-0622	16	Invoice	Amazon - supplies	06/22/2026	18.95	100-01-52090	Supplies
First Net	2872946568	1	Invoice	Cel Phones	06/20/2026	911.00	100-01-52100	Telephone
Total 100-01:						12,673.83		
100-03								
Allington, Frederick	10230	4	Invoice	DR-26-01	07/06/2026	15.00	100-03-51041	Client Cost Expense
Allington, Frederick	10230	5	Invoice	CUP-26-01	07/06/2026	105.00	100-03-51041	Client Cost Expense
Safebuilt LLC	4141481	1	Invoice	Building Inspections 6/1/26 - 6/29/26	06/30/2026	1,983.75	100-03-51041	Client Cost Expense
Allington, Frederick	10230	2	Invoice	Planning & Zoning Issues - 3/2/26 - 4/27/	07/06/2026	570.00	100-03-51140	Legal Fees
Clear Creek Disposal	0001915834	1	Invoice	200 Main St. South	06/11/2026	227.33	100-03-51300	Misc. Grant Expenditures
DL Evans - Mayor	2563-0622	13	Invoice	Costway Jumbo Set	06/22/2026	109.44	100-03-51300	Misc. Grant Expenditures
DL Evans - Mayor	2563-0622	15	Invoice	Amazon - Cornhole Set	06/22/2026	138.49	100-03-51300	Misc. Grant Expenditures
Romero, Herbert	061826	1	Invoice	Plaza Event - Band	06/26/2026	1,000.00	100-03-51300	Misc. Grant Expenditures
Romero, Herbert	061826	2	Invoice	Plaza Event - Food	06/26/2026	75.55	100-03-51300	Misc. Grant Expenditures

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Environmental Systems Research	900272527	3	Invoice	ArcGIS Online Annual Subscription	06/11/2026	1,050.00	100-03-51650	Comprehensive Plan
Copy & Print LLC	10774	1	Invoice	Business Cards/Brian Parker	07/01/2026	89.00	100-03-52010	Office Supplies
Safebuilt LLC	4141481	2	Invoice	Plan Review Fees 6/3/26 - 6/30/26	06/30/2026	2,834.18	100-03-52050	Professional Services
Total 100-03:						8,197.74		
100-05								
AFBA	070526	1	Invoice	Life Insurance - July	07/05/2026	80.00	100-05-50014	Insurance - Life
Valley Wide Cooperative	B44928	1	Invoice	Fuel - Card #3816395	06/27/2026	44.08	100-05-51110	Fuel
Valley Wide Cooperative	B47533	1	Invoice	Fuel Card #3816394	07/01/2026	95.51	100-05-51110	Fuel
The Car Doctor	005907	1	Invoice	2004 Dodge Durango - replace radiator,	06/25/2026	1,202.00	100-05-51167	R & M - Autos
Total 100-05:						1,421.59		
100-07								
DL Evans - Library	4580-0622	3	Invoice	Amazon	06/22/2026	43.99	100-07-55000	Library New Books
DL Evans - Library	4580-0622	4	Invoice	Amazon	06/22/2026	22.25	100-07-55000	Library New Books
DL Evans - Library	4580-0622	6	Invoice	Amazon	06/22/2026	234.42	100-07-55000	Library New Books
DL Evans - Library	4580-0622	7	Invoice	NY Times	06/22/2026	4.00	100-07-55000	Library New Books
DL Evans - Library	4580-0622	8	Invoice	Amazon	06/22/2026	253.57	100-07-55000	Library New Books
DL Evans - Library	4580-0622	9	Invoice	Amazon	06/22/2026	30.33	100-07-55000	Library New Books
DL Evans - Library	4580-0622	1	Invoice	Hobby Lobby	06/22/2026	14.82	100-07-55010	Library Programs
DL Evans - Library	4580-0622	2	Invoice	Teachers Pay Teachers.com	06/22/2026	27.97	100-07-55010	Library Programs
DL Evans - Library	4580-0622	5	Invoice	Amazon	06/22/2026	20.13	100-07-55010	Library Programs
Total 100-07:						651.48		
100-08								
Christensen Inc. dba United Oil	CL14409	1	Invoice	Fuel - Card #263953/Gaston	06/15/2026	313.29	100-08-51110	Fuel
Christensen Inc. dba United Oil	CL14409	2	Invoice	Fuel - Card #263954/Shelamer	06/15/2026	245.14	100-08-51110	Fuel
Christensen Inc. dba United Oil	CL14409	3	Invoice	Fuel - Card #263955/Thayer	06/15/2026	341.36	100-08-51110	Fuel
Christensen Inc. dba United Oil	CL15262	1	Invoice	Fuel - Card #263953/Gaston	06/30/2026	365.05	100-08-51110	Fuel
Christensen Inc. dba United Oil	CL15262	2	Invoice	Fuel - Card #263954/Shelamer	06/30/2026	371.72	100-08-51110	Fuel
Christensen Inc. dba United Oil	CL15262	3	Invoice	Fuel - Card #263955/Thayer	06/30/2026	320.04	100-08-51110	Fuel
Axon Enterprises, Inc.	INUS458740	1	Invoice	In Car Camera	07/01/2026	7,625.28	100-08-51130	Equipment Rental
DL Evans - Marshal	1814-06	1	Invoice	USPS - package mailed	06/22/2026	13.70	100-08-52010	Office Supplies
DL Evans - Mayor	2563-0622	17	Invoice	Toner Cartridges	06/22/2026	225.60	100-08-52010	Office Supplies
Best Western Pocatello Inn	57300	1	Invoice	Hotel- M. Shelamer/criminal apprehensio	06/23/2026	248.60	100-08-52124	Travel Expense
Total 100-08:						10,069.78		

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
100-15								
Palomera, Alexis	01	1	Invoice	Flagging & Streets Assistance	07/07/2026	587.25	100-15-51073	Contract Labor
Christensen Inc. dba United Oil	CL14410	1	Invoice	Fuel - Card #263139	06/15/2026	39.50	100-15-51110	Fuel
Christensen Inc. dba United Oil	CL14411	1	Invoice	Fuel - Card #8191665	06/15/2026	151.95	100-15-51110	Fuel
Christensen Inc. dba United Oil	CL15263	1	Invoice	Fuel - Card #263139	06/30/2026	68.81	100-15-51110	Fuel
Christensen Inc. dba United Oil	CL15264	1	Invoice	Fuel - Card #8191665	06/30/2026	86.02	100-15-51110	Fuel
Valley Wide Cooperative	H45253	1	Invoice	Fuel Credit Allowance	06/16/2026	7.92	100-15-51110	Fuel
Clearwater Power Equipment LLC	96228	1	Invoice	Leaf blower parts	06/16/2026	54.76	100-15-51162	R & M - Parks
Clearwater Power Equipment LLC	96275	1	Invoice	John Deere Mower parts	06/17/2026	72.53	100-15-51162	R & M - Parks
L.L. Green's Hardware	A805000	1	Invoice	Caution tape for new trees @ Memorial	07/08/2026	14.99	100-15-51162	R & M - Parks
Idaho Materials & Construction	6879836	1	Invoice	Asphalt - Oak St.	06/16/2026	504.60	100-15-51164	R & M - Street Maintenanc
Idaho Materials & Construction	6885306	1	Invoice	Asphalt - Oak St.	06/23/2026	969.76	100-15-51164	R & M - Street Maintenanc
Idaho Materials & Construction	6881148	1	Invoice	Asphalt - Oak St.	06/17/2026	491.84	100-15-51164	R & M - Street Maintenanc
Idaho Materials & Construction	6877388	1	Invoice	Asphalt - Oak St.	06/11/2026	255.20	100-15-51164	R & M - Street Maintenanc
Ohio Gulch Transfer Station	00363556	1	Invoice	Tree disposal	06/25/2026	5.44	100-15-51165	R & M - Tree Expense
C & D Pickleball Nets	20232971	1	Invoice	Pickleball Nets	06/30/2026	4,936.28	100-15-51180	Misc. Grant Expense
Palomera, Maria	222	1	Invoice	Office Cleaning - July	07/01/2026	375.00	100-15-52050	Professional Services
Clearwater Power Equipment LLC	96514	1	Invoice	Bearings for mower	06/22/2026	13.69	100-15-52090	Supplies
L.L. Green's Hardware	B507207	1	Invoice	Rachet strap & supplies	06/22/2026	54.88	100-15-52090	Supplies
L.L. Green's Hardware	063026	1	Invoice	Credit	06/01/2026	5.39	100-15-52090	Supplies
Oxarc	0062318691	1	Invoice	Oxygen & Acetylene	06/30/2026	9.31	100-15-52090	Supplies
Intermountain Gas	0767343000	1	Invoice	Fire Station	06/22/2026	23.69	100-15-52140	Utilities - Gas
Intermountain Gas	0767343000	2	Invoice	Museum	06/22/2026	25.91	100-15-52140	Utilities - Gas
Intermountain Gas	0767343000	3	Invoice	City Hall	06/22/2026	34.87	100-15-52140	Utilities - Gas
Intermountain Gas	0767343000	5	Invoice	Shop	06/22/2026	35.97	100-15-52140	Utilities - Gas
Idaho Power	2203628603-	1	Invoice	100 N. 8th St. Park	06/22/2026	49.03	100-15-52143	Utilities - Power
Idaho Power	2203628603-	2	Invoice	114 Elm St. Ped	06/22/2026	30.67	100-15-52143	Utilities - Power
Idaho Power	2203628603-	3	Invoice	City Hall	06/22/2026	175.40	100-15-52143	Utilities - Power
Idaho Power	2203628603-	4	Invoice	116 Pine St. Ped	06/22/2026	30.03	100-15-52143	Utilities - Power
Idaho Power	2203628603-	5	Invoice	Library	06/22/2026	79.03	100-15-52143	Utilities - Power
Idaho Power	2203628603-	8	Invoice	Museum	06/22/2026	31.90	100-15-52143	Utilities - Power
Idaho Power	2203628603-	10	Invoice	300 E. Cedar St. Park	06/22/2026	26.34	100-15-52143	Utilities - Power
Idaho Power	2203628603-	11	Invoice	318 E Cedar St. Park	06/22/2026	26.62	100-15-52143	Utilities - Power
Idaho Power	2203628603-	13	Invoice	Fire Station	06/22/2026	86.66	100-15-52143	Utilities - Power
Idaho Power	2203628603-	18	Invoice	Shop	06/22/2026	87.05	100-15-52143	Utilities - Power
Idaho Power	2203628603-	6	Invoice	1461 S. Main St. Light	06/22/2026	32.23	100-15-52145	Utilities - Street Lights
Idaho Power	2203628603-	7	Invoice	161 Cowcatcher Loop Light	06/22/2026	1.76	100-15-52145	Utilities - Street Lights
Idaho Power	2203628603-	9	Invoice	218 N. Main St. Light	06/22/2026	2.70	100-15-52145	Utilities - Street Lights
Idaho Power	2203628603-	12	Invoice	508 Broadford Rd. Light	06/22/2026	28.06	100-15-52145	Utilities - Street Lights
Idaho Power	2203628603-	14	Invoice	921 Riverside Dr. Light	06/22/2026	1.47	100-15-52145	Utilities - Street Lights
Idaho Power	2203628603-	15	Invoice	Street Lights	06/22/2026	1,724.41	100-15-52145	Utilities - Street Lights

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Idaho Power	2203628603-	17	Invoice	714 N. Main St. Light	06/22/2026	29.36	100-15-52145	Utilities - Street Lights
Idaho Power	2203628603-	16	Invoice	Street Lights	06/22/2026	28.85	100-15-52145	Utilities - Street Lights
Clear Creek Disposal	0001916990	1	Invoice	O'Donnell Park - June	06/25/2026	469.70	100-15-52146	Utilities - Trash/Toilet/Recy
Clear Creek Disposal	0001916991	1	Invoice	Memorial Park - June	06/25/2026	331.75	100-15-52146	Utilities - Trash/Toilet/Recy
Clear Creek Disposal	0001916992	1	Invoice	Howard Preserve Park - June	06/25/2026	193.25	100-15-52146	Utilities - Trash/Toilet/Recy
Clear Creek Disposal	0001916993	1	Invoice	City Hall - June	06/25/2026	76.35	100-15-52146	Utilities - Trash/Toilet/Recy
Clear Creek Disposal	0001916995	1	Invoice	Shop - June	06/25/2026	150.08	100-15-52146	Utilities - Trash/Toilet/Recy
Clear Creek Disposal	0001916996	1	Invoice	Fire Station - June	06/25/2026	29.14	100-15-52146	Utilities - Trash/Toilet/Recy
Clear Creek Disposal	0001916997	1	Invoice	Museum - June	06/25/2026	193.46	100-15-52146	Utilities - Trash/Toilet/Recy
Clear Creek Disposal	0001914421	1	Invoice	Annual Clean Sweep - Spring Clean Up	06/01/2026	259.09	100-15-52146	Utilities - Trash/Toilet/Recy
White Cloud Communications, Inc	110928	1	Invoice	Radio Service - Public Works Dept. /June	07/01/2026	20.00	100-15-56045	Radio Fees
Dusty's Electric, Inc.	19055	1	Invoice	New service & outlets @ Shop	06/30/2026	7,452.77	100-15-58120	Construction & Improveme
Rumbles Documents Solutions LL	5039190877	1	Invoice	Bobcat Toolcat - 6/15/26 - 7/14/26	06/20/2026	527.01	100-15-58150	Auto/Equipment Lease (12
The Bancorp Bank, N.A.	739621	1	Invoice	1/3 Chevy 5500 lease/July	06/30/2026	608.66	100-15-58150	Auto/Equipment Lease (12
American Road Maintenance	17610	1	Invoice	Friction Seal Project	07/07/2026	60,300.00	100-15-58250	Street Construction
American Road Maintenance	17611	1	Invoice	Friction Seal Project	07/07/2026	15,480.00	100-15-58250	Street Construction
Total 100-15:						97,361.77		
200-20								
State Insurance Fund	31172406	2	Invoice	WF WC Insur	06/25/2026	300.00	200-20-50015	Workers Compensation Ins
Environmental Systems Research	900272527	1	Invoice	ArcGIS Online Annual Subscription	06/11/2026	925.00	200-20-51062	Computers - Software & Su
McHugh Bromley Attorneys at La	10005219	1	Invoice	Legal fees for BWGRMP & Water Project	05/31/2026	760.00	200-20-51070	Conjunctive Management
Idaho Rural Water Association	5048	1	Invoice	Membership Dues 7/1/26 - 6/30/27	06/23/2026	355.00	200-20-51080	Dues & Memberships
Keller Associates, Inc.	0000256341	1	Invoice	Review & stamp of chlorine pump installa	06/15/2026	1,800.00	200-20-51090	Engineering Services
Christensen Inc. dba United Oil	CL14410	2	Invoice	Fuel - Card #263139	06/15/2026	39.50	200-20-51110	Fuel
Christensen Inc. dba United Oil	CL14411	2	Invoice	Fuel - Card #8191665	06/15/2026	151.95	200-20-51110	Fuel
Christensen Inc. dba United Oil	CL15263	2	Invoice	Fuel - Card #263139	06/30/2026	68.81	200-20-51110	Fuel
Christensen Inc. dba United Oil	CL15264	2	Invoice	Fuel - Card #8191665	06/30/2026	86.03	200-20-51110	Fuel
Allington, Frederick	10230	3	Invoice	Water Bond Project	07/06/2026	390.00	200-20-51140	Legal Fees
Digline Inc.	0079903-IN	1	Invoice	Monthly Fee	06/30/2026	33.15	200-20-51160	Repairs & Maintenance (G
DL Evans - Mayor	2563-0622	18	Invoice	Amazon- Battery for spring diversion box	06/22/2026	40.17	200-20-52090	Supplies
Valley Wide Cooperative	098566/9	1	Invoice	Extension cord	06/17/2026	21.99	200-20-52090	Supplies
Valley Wide Cooperative	98563/9	1	Invoice	Padlock, etc.	06/17/2026	41.51	200-20-52090	Supplies
Valley Wide Cooperative	098329/9	1	Invoice	Supplies	06/10/2026	12.99	200-20-52090	Supplies
Valley Wide Cooperative	099104/9	1	Invoice	Supplies for Water Dept.	07/07/2026	62.76	200-20-52090	Supplies
First Net	2872946568	2	Invoice	Cel Phones	06/20/2026	96.55	200-20-52100	Telephone
Go-Fer It Express Inc.	145299	1	Invoice	Courier expenses for taking samples to L	06/30/2026	108.67	200-20-52110	Test Samples - Water
Shoemaker, Ethan	062526	1	Invoice	Reimbursement - Drinking Water - Applic	06/24/2026	25.00	200-20-52120	Training & Meetings
Shoemaker, Ethan	062526	2	Invoice	Reimbursement - Drinking Water - Licens	06/24/2026	60.00	200-20-52120	Training & Meetings
Shoemaker, Ethan	061226	1	Invoice	Reimbursement - Idaho Water Distributio	06/12/2026	108.00	200-20-52120	Training & Meetings

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Intermountain Gas - Strahorn Pu	1315962484	1	Invoice	100 Slaughterhouse - Pump Station	06/22/2026	25.37	200-20-52140	Utilities - Gas
Idaho Power	2227225774-	1	Invoice	100 Slaughterhouse Gulch	06/19/2026	285.42	200-20-52143	Utilities - Power
Idaho Power	2227225774-	2	Invoice	32 Muldoon Rd.	06/19/2026	37.10	200-20-52143	Utilities - Power
Idaho Power	2227225774-	3	Invoice	400 Muldoon Rd.	06/19/2026	29.71	200-20-52143	Utilities - Power
Idaho Power	2227225774-	4	Invoice	805 Chestnut St Pump	06/19/2026	1,176.37	200-20-52143	Utilities - Power
Idaho Power	2227225774-	5	Invoice	90 1/2 Tendoy St. Well	06/19/2026	101.12	200-20-52143	Utilities - Power
Idaho Power	2227225774-	6	Invoice	90 Tendoy St. Well	06/19/2026	2,131.26	200-20-52143	Utilities - Power
White Cloud Communications, Inc	110928	2	Invoice	Radio Service - Public Works Dept. /June	07/01/2026	20.00	200-20-56045	Radio Fees
Lunceford Excavation, Inc.	19561	1	Invoice	Excavation of the spring line	06/17/2026	217.50	200-20-58125	Water Improvements IDEQ
McHugh Bromley Attorneys at La	10005219	2	Invoice	Legal fees for BWGRMP for Water Proje	05/31/2026	2,318.00	200-20-58125	Water Improvements IDEQ
Merrick & Company	10284524	1	Invoice	DW2409LF Drinking Water Improv - 042	06/12/2026	18,215.82	200-20-58125	Water Improvements IDEQ
Merrick & Company	10284523	1	Invoice	DW2409LF Drinking Water Improv - 042	06/12/2026	641.25	200-20-58125	Water Improvements IDEQ
Rumbles Documents Solutions LL	5039190877	2	Invoice	Bobcat Toolcat - 6/15/26 - 7/14/26	06/20/2026	527.02	200-20-58150	Auto/Equipment Lease (12
The Bancorp Bank, N.A.	739621	2	Invoice	1/3 Chevy 5500 lease/July	06/30/2026	608.66	200-20-58150	Auto/Equipment Lease (12
Total 200-20:						31,821.68		
300-30								
State Insurance Fund	31172406	3	Invoice	WWF WC Insur	06/25/2026	313.00	300-30-50015	Workers Compensation Ins
Environmental Systems Research	900272527	2	Invoice	ArcGIS Online Annual Subscription	06/11/2026	925.00	300-30-51062	Computers - Software & Su
Idaho Rural Water Association	5048	2	Invoice	Membership Dues 7/1/26 - 6/30/27	06/23/2026	355.00	300-30-51080	Dues & Memberships
Christensen Inc. dba United Oil	CL14408	1	Invoice	Card #263140/Wastewater	06/15/2026	56.56	300-30-51110	Fuel
Christensen Inc. dba United Oil	CL14410	3	Invoice	Fuel - Card #263139	06/15/2026	39.50	300-30-51110	Fuel
Christensen Inc. dba United Oil	CL14411	3	Invoice	Fuel - Card #8191665	06/15/2026	151.95	300-30-51110	Fuel
Christensen Inc. dba United Oil	CL15263	3	Invoice	Fuel - Card #263139	06/30/2026	68.81	300-30-51110	Fuel
Christensen Inc. dba United Oil	CL15264	3	Invoice	Fuel - Card #8191665	06/30/2026	86.02	300-30-51110	Fuel
Digline Inc.	0079903-IN	2	Invoice	Monthly Fee	06/30/2026	33.15	300-30-51160	Repairs & Maintenance (G
DL Evans - Mayor	2563-0622	14	Invoice	Claostat - WW Plant	06/22/2026	14.77	300-30-51167	R & M - Autos
Johnson, Chris	INV-DF-US-X	1	Invoice	Reimbursement - Internet for WWTP - M	05/18/2026	120.00	300-30-52020	Internet Expense
Johnson, Chris	INV-DF-US-A	1	Invoice	Reimbursement - Internet for WWTP - Ju	06/18/2026	120.00	300-30-52020	Internet Expense
Thatcher Company	2026100107	1	Invoice	Chlorine	06/06/2026	9,885.90	300-30-52090	Supplies
Thatcher Company	2026100108	1	Invoice	Chlorine	06/28/2026	9,852.90	300-30-52090	Supplies
Thatcher Company	2026100900	1	Invoice	Credit - cylinder return	06/06/2026	3,150.00-	300-30-52090	Supplies
Thatcher Company	2026100107	1	Invoice	Credit - cylinder return	06/06/2026	9,560.76-	300-30-52090	Supplies
Thatcher Company	2026100900	1	Invoice	Credit - cylinder return	06/28/2026	3,150.00-	300-30-52090	Supplies
Thatcher Company	2026100900	1	Invoice	Credit - cylinder return	06/05/2026	350.00-	300-30-52090	Supplies
First Net	2872946568	3	Invoice	Cel Phones	06/20/2026	45.75	300-30-52100	Telephone
Go-Fer It Express Inc.	145299	2	Invoice	Courier expenses for taking samples to L	06/30/2026	108.68	300-30-52110	Test Samples - Sewer
Water Dynamics, LLC dba Magic	38834	1	Invoice	Test Samples - WW	06/25/2026	135.00	300-30-52110	Test Samples - Sewer
Water Dynamics, LLC dba Magic	38835	1	Invoice	Test Samples - WW	06/25/2026	2,400.00	300-30-52110	Test Samples - Sewer
Valley Wide Cooperative	98848/9	1	Invoice	Coveralls /Johnson	06/28/2026	41.99	300-30-52130	Uniforms/Clothing

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Intermountain Gas	0767343000	4	Invoice	130 Riverview Dr.	06/22/2026	34.30	300-30-52140	Utilities - Gas
Idaho Power	2227225816-	1	Invoice	1269 Glen Aspen Dr.	06/19/2026	41.45	300-30-52143	Utilities - Power
Idaho Power	2227225816-	2	Invoice	130 Riverview Dr. Lift	06/19/2026	203.29	300-30-52143	Utilities - Power
Idaho Power	2227225816-	3	Invoice	31 Alyson Rd. Lagoon	06/19/2026	925.62	300-30-52143	Utilities - Power
Idaho Power	2227225816-	4	Invoice	31 Alyson Rd. Main	06/19/2026	1,155.19	300-30-52143	Utilities - Power
Idaho Power	2227225816-	5	Invoice	80 Honeysuckle Lift	06/19/2026	34.14	300-30-52143	Utilities - Power
Idaho Power	2227225816-	6	Invoice	88 Martin Ln. Lift	06/19/2026	74.12	300-30-52143	Utilities - Power
Idaho Power	2227225816-	7	Invoice	90 Tendoy St. Lift	06/19/2026	42.43	300-30-52143	Utilities - Power
Clear Creek Disposal	0001916994	1	Invoice	31 Alyson Rd. - June	06/25/2026	4.00	300-30-52146	Utilities - Trash/Toilet/Recy
White Cloud Communications, Inc	110928	3	Invoice	Radio Service - Public Works Dept. /June	07/01/2026	20.00	300-30-56045	Radio Fees
Integrity Inspection Solutions Inc.	34438390	1	Invoice	WWTP Project - Cleaning membrane bay	06/26/2026	21,450.00	300-30-58121	Membrane Replacement P
Rumbles Documents Solutions LL	5039190877	3	Invoice	Bobcat Toolcat - 6/15/26 - 7/14/26	06/20/2026	527.02	300-30-58150	Auto/Equipment Lease (12
The Bancorp Bank, N.A.	739621	3	Invoice	1/3 Chevy 5500 lease/July	06/30/2026	608.66	300-30-58150	Auto/Equipment Lease (12
Total 300-30:						33,663.44		
Grand Totals:						195,861.31		

Report GL Period Summary

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

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Bellevue Marshal's Office



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

City Council Report

Date: 07/01/2026

June Report

In June, the Bellevue Marshal's Office responded to a total of 384 calls for service (CFS), which resulted in:

Year to Date

32 case reports

43 citations issued

15 arrests made

Call for service	2,051
Case Reports	162
Citations	403
Arrests	66
ALPR plate reads	2,482,033
ALPR Searches	4

June was another busy month for the Bellevue Marshal's Office. Despite operating with only three sworn staff members, we continued providing 24/7 law enforcement coverage to our community.

During the month, Sgt. Shelamer took a short period of leave to attend a family wedding, while Deputy Thayer was able to spend Father's Day weekend with his family on a camping trip. We appreciate the support of the Blaine County Sheriff's Office, which covered one overnight shift to allow Sgt. Shelamer to attend a Criminal Apprehension course in Pocatello. Continuing education and advanced training remain essential to providing professional and effective law enforcement services to our community.

Several investigations initiated this month have been particularly complex and time-intensive. These cases will require significant investigative resources moving forward while our staff continues to maintain patrol operations and emergency response. Although staffing continues to present challenges, our officers remain committed to ensuring uninterrupted service and maintaining the high level of professionalism our community expects.

Our staff also participated in the Heart Smart⁵⁸ blood screening program sponsored by the Blaine County Law Enforcement Fund. The program provides baseline health screenings for law enforcement personnel, recognizing the increased risk of cardiovascular disease associated with the profession. We appreciate this investment in the long-term health and wellness of the officers who serve our valley.

As always, I would like to recognize Sgt. Shelamer and Deputy Thayer for their dedication, professionalism, and willingness to make personal sacrifices to ensure the citizens of Bellevue continue to receive reliable law enforcement services every day.

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

Thank you,
K. Gaston



Bellevue Marshal's Office
 115 E Pine Street
 PO Box 825
 Bellevue, ID 83313
 208-7883692

Cases by Month

Printed on July 1, 2026

	Start Date/Time	Primary Officer	Statutes/Offenses	Disposition
BMO20260156	06/24/26 09:28	Gaston, Kirtus	OFF - OFFICER REPORT	OFF - OFFICER
BMO20260163	06/30/26 13:08	Gaston, Kirtus	18-2407(2) - THEFT - PETIT:	18-2407(2) - THEFT -
BMO20260162	06/30/26 11:55	Gaston, Kirtus		
BMO20260161	06/29/26 16:47	Gaston, Kirtus	ASSIST - AGENCY ASSIST	ASSIST - AGENCY
BMO20260157	06/25/26 10:01	Shelamer, Mike	3.205 - BMO - Fail to Secure Permit;	3.205 - BMO - Fail to
BMO20260160	06/27/26 07:45	Shelamer, Mike	OFF - OFFICER REPORT	OFF - OFFICER
BMO20260159	06/26/26 19:42	Thayer, Joseph	37-2732(C) (3) - CONTROLLED	37-2732(C) (3) -
BMO20260158	06/25/26 20:27	Thayer, Joseph	OFF - OFFICER REPORT	OFF - OFFICER
BMO20260155	06/20/26 10:49	Gaston, Kirtus	18-1401 - BURGLARY - FELONY	18-1401 - BURGLARY -
BMO20260154	06/19/26 22:32	Shelamer, Mike	18-8004(1)(A) (M) - DRIVING	18-8004(1)(A) (M) -
BMO20260153	06/18/26 15:29	Gaston, Kirtus	Traffic Crash	Traffic Crash
BMO20260151	06/15/26 11:04	Shelamer, Mike	10.6.3(1) - BMO - Accessory Uses of	10.6.3(1) - BMO -
BMO20260152	06/17/26 11:11	Shelamer, Mike	49-1401(3) - MOTOR VEHICLES -	49-1401(3) - MOTOR
BMO20260150	06/13/26 22:51	Thayer, Joseph	18-6710 - TELEPHONE TO ANNOY,	18-6710 - TELEPHONE
BMO20260135	06/03/26 07:05	Gaston, Kirtus	18-5702 - MISUSE OF PUBLIC	18-5702 - MISUSE OF
BMO20260143	06/07/26 17:53	Thayer, Joseph	23-605 - DISPENSING TO DRUNK	23-605 - DISPENSING
BMO20260146	06/11/26 23:48	Thayer, Joseph	OFF - OFFICER REPORT	OFF - OFFICER
BMO20260148	06/12/26 09:14	Gaston, Kirtus	18-8001 - DRIVING WITHOUT	18-8001 - DRIVING
BMO20260149	06/12/26 14:28	Gaston, Kirtus	OFF - OFFICER REPORT	OFF - OFFICER
BMO20260138	06/04/26 13:38	Gaston, Kirtus	OFF-THEFT - OFFICER REPORT -	OFF-THEFT - OFFICER
BMO20260144	06/09/26 11:51	Gaston, Kirtus	19-2919 - VIOLATION OF	19-2919 - VIOLATION
BMO20260136	06/03/26 14:22	Gaston, Kirtus	OFF - OFFICER REPORT	OFF - OFFICER
BMO20260137	06/04/26 11:38	Gaston, Kirtus	18-2403 - THEFT - PETIT:	18-2403 - THEFT -
BMO20260141	06/06/26 08:20	Shelamer, Mike	49-654(2) - MOTOR VEHICLES -	49-654(2) - MOTOR
BMO20260140	06/05/26 20:07	Thayer, Joseph	ATTEMPTED SUICIDE	ATTEMPTED SUICIDE
BMO20260132	06/01/26 17:56	Shelamer, Mike	10-50 - TRAFFIC ACCIDENT	10-50 - TRAFFIC
BMO20260133	06/02/26 00:36	Shelamer, Mike	OFF - OFFICER REPORT	OFF - OFFICER
BMO20260134	06/02/26 16:49	Gaston, Kirtus	ATTEMPTED SUICIDE	ATTEMPTED SUICIDE
BMO20260164	06/30/26 14:53	Gaston, Kirtus	37-2732(C) (1) - CONTROLLED	37-2732(C) (1) -
BMO20260142	06/06/26 20:15	Thayer, Joseph	37-2732(C) (3) - CONTROLLED	37-2732(C) (3) -
BMO20260145	06/11/26 22:28	Thayer, Joseph	OFF - OFFICER REPORT	OFF - OFFICER
BMO20260147	06/12/26 06:48	Gaston, Kirtus	OFF - OFFICER REPORT	OFF - OFFICER

Total Records: 32



Bellevue Marshal's Office
 115 E Pine Street
 PO Box 825
 Bellevue, ID 83313
 208-7883692

BMO Citation - By Officer, By Offense

Printed on July 1, 2026

[Citation->Issued Date/Time] is between '2026-06-01 00:00:00' and '2026-06-30 23:59:59' and

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

Ticket #

Gaston, Kirtus

BEP350-0917

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

BEP350-0918

MOTOR VEHICLES - FAIL TO YIELD TO PEDESTRIAN IN CROSSWALK Total: 1

BEP350-0916

MOTOR VEHICLES - IMPROPER USE OF CENTER LANE Total: 1

BEP350-0915

MOTOR VEHICLES - PASSING ON CREST OF GRADE OR CURVE Total: 1

BEP350-0919

MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 1

BEP350-0917

MOTOR VEHICLES - STOP SIGN - FAIL TO STOP/YIELD FROM Total: 1

3620

THEFT - PETIT: SHOPLIFTING Total: 1

Gaston, Kirtus Total: 7

Shelamer, Mike

3635

BMO - Accessory Uses of RV 21 consecutive days within 6 months Total: 1

3637

BMO - Civil City Ordinances Total: 1

3637

BMO - Fail to Secure Permit Total: 1

BEP365-0995

DRIVING UNDER THE INFLUENCE - misdemeanor Total: 1

BEP365-0984

DRIVING WITHOUT PRIVILEGES - misdemeanor Total: 1

BEP365-0993

MOTOR VEHICLES - DISTRACTED DRIVING Total: 1

BEP365-0991

MOTOR VEHICLES - DRIVERS LICENSE - INFRACTION Total: 1

Ticket #

BEP365-01005

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

3636

MOTOR VEHICLES - INATTENTIVE DRIVING Total: 1

BEP365-01006

BEP365-0985

BEP365-0986

BEP365-0987

BEP365-0988

BEP365-0990

BEP365-0992

BEP365-0994

BEP365-0997

BEP365-0998

BEP365-0999

BEP365-01000

BEP365-01001

BEP365-01002

BEP365-01003

BEP365-01004

BEP365-0983

BEP365-0996

MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 18

BEP365-0989

MOTOR VEHICLES - WINDSHIELD VIOLATIONS Total: 1**Shelamer, Mike Total: 28****Thayer, Joseph**

3653

BMO - Fail to Secure Permit Total: 1

3491

BEP370-0638

CONTROLLED SUBSTANCE - POSSESSION OF LESS THAN 3 OZ - misdemeanor Total: 2

BEP370-0635

DISPENSING TO DRUNK Total: 1

BEP370-0638

DUI IN STATE 1ST Total: 1

BEP370-0634

MINOR - PURCHASE, CONSUME, POSSESS ALCOHOL (INFRACTION) Total: 1

BEP370-0637

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

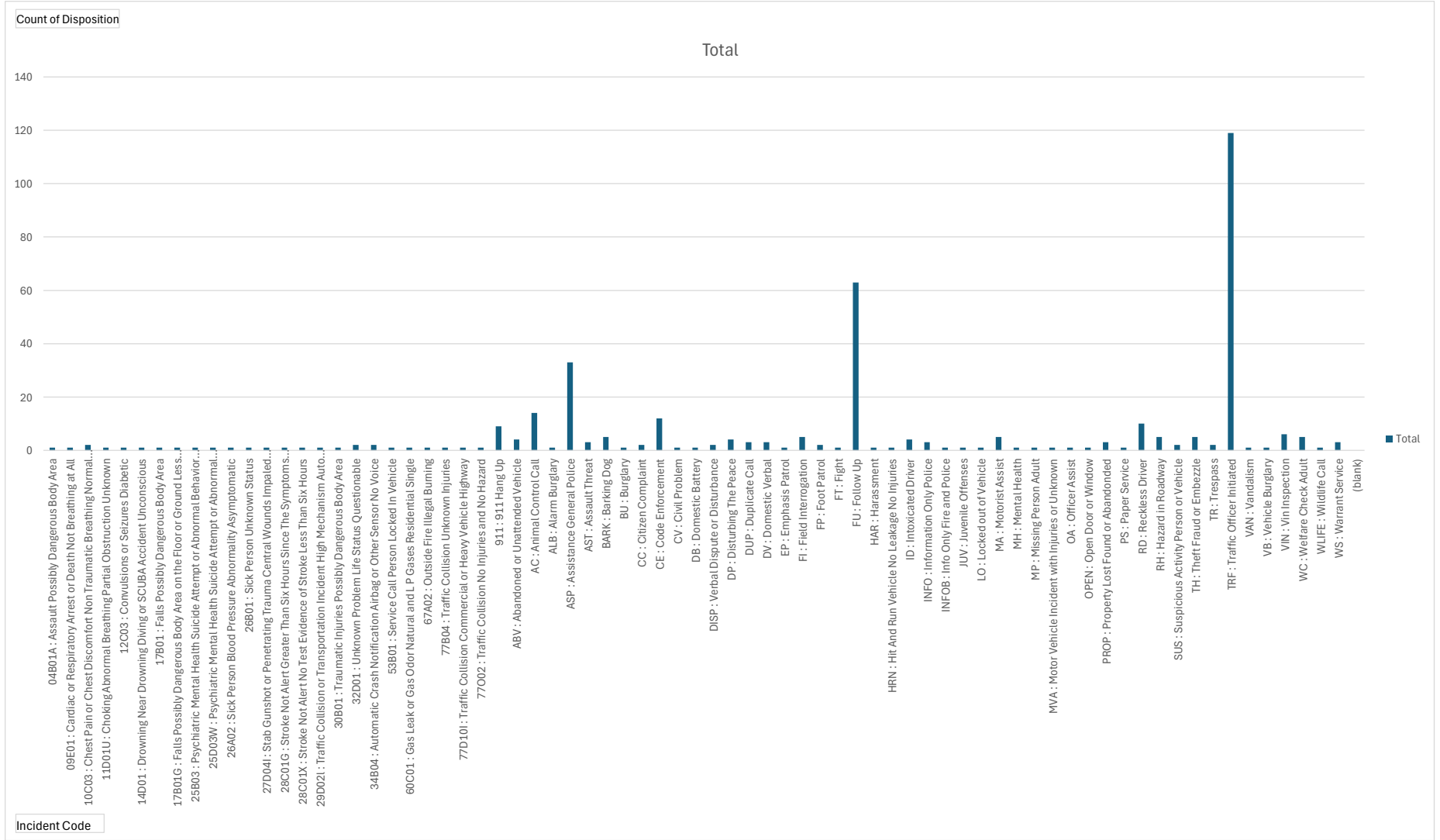
BEP370-0636

MOTOR VEHICLES - SPEED - EXCEED MAXIMUM SPEED LIMIT Total: 1

Ticket #

Thayer, Joseph Total: 8

Total Records: 43



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Memorandum

To: Mayor Giordani and The Bellevue Common Council

From: Amy Phelps, City Clerk

Re: Department Report

Date: July 13, 2026

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 : 1

Public Records Request:

- Public Records Requests for the Month of June: 6

Department budget discussions remain ongoing as staff continue working to develop budget recommendations that align departmental goals and operational needs with available funding resources.

The Clerk's Office continues preparing for my upcoming maternity leave, which will begin at the end of July. My last scheduled day in the office before leave will be July 27, 2026.

To ensure continuity of operations during my absence, I am developing task outlines for essential Clerk's Office responsibilities. These include election administration duties, City Council agenda and packet preparation, records management, public records requests, and other day-to-day administrative functions. The goal is to provide clear guidance and maintain consistent service levels throughout my leave.

Human Resources responsibilities have continued as normal, including personnel administration, employee support, and coordination of HR-related matters. The Clerk's Office has also continued facilitating communication and coordination between departments to support daily operations, promote collaboration, and ensure timely completion of ongoing projects and priorities.

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Bellevue Fire Department

115 East Pine St. • P.O. Box 825 • Bellevue Idaho, 83313
 Phone (208) 788-9277 • Fax (208) 788-2092

Bellevue Fire Department Council Report –July 7th, 2026

Prepared by:
Amberle Behr, Interim Fire Chief
Date: July 7, 2026

Department Initiatives

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

1. **New leadership:** It's been tough saying goodbye to Greg. We held a retirement gathering for him on June 30th that was well attended by approximately 50 people. We are making steady progress with new leadership and formulating new goals and plans for the coming year, with focuses on community involvement and public education.
2. **Training Prop:** We've acquired a new shipping container that is going to be an ongoing project for the year. It's going to be painted and outfitted with a roof and windows. The work will start this fiscal year and is slated to be finished by December.
3. **Wildfire season:** It is heating up quickly and there have been a few wildfires in the county. We need everyone to be extra cautious with fire this year! All staff have been certified and updated to the new standards. NOAA predicts a very active year.

If you know someone who lives in Bellevue or within a 10-mile radius of the station and wants to give back to the community, please refer them to us.

Incident Report – January 1 to July 1, 2026

- **Total Incidents:** 74
- **Average Turnout per Incident:** 3 personnel
- **Overall Average Response Time:** 6 minutes, 56 seconds

Incident Breakdown:

- Fire – Outside Fire- Dumpster/ Other Outside Fire 13
- Fire - Structure -Structural Involvement: 7
- Fire – Transportation Vehicle Fire: 3
- Hazardous Situation Electrical Power Line Down: 2
- Hazardous Situation Motor Vehicle Collision: 26
- Hazardous Situation - Fuel spill(No Fire): 3
- Hazardous Situation- Carbon Monoxide- 3
- Hazardous Situation -Smoke Investigation: 3
- No Emergency – False Alarm-Accidental: 7
- Public Service – Alarms -Fire/ Smoke: 1
- Rescue – Structure – Extrication/ Entrapped: 3

Thank you for your continued support.

Sincerely,
Amberle Behr
Bellevue Interim Fire Chief



Memorandum

To: Bellevue Common Council

From: Kristin Marlar-Gearhart, Library Director

Re: Department Report

Date: July 13, 2026

Mayor and Council:

Here is what has been happening at the library.

- * The Big Wood River Library District held it's first Board member meeting last month.
- * Tech Corner was last offered on June 11, from 11-1 pm, with all time slots filled. This is proving to be a very popular program for seniors.
- * We have held 3 summer reading programs at the library already, with the largest day bringing in over 65 kids and daycare providers/moms. Our science programming on Tuesday's has been quite a hit with the slightly older crowd. This is our third summer offering STEAM programing in partnership with the Hailey Public Library. Junior and Camp Book Buddies (for the older kiddo crowd, as well) has also brought in higher numbers of kids than expected. All in all, NUMBERS ARE HIGH for summer programming! Hooray!
- * Budget numbers are coming along, and I expect to present a mostly flat budget for FY 2027. No foreseeable major changes. The District won't take over with a new budget until January 2028 .
- * All this and more happening at the BELLEVUE LIBRARY!!! Taylor Swift's wedding of the century is happening this week. For more up to date library information and PICTURES of our events, please like us on Facebook or visit: bellevue.lili.org!

~Kristin

New Books:

Into the Blue by Emma Brodie

Age Like A Girl by DR. Mindy Pelz

Margo's Got Money Troubles by Ruffi Thorpe

Life: A Love Story by Elizabeth Berg

Fox by Joyce Carol Oates

Buckeye by Patrick Ryan

What I'm Reading: American Fantasy by Emma Struab



Public Works July 13th Update

City Assets

Assets Department 7/8/26

- Monday Garbage Days at; Parks, Mountain Rides, Trailheads, Main Street.
- Employee Evaluations
- Level Lot at Firestation
- IWorq Training
- 4 weeks of Budget meeting
- Work on Vac Truck
- Monday Safety Meetings
- Provided Road Closure for Special Event
- Worked on Sit Down Mower, Continues, Needs Replaced
- Clean up Around Shop
- Electrical Run into Outside Shop
- Replaced Two Stop Signs
- Wash Vehicles



- Service BMO car
- Preparing Oak Street for Repairs and Fog
- Swept Streets for Fog Seal
- 5 Days of Asphalt from IMC for Oak St.
- Weed Trimming and Routing of Streets to Seal
- Streets to be Fogged were blown off
- Notification, Door Hangers and Street Posters for Sealing Project put out, also Social Media Updates
- Managed to do 3 Extra Streets in Sealing, Elm to 8th, 9th St. and Full Length of Chestnut St.
- Repainted Water Valves and Sewer Lids
- Budget Presentation
- Newest and youngest employee quits after helping to successfully complete the fog sealing project. In his exit interview he stated it was because of the constant drama and belittling on social media by Councilwoman Wrede. Rocket Lukkasson was a very self-motivated young man who had just graduated high school, a year early I might add. I had high hopes for Rocket as a Wastewater Apprentice who also helped in Assets. Rocket knew his own worth, in that he knew he deserved some sort of mutual respect to be given back to him. With all the constant negative writings about the sewer plant and city of Bellevue as a whole by the councilwoman and 5b gazette. Rocket would have made a great long-term employee but found it impossible to find any joy or personal pride in where he worked. All because of one person.



General

We are in the early stages of drafting website updates for water and wastewater projects. Budgeting and compliance reports have been the main activities.

Water

Meter Project

In June Kayme worked with Ethan to do the meter read collection, the plan is he will do this moving forward. Meter reads are being collected and uploading between Neptune and Caselle as it should. With the onboarding of IWorQ's, it will allow for efficient data collection when all meters are checked to confirm the correct meter is attached to the correct address. During this process we will also be GIS points meter locations to allow for updated and more accurate data. Once meters and addresses are confirmed we will update the information in Caselle and can start showing usage on bills. Once the council has an opportunity to review proposed rate changes and approves rates for FY27 we will inform the public of the change and it will also coincide with showing available usage to inform the public. We still have much to accomplish, however October is still our anticipated launch date.

Water Project

We are currently waiting on access to complete the archeological assessment, a portion of the environmental impact assessment of the facility plan.

Water Operations

Sampling and monitoring of flows and pressures continues.

Wastewater



Plant Progress

A meeting planned with Veolia is scheduled for Friday the 10th. At this time, we have received confirmation from the transport company that the membrane shipment will arrive on Tuesday July 14th. We are tentatively scheduled to have Veolia staff onsite July 20th-August 1st for installation and startup operations.

Collections

We continue to see high levels of Fats, Oils, and Grease (FOGs) collecting in our lift stations and remind residents and customers that these and materials such as “flushable wipes” and other products should be disposed of in the garbage and not drains.

Operations

Reclaimed Water Releases

6/17 – I contacted IDEQ and asked about our current ability to land apply our reuse water. The response I received was that it was not DEQs decision to allow or deny the city to land apply but if the city did chose to land apply they recommended to do so under the conditions of the cities reuse permit M-112-03.

I spoke with Bryson Elsworth and asked why he had not land applied. He said that it was discussed with the engineers at the time and they decided not to due to the unknown timeline and potential prolonged application could become an issue with the reuse permit.

I made a couple other calls to wastewater professionals and engineers and the landowner discussing the possibility of land application. From my discussions I felt the short-term application of reuse water under the conditions of the reuse permit was an acceptable option.



Application of mixed reuse and irrigation occurred from Monday June 22nd until Monday June 29th when the landowner requested we stop for him to prepare for harvest.

Lagoon Recovery Program Status

Once the plant is back into operation and we have had discussions with our engineers I will provide a plan to address the lagoons and RI Basins. Once we get our VAC Truck repaired and operations it is my intent to clean off the floating solids at lagoon A for better aeration and general operation. I currently have no dedicated staff to wastewater operations as of July 2nd other than myself. While city assets does provide assistance on logistical and maintenance they have limited training on operations.

MAGIC VALLEY LABS

210 Addison Ave / PO Box 1867

Twin Falls ID 83303-1867

Phone: (208) 733-4250

Fax: (208) 734-2539

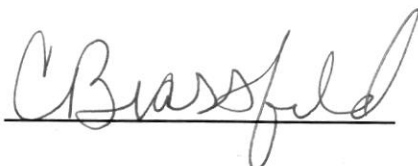
**CHRIS
BELLEVUE CITY OF**

**PO BOX 825
BELLEVUE ID 83313**

Collection Date 6/29/2026 **Received Date** 6/29/2026 **Location**
Collection Time 8:15 AM **Received Time** 2:06 PM **EFFLUENT 06/04**

Sample #	Test / Method Code	Results	Units	Date Analyzed	Analyst
712073161	TOTAL COLIFORM SM9222B	28	CFU/100ML	6/29/2026	BC

Reviewed By:



Report Date: Wednesday, July 1, 2026

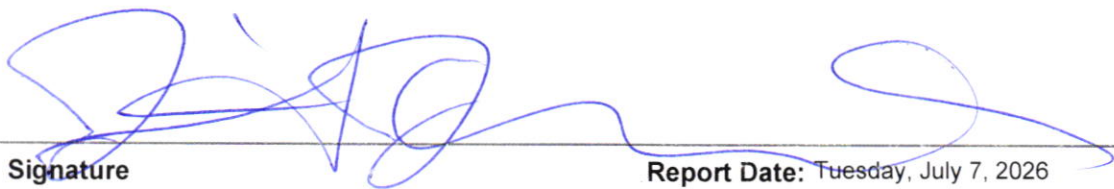
MAGIC VALLEY LABS
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Fax: (208) 734-2539

**CHRIS
BELLEVUE CITY OF**

**PO BOX 825
BELLEVUE ID 83313**

Collection Date 6/29/2026 **Received Date** 6/29/2026 **Location**
Collection Time 11:00 AM **Received Time** 2:06 PM EFFLUENT 06/04/C

Sample #	Test / Method Code	Results in mg/L	Date Analyzed	Analyst
2704841	TKN EPA351.2	51.7	7/2/2026	JJ
2704842	NITRATE/N+NITRITE/N EPA300.0	<0.60	6/30/2026	SH
2704843	NVDS	265	7/7/2026	NC
2704844	COD SM5220D	320	7/1/2026	SH
2704845	TOTAL P EPA365.1	6.44	6/30/2026	JJ
2704846	TDS SM2540C	405	6/30/2026	BC
2704847	TVDS SM2540E	140	6/30/2026	BC

Signature  **Report Date:** Tuesday, July 7, 2026



210 Addison Ave, PO BOX 1867, Twin Falls ID 83301
 (208) 733-4250 FAX (208) 734-2539
 www.magicvalleylabs.com

CHAIN OF CUSTODY

Name: <u>City of Bellevue</u>	PWS #:	Turn Around Time & Reporting <input type="checkbox"/> Normal <input type="checkbox"/> Phone <input type="checkbox"/> 24 hour* <input type="checkbox"/> Mail <input type="checkbox"/> 48 hour* <input type="checkbox"/> Fax <input type="checkbox"/> Other <input type="checkbox"/> Email Results Needed By: <u>1/1</u> *All rush order requests must be approved
Address: <u>115 E PINE</u>	Project Manager: <u>CHRIS</u>	
City: <u>Bellevue</u> State: <u>ID</u> Zip: <u>83313</u>	Project Name: <u>WWTP</u>	
Phone: <u>208 309 0656</u>	Collector: <u>CHRIS</u>	
Fax:	Purchase Order #:	

Email: cjohnson@bellevueidaho.us

Sample Type:				ANALYSIS REQUESTED										Comments					
<input type="checkbox"/> Routine <input type="checkbox"/> Confirmation <input type="checkbox"/> Repeat <input type="checkbox"/> Duplicate <input type="checkbox"/> Special				# of containers	Coliform	TNK	Nitrate/Nitrite	NUTS	COD	Total P									
LAB USE ONLY	SAMPLE LOCATION / CLIENT SAMPLE ID	DATE	TIME																
	EFFLUENT 6-4-C	6-28/09	11:00 AM	1		X	X	X	X	X									.8/.9
712073161	EFFLUENT 6-4	6-29	8:15	1	X														.9

Analysis Start
 Date: 6/29/09 Time: 15:40 Initials: CAF
 Dilution: 1:0 Reagent: M. coli

water
low
** 4 Filters*

Relinquished by	Company	Date	Time	Lab Use Only Received Intact: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Label & COC Agree: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Container Sealed: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Receipt Temp: <u>5.6</u> INFRARED ID: <u>5</u>
Received by	Company	Date	Time	
Relinquished by	Company	Date	Time	
Received by	Company <u>MM</u>	Date <u>6/29/09</u>	Time <u>14:00</u>	



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, 2025	August 7, 2025, all data that had been collected, not physical checks
2	Neptune Data Sinking with COB Tablets, and accounts.	KB/CJ	March 2026	April 2026
3	Meter Audit all of town. All meters will need to be located and imported to a GIS reference system this will then connect with Neptune Read	Water dept staff	July/August 2026	
4	Education Campaign: provide citizens updates through our official city newsletter, physical mailers, updates on express bill pay, social media posters, and COB website	KB	Ongoing	Ongoing
5	Create information insert for physical bills and electronic bills	KB	summer	



	giving update on metered rate			
6	Update rates with current EDU	KB	May	May
7	Breakdown/itemize water bills to show metered water usage, bond fees, etc.	KB	Bill is created in Caselle. We are waiting to make sure the correct addresses are attached to all meters before showing usage.	
8	Mitigation Plan for “no-read meters”: battery life, replacement needs etc.	CJ & KB	Ongoing, lots of this will be accomplished when all meters are tracked through the meter audit.	
9	Monitor/Adapt any pinch points with reads	CJ/KB	Ongoing	
10	Bill for metered usage	KB	October/FY'27, this will be sent in November reflecting the previous month.	



Memorandum

To: Bellevue Common Council

From: Brian Parker, Community Development Director

Re: Department Report

Date: July 13, 2026

Building

In June, Staff received the following building permit applications:

Permit Type	Date Applied	Application Progress	Latest Inspection Date
Fence Permit	06/16/2026		
Building Permit	06/10/2026		
Fence Permit	06/30/2026		
Building Permit	06/23/2026		
Roof Permit	06/11/2026		
Roof Permit	06/04/2026		
Demolition Permit	06/29/2026		
Building Permit	06/30/2026		
Fence Permit	06/11/2026		
Building Permit	06/08/2026		

Current Planning

In May, Staff received the following land use applications:

Permit Type	Entity Name	Permit Number	Date Applied	Application Progress
Land Use	FHS Bellevue Parking Lot	CUP-26-02	06/23/2026	
Land Use	Santos Serva	DR-26-07	06/23/2026	
Land Use	Wall Mural and Storage Container	DR-26-06	06/01/2026	

Long Range Planning

Staff has been working on the first draft of the Comprehensive Plan. Drafts are anticipated to be available for review in late August.

Staff has received a draft of the Transportation Master Plan from Forsgren and Associates and has provided comment back to them. Once a final draft is ready it will be placed on a Council agenda for review and adoption.

Grants

SMILES Grant

The Pop-Up Plaza event on June 18th and 19th was well attended. Staff received great feedback and learned from the “trial run.” An update on the project will be on an upcoming Council agenda.

The trees from the Pop-Up Plaza have been planted at Memorial and O’Donnell Parks.

Blue Cross of Idaho Foundation for Health Community Project

The fencing and resurfacing is complete at Memorial Park. Nets and sound panels have been ordered.

Blaine County Climate Smart Communities Initiative

The volunteer planting day on June 18th was a very successful community event, and the native plant garden is looking great. Staff would like to express thanks to the Wood River Land Trust, The Keystone Concept, Webb Garden Center, Winn’s Compost, the Parks Committee, and the Climate Smart Communities Initiative for the quick collaboration, donated time and resources, and hard work to quickly make this project come to life.

Enclosures:

1. Pop-Up Plaza Photos
2. Volunteer Planting Day Photos

OAK ST

Cutthroat club op

PROJECT C
HISTORIC DO
ALLEYWAY
ACTIVAT
PLANNING
PROJECT SCHEDULE
WHAT IS BURR?

WHAT WE'VE HEARD SO FAR

PROJECT GOALS & VISION

OAK STREET END

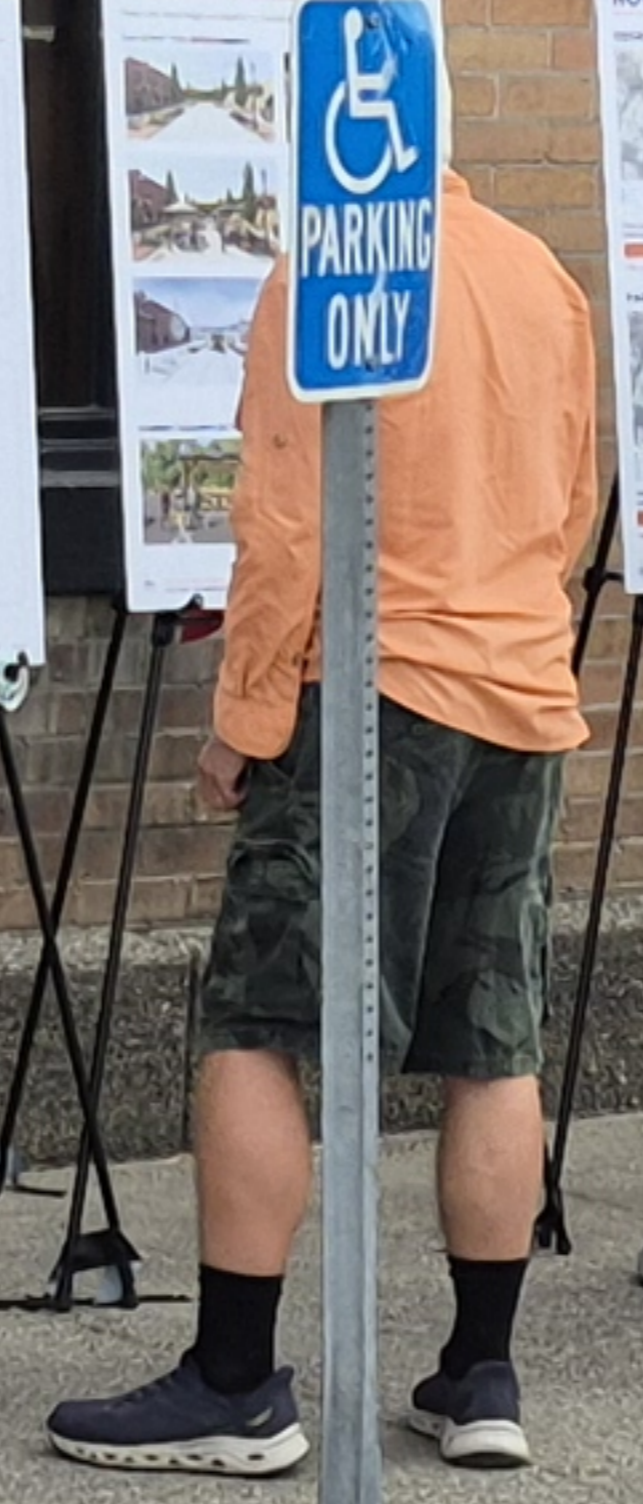
PROJECT INSPIRATION

HOWARD PRESERVE

ALLEYWAY IMPROVEMENTS

POP-UP EVENT SETUP

♿
PARKING ONLY







LA PARRILLA TACOS
208-450-9900





87

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Memorandum

To: Bellevue Common Council

From: Brian Parker, Community Development Director

Re: Task Order for On-Call Engineering Services

Date: July 13, 2026

Background

Great West Engineering is requesting for the City to engage in a new task order for community development related services. This is already budgeted for in the FY26 and preliminary FY27 Community Development Department budget (100-03-51090, Engineering Services, \$5,000 for both years).

Recommendation and Next Steps

Staff recommends that the Council authorizes the Mayor to sign the Task Order.

Enclosures

1. Task Order



**EXHIBIT "A"
SPECIFIC TASK ORDERS**

June 24, 2026

City of Bellevue
115 E. Pine Street
Bellevue, ID 83313
Attn: Brian Parker

**Re: Task Order No. 5 – Services As Requested
City of Bellevue On-Call Services
Great West Engineering Project No. 4-23111**

This letter constitutes *Task Order No.5* to our *Agreement for Professional Services* dated June 12, 2023 for the above-referenced Project. Great West’s scope of services, schedule of fees, and schedule for completion of these services (“Services”) are as follows:

Great West Engineering will complete services as requested under task order #5 to provide support services to the City of Bellevue in development reviews and questions pertaining to any city infrastructure that requires the assistance of the city engineering, planning services, or assistance with funding.

As compensation for these Services, Client shall pay Great West hourly rates according to the Schedule of Billing Rates, plus expenses, for an estimated total amount of \$10,000 as determined by the *Consultant Agreement*. This amount cannot be exceeded without Client’s written approval.

Please have an authorized representative sign both originals of this letter and return one executed original to Great West at the following address:

Great West Engineering, Inc.
250 Helen P Clarke Street
Helena, MT 59601

Acknowledgment. This *Task Order No.5* is agreed to by the parties and is effective as of the date of this letter.

GREAT WEST ENGINEERING, INC.

CITY OF BELLEVUE, IDAHO


Kasey Ketterling (P.E.) 6/24/2026

Christina Giordani, Mayor

Water/Wastewater Regional Team Manager

Date



**EXHIBIT B
2026 SCHEDULE OF BILLING RATES**

	<u>Hourly Rate</u>
Clerical Support	\$88
Project Assistant	104
Project Coordinator	120
Project Specialist	150
Project Administrator.....	158
Certified Grant Writer 1	165
Certified Grant Writer 2	191
Environmental Scientist	167
GIS Specialist	139
Resident Project Representative 1	165
Resident Project Representative 2	180
Designer.....	151
Senior Designer	172
Planner I.....	146
Planner II.....	158
Planner III.....	178
Senior Planner	189
Senior Hydrogeologist.....	212
Assistant Project Manager	150
Engineering Tech.....	104
Engineer 1.....	154
Engineer 2.....	166
Engineer 3.....	177
Engineer 4.....	187-202
Engineer 5.....	214-226
Engineer 6.....	232-239

Reimbursable Expenses include but are not limited to:

Auto Mileage	\$.85/mile
Outside Consultants, Fees, Shipping, Supplies, Travel & Per Diem	1.10xcost

*These rates are subject to periodic adjustment.

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MEMORANDUM

TO: City of Bellevue
FROM: Merrick & Company
DATE: July 8, 2026
JOB NO.: 150126.030A
SUBJECT: Drinking Water Improvements Project Status Report

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 June 3rd, 2026, through July 8th, 2026, is provided below:

- Environmental Information Document (EID) agency consultation
- Design/Construction Plan preparation

1.3 July 2026 Milestones & Deliverables

- Environmental Information Document (EID) DEQ consultation
- Design/Construction Plan Preparation
- Easement work

1.4 Longer-term Milestones, Deliverables, & Requirements

- Completion of the PER after MOU meeting
- Construction Plans and Specifications to IDEQ
- 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.

MONTH (ANTICIPATED)	KEY ACTIVITIES	NOTES
Apr 2026	<ul style="list-style-type: none"> Facility Plan & Environmental Documentation Work Construction Plan preparation 	COMPLETED
May 2026	<ul style="list-style-type: none"> Submit Facility Plan to DEQ Facility Plan & Environmental Documentation Work Construction Plan preparation 	COMPLETED
Jun 2026	<ul style="list-style-type: none"> Coordinate with County Construction Plan Preparation Environmental Documentation Work 	COMPLETED
Jul 2026	<ul style="list-style-type: none"> Construction Plan Prep Environmental Documentation Work 	Exact timeframe of IDEQ approval unknown
Aug 2026	<ul style="list-style-type: none"> PER Prep/Meetings Environmental Documentation Work Construction Plan Prep 	Exact timeframe of IDEQ approval unknown
Sep 2026	<ul style="list-style-type: none"> Submit PER to DEQ Environmental Documentation Work Construction Plan Prep 	Exact timeframe of IDEQ approval unknown
Oct 2026	<ul style="list-style-type: none"> Receive IDEQ PER approval Submit construction plan to IDEQ 	Exact timeframe of IDEQ approval unknown
Nov 2026	<ul style="list-style-type: none"> Receive IDEQ construction plan approval 	Exact timeframe of IDEQ approval unknown City Council Action Item: Approve Advertising Project for Bid
Dec 2026	<ul style="list-style-type: none"> Project out to bid 	Exact timeframe of IDEQ approval unknown
Jan 2027	<ul style="list-style-type: none"> Anticipated construction start date 	Exact timeframe of IDEQ approval unknown City Council Action Item: Approve Contractor's Notice to Proceed



Memorandum

To: Bellevue Common Council

From: Brian Parker, Community Development Director

Re: Appeal of DR-26-01 – Malone Shipping Containers, 811 North Main Street

Date: July 13, 2026

Background

During the regularly scheduled June 8, 2026 meeting of the Bellevue Common Council, the Council conducted a hearing on the appeal of the Planning & Zoning Commission's denial of a design review application for the placement of four (4) shipping containers on the subject property. The Council voted to continue the hearing to the June 22, 2026 meeting, then subsequently to the July 13, 2026 meeting to allow time for the production of meeting transcripts from the March 2, 2026 and April 4, 2026 meetings of the Planning & Zoning Commission. Those transcripts have been completed and are included in the materials for this item, along with approved minutes from the aforementioned meetings.

Recommendation and Next StepsThe Planning & Zoning Commission denied the subject application. It is Staff's opinion that they did not err in their decision or reasoning.

Enclosures

1. March 2, 2026 Planning & Zoning Commission Meeting Transcripts
2. March 2, 2026 Planning & Zoning Commission Meeting Minutes
3. April 4, 2026 Planning & Zoning Commission Meeting Transcripts
4. April 4, 2026 Planning & Zoning Commission Meeting Minutes
5. Materials provided in the June 8, 2026 Meeting Packet

Chair Kurtz: ...the City of Bellevue Planning and Zoning Commission to order on Monday, March 2, 2026. [inaudible]roll Cal Johnsonl.

Brian Parker: [inaudible] Chair Kurtz.

Chair Kurtz: Here.

Brian Parker: Commissioner Heugly.

Commissioner Heugly: Here.

Brian Parker: Commissioner Grootveld.

Commissioner Grootveld: Here.

Brian Parker: Commissioner Beiser

Commissioner Beiser: Here.

Chair Kurtz: Notice agenda of an compliance. Prior to the regular meetings and notice an[?] agenda will [inaudible] in accordance with Idaho Code 74204 within 48 hours prior to the meeting at City of Bellevue, City Hall, post office, City's website from February 26, 2026.

Commissioner Beiser: I move the notice for March 2, 2026 for[inaudible] the meeting was completed in accordance with Idaho Code Section 74204.

Commissioner Heugly: Second

Chair Kurtz: All in favor.

All: Aye.

Chair Kurtz: Anybody have anything in conflict with tonight's meeting? Any public comment, any comments, any items that are not... The consent agenda.

Brian Parker: I failed to actually get the findings for the final flat in the meeting packet so you guys have not reviewed that, so please do not approve it. [inaudible]

Commissioner Heugly: I move to approve the minutes for February 2nd and February 17, 2026, planning and [inaudible].

Commissioner Grootveld: Second.

Chair Kurtz: [inaudible]Okay, moving on to new business. Malone Shipping Containers, this is the next item. An application for design review approval of the placement of four shipping

containers to be placed on the site of Karl Malone, Ford, and Powersports. Two of the containers are proposed to be located within a fenced storage area yet to be constructed, while the other two are proposed to be located on the rear of the building. The property is 4.79 acres and [inaudible] Okay, Brian Parker, I'll turn it over to you. Anything you'd like to say before we have the applicant?

Brian Parker: No, I believe the applicant will [inaudible] first.

Chair Kurtz: Okay. And so the applicant is who? Who is CJ?

Brian Parker: Cal Johnson will be representing.

Chair Kurtz: Cal Johnson.

Cal Johnson: Hello.

Chair Kurtz: Okay, Cal Johnson, we'll go ahead and have you introduce your application.

Cal Johnson: Yeah, so the reason we're coming before you tonight is for those four shipping containers. The staff report does a good job of putting together what the request is, where the shipping containers are located, and how they're proposed to be screened. A little bit of background, the Powersports and Ford store were approved and constructed- recently constructed. There is a fence permit that was just applied for and issued. We'll be following that up with the building permit for an eight foot fence, as is required for that. And then the landscaping is going to be going in in the spring. This request is related to that in that there are four shipping containers on the site that the developer did not realize at the time needed a review and approval for the placement of those four containers. And so they asked that I make this application and go through the process to have that reviewed. And so there will be no changes to the site as it was presented and constructed with the previous applications and permits. And that's why we didn't upload a new landscape plan or lighting plan. Those things will all remain as is.

And then the site plan that's in the staff report shows where those four containers will be located. Two of them being right up against the rear of the building. So they'd be screened from Main Street by the building and they would be screened from the rear by an eight-foot solid fence, which I spoke to earlier. And then there are two containers that would be in the yard, but they would be screened on the backside and the side towards Kirtley Avenue by fencing and then screened from Main Street by between fencing and the building itself. Let's see, I believe that covers the request here. Just seeking to discuss and seek approval for the placement of those four containers on the site to be screened between the fencing and the building.

Chair Kurtz: Okay. Does anybody have questions for the applicant?

Commissioner Beiser: Hi, Cal Johnson. I have a question. Since you guys did not include floor plans, I know that's a funky thing to include for shipping container, but do you know what is stored in these containers and how actively the business accesses them?

Cal Johnson: Yeah, so the items that are stored in these containers is rotated generally. We're talking parts, and whether that be for the ATVs or tires, that sort of thing. These containers can hold even small units themselves, but it's generally parts. And as far as frequency of access, I'm not a hundred percent sure on frequency of access, but I know that they're less accessed. They're more long-term type storage, as they try to keep their more frequently accessed items within the maintenance shop itself. And then as they move items off of the storage area of the yard into the shop, those are their more frequently accessed areas.

Commissioner Beiser: Thank you. As a follow up to that, did the business always plan on having these storage containers, or do you think long term they would eventually like to get rid of them?

Cal Johnson: Yeah, that's a good question. I don't believe that they originally planned on these containers and I do know that the plan is to seek for other storage options. So I don't know if that means the containers go away in the near future or it would be a longer term future, but they are looking at other options in the future.

Commissioner Beiser: Thank you.

Commissioner Heugly: Cal.

Cal Johnson: Yeah.

Commissioner Heugly: On the site plan that was submitted, it shows there's the two shipping containers that are on the essentially the west side of the building, and then the other two that are more out in the yard. Those are shown basically in a parking area and not behind the new proposed fence section. Are they in the parking area or what is what was previously like snow storage area? It's a dirt area.

Cal Johnson: Yeah. So they are just to the north of what would be the proposed fence, under the fence permit, which would be on the paved surface.

Commissioner Heugly: So it would be visible from the highway?

Cal Johnson: Yeah, for like a window. If you take a line out from each of those, it would be for a window of about, let me do a measurement here, a window of about 150 feet on the highway before it's screened by the fence or the building.

Commissioner Grootveld: Cal, could you refresh my memory? What area of that parking lot is employee parking?

Cal Johnson: Is employee parking?

Commissioner Grootveld: Yes.

Cal Johnson: So generally the employee parking is going to be the ones that are directly west of the building and north of the building.

Commissioner Grootveld: Are those being used for employee parking currently? It looks like there's a lot of product stacked in those areas right now.

Cal Johnson: Yeah, I'd have to ask David if they're utilizing those areas for employee parking. I think the ones that are directly west of the building might have more storage items than employee parking. I'd have to check with him to be certain, but yeah, the original plan is north and west would be employee parking.

Commissioner Heugly: The placement of those containers on the west side of the building, would that inhibit anybody's ability to actually park in those spaces?

Cal Johnson: No. So they would still be able to park and exit from those spaces. Right there at the building corner, it does get tight enough to where it would probably be a one way. Technically speaking, you couldn't have two cars pass each other right there, but with that being employee parking back there, I don't see an issue.

Chair Kurtz: What's that? We have a bunch of code for that [inaudible]

Brian Parker: There are drive aisle width standards, 90 degree parking spaces with the 24 foot...

Chair Kurtz: So can you tell us, Cal, does that have 24 feet between the edge of a back of a parking space and proposed...

Cal Johnson: Not for those few right there in the- right at the corner. I'd say there's probably 1, 2, 3, 4, there's five stalls right there that would not have 24 feet.

Commissioner Heugly: Then another five or six for the other two containers that would also be going away.

Cal Johnson: Yeah, so there's four that go away over there, so probably about 10 that end up going away.

Chair Kurtz: Five[inaudible] and then you're losing them...

Commissioner Grootveld: One of my big concerns here is that we already have issues with employees parking across Kirtley. On the one hand, it seems like those stalls aren't available for employee parking currently, since there's a bunch of other stuff parked in them. But this feels like a step in the wrong direction for getting that rectified, rather than a step in the right direction.

Commissioner Beiser: Along with that, Cal, since the site plan doesn't have dimensions of these containers, was there any consideration of the two containers out in the yard also being lined up behind the building?

Cal Johnson: So the placement on the site plan is just based on where they are currently located out there on the site. Placing those other two along the back of the building could be reviewed,

though we do have some doors there on the backside of the building, which may prevent lining them there.

Chair Kurtz: So I'm curious, what's proposed to be inside the fence?

Cal Johnson: Within the triangular area?

Chair Kurtz: Yeah.

Cal Johnson: Yeah, so that's where they would move all of their inventory that's being stored and not on display at the moment. Right now on the site, there are quite a few machines out and about. Everything would go into that triangular area for security, which should then free up some of the space that is currently being taken up by storage items and should be used by employees.

Chair Kurtz: So do you have a timeframe for when the parking issues are going to be resolved? We're just seeing this evolve here incrementally. It's hard for me to wrap my mind around how it's really going to work.

Cal Johnson: Yeah. So I said the fence permit was recently issued, so that's going to begin, I talked with David earlier today, that's going to begin as soon as the contractor can do that work, weather permitting, so the six-foot fence could move forward. The eight-foot fence requires a building permit, which- that paperwork is going to be going in here within the next couple of days, and that would follow shortly thereafter. Once that's done, then they'd move all that inventory into the secured area, which would then free up space on the backside of the site here. I don't know that I have exact dates and targets for when all these things are going to occur. I just know that the fence work is starting. Originally, it was going to be a little bit later, but it sounded like they got some numbers back that they like to be able to move forward on the fence sooner than later.

Chair Kurtz: Okay. I do see the- it would be on the south side of the fence, the blue hash mark or whatever, that snow storage. Correct? So how do you propose you're going to store snow behind a fence that is solid metal? I don't quite understand how that's going to operationally work.

Cal Johnson: Yeah, they'd be able to push some in from the east side. Operationally, maybe that back corner would be tough to get snow to, to push it back into the very back corner. And something that they may need to look at is whether it's other onsite options or some kind of arrangement offsite.

Chair Kurtz: Okay. So you've got a lot of square footage there and not much snow storage space, just my mind not seeing how it's going to work.

Commissioner Heugly: Is that eight foot fence at the top of the hill?

Cal Johnson: Yes. So along the back side of the property, that's the top of the hill. And then as you follow Kirtley, it plateaus up there a little bit. And this is in from the plateau a little bit.

Chair Kurtz: Well, yeah. I'm assuming that's got to be in because of the snow storage. That's all on flat ground, is that correct?

Cal Johnson: Yes.

Chair Kurtz: So you're back from the- where the hill drops off. You got to be back, I'm guessing what, 20 plus feet?

Cal Johnson: On the south side, yeah, we're set back from Kirtley, or setback, yeah, 25 feet.

Chair Kurtz: Curious what kind of actual visual help that would be? If you're sitting at the, down in the lower subdivision looking up and you got an eight-foot tall fence that's 25 feet back, may not be good at all. Without some type of a visual rendering, that would be difficult. I appreciate the picture that you guys took, but it would be worthy of some more investigation.

Cal Johnson: Right. Well and if so, if an eight foot tall fence isn't going to be seen from over there, if it's 25 foot back, then everything inside of it certainly isn't going to be seen from 25 foot back.

Commissioner Beiser: I have a few questions about the landscaping. All I'm seeing is the eight Douglas Firs and Rocky Mountain Junipers along that west side. I'm assuming that is on the outside of the eight-foot tall metal fence.

Cal Johnson: Yes.

Commissioner Beiser: And is that eight each Douglas Firs and Rocky Mountain Junipers, or what's the mix that's planned with that statement?

Cal Johnson: Yeah, let me double check that. Give me one second here. Okay. Yeah, it looks like the intent is eight each.

Commissioner Beiser: Do you know about where they would span from or if there's markings on the site plan that I'm not seeing?

Cal Johnson: No, and the reason I say I believe that's eight each is we've got- there's another project that is being proposed down the hill and as part of that project there's a landscape plan that kind of takes this note and presents that in a drawing form. So that's what I went and grabbed and I'm looking at now. Basically, what it spans is from south, so even further towards Kirtley than those two shipping containers is where it starts, and it would go all the way to the other end of the property and end up near that retention basin on the north side.

Commissioner Grootveld: Do you have the landscape plan, site plan from your original design review from 2024?

Cal Johnson: I do not have that readily in front of me. Let's see. Looks like I might have a CAD of that file, but I do not have a PDF of that file.

Chair Kurtz: Pan down just a little bit...

Cal Johnson: Okay. Yeah, so I've got the CAD of that landscape in front of me now.

Commissioner Grootveld: Do you have the ability to screen share?

Cal Johnson: Yes. Let me know if you're seeing that.

Commissioner Grootveld: Yep.

Cal Johnson: Okay, so just for reference, here's that visual on the landscape plan that's being proposed by the neighboring project. That screening goes from the North retention area down to those two containers sit in this area right here and go to there.

Commissioner Heugly: Well, I'm interested in the landscape plan.

Cal Johnson: Yes, this one.

Commissioner Grootveld: Yeah.

Cal Johnson: So this is the file I have. I don't know if this is what was approved in the package. The landscape was handled by others and before we were brought into the project actually. But let's go down, this is kind of the area along Kirtley, kind of in the back corner.

Commissioner Heugly: And so I would prefer to see landscaping continue all the way throughout, because in my opinion, we're kind of trading the site of tan corrugated metal shipping containers for gray corrugated metal. Also on the site plan, there's a ton more parking than what's on this section. Yeah, that whole open area was, sorry, two row pull in parking.

Chair Kurtz: It's got an alley[?] storage area.

Brian Parker: Yeah. I think what is happening is the first iteration that was presented goes to push the snow off the hill onto the neighboring property and then [inaudible] snow on site, which is what we see, which is how we...

Commissioner Heugly: So it's no longer snow storage.

Chair Kurtz: Also, if we go back to the other drawing that's in our packet- I'm not sure how far north along the back side of the building, that eight-foot tall fence goes. It looks like it goes well past the storage containers and maybe even does it go into where the snow storage area is?

Cal Johnson: It goes to...

Chair Kurtz: ...be a barrier.

Cal Johnson: It goes to this location here. So there's still access to all the snow storage area.

Commissioner Beiser: We have some follow-up questions. I'm good for questions with applicants. If we want to move on.

Commissioner Grootveld: I would agree.

Chair Kurtz: Okay, final turn over to you.

Brian Parker: All right. Thank you, Brian Parker, Community Development Director. So just I'll give you the full site history as far as I'm aware of it. This was in front of you guys in 2023. Well, full site. In 2021, there was a proposal for a two-building powersports and Ford dealership, that was approved. They came back in 2023 with a modified plan for a single building, which was approved which received a certificate of occupancy this last year in November, and moved in and have a good amount of excess stuff on site that we've been trying to work out some solutions for ever since. They applied for a modification, administrative modification to their site plan to adjust their snow storage so it's not all in the big empty area, but more around periphery the lot, which was approved in the exchange for going out there and constructing the fence that was shown on the site plan. And now they are applying for design review for four shipping containers, two of which are on back of the building. The other two are not.

My understanding when I wrote the staff report was that the site plan was incorrect and that they would be relocated into the screened areas. I apologize for that, but sounds like they're on proposed to be on parking. The site is adequately parked if you do not account for vehicle inventory. Their site plan originally showed about 110 vehicle inventory, car parking spots, and they were about 110 parking spots under. So they really can't be losing any additional parking without losing inventory. I have a hard time understanding how the tan unmodified shipping containers are consistent with our design review standards. If they're screened adequately by a fence that is approvable, that may be a solution, but it's hard to tell. I'll stand for any questions.

Chair Kurtz: How tall is the shipping container?

Commissioner Grootveld: 8'6"

Commissioner Heugly: That's a good height. [inaudible]

Commissioner Beiser: I guess broadly, I think we reviewed some other storage container, something in the last seven months, that I feel like was sort of a struggle to allow a shipping container. Is it partially because of moving this application forward that the shipping containers themselves are large enough that we consider them a building, and that's- they're tipping that scale where it's now more of an official building structure?

Brian Parker: Any building in the business zone...

Commissioner Beiser: Okay.

Brian Parker: All buildings over 200 square feet, which the 8 by 40 shipping containers, these are, require a building permit. But it's four walls and a roof in the business zone, it requires Design Review

Commissioner Beiser: And then one thing that comes to mind immediately is B1A, page... Which to discusses this building and shopfront design construction shall report historical architecture styles, et cetera. Going back to period and certain material construction, I know that it does- the beginning of that criteria leads you towards the shopfront design, but just sort of checking, because it does say building, is that to also assume the entirety of the structure slash building should conform to B1A?

Brian Parker: That a good question. I would generally agree with your reading on it. This is a little bit of a difficult situation where it's on a site that, particularly the backside of the building, probably does not conform to the standard. And so, like meshing the two is...

Commissioner Beiser: Yeah, it kind of falls to the commission to decide what is possible in this circumstance.

Chair Kurtz: Well, and that's where, like the B1F, when we talk about... If we were going to look for some type of middle ground here, with what material, what painting of whatever would the back of the building or whatever the containers or whatever the fence would look like could be painted. There's probably some modifications that we could look at there if we chose. I think that's where that gray area little bit that we could maybe go with that

Brian Parker: Yeah. That-

Chair Kurtz: Is that-

Brian Parker: F is specific to the Main Street-facing side, not the other three sides of the given building. So the two that are not behind the building, that would be visible from Main Street, the short side, you could put some standards on to require alternative siding.

Chair Kurtz: Yeah, of course, this is the one-off thing where it's quite visible. The back of the building, or it's the exception here. But we'll see about that.

Carter Bullock I was going to say, I kind of read that as saying the parcel is upon Main Street, not the building on the parcel upon Main Street. Yeah, so it might be the entire structure.

Commissioner Grootveld: So C-5 to me needs to do some heavy lifting here. The landscaping shall provide a substantial buffer between incompatible land uses and shall be used to screen from near[?] mitigate visual impact of parking areas, loading areas, and garbage containers from adjacent properties and public ways. There's a lot that you can see from the residential area and from adjacent properties and public ways. That is, I would say, not compatible. So landscaping, potentially fencing screening, there needs to be, I think, a lot more work done here. I think before we give the green light to reduce the amount of usable parking going forward, I think we need to get some sort of progress made on opening up the parking that should be there now that's not

available for use, and that's pushing employee parking across Kirtley.

I realize that the parking issue across Kirtley is in some ways not directly tied to the shipping containers and this design review application, but there's a substantial link that I see where we have product and inventory taking up space that should be used for parking, and whether it's inventory or customer parking or employee parking, there clearly is a shortage of parking spaces in that lot. And so I think the burden falls on the applicant to get their stuff sorted out such that they can keep everything that they need on their property before we give permission to reduce that in perpetuity. If that makes sense.

Chair Kurtz: I would agree. But before we get too much into deliberation, we'll get public comment. But one question I do have in regards to landscaping, because it was a good one. We said there is landscaping there, there's trees there, but it could take 20-plus years for that landscape to mature to reduce any kind of visual. And that's whether it, who knows how that will evolve over time. What is, well, how should we be looking at that in terms of, yeah, you plant a tree, but 40 years it'll provide the visual, address the issue, but not for 40 years. How should we be looking?

Brian Parker: My recommendation is that you find it necessary to accelerate that, require a larger caliper tree...

Chair Kurtz: Yeah. Because also with that, as I was thinking, it's like your larger caliper tree, then also if you look at different shrubs and things like that, which could provide better screening. But it's also going to reduce your snow storage capability. So there's a lot of trade-offs there that I think the applicant has to understand. There's a lot of things at play here. But any other questions to Brian before.

Commissioner Heugly: Just a couple. So the site plan as it is now, with that triangular fenced area, would they have adequate snow storage? If they were to fence in that area, and not be able to utilize it.

Brian Parker: The blue area around the perimeter, plus this area that is identified for parking but also may be for snow storage. All that sums up to one third of the area that needs to be plowed. Like I said earlier, they are well below their parking minimum when the vehicles are accounted for. So the condition that was placed on them for their administrative approval was if they need to store snow in those parking areas, they need to remove inventory.

Chair Kurtz: Is that a realistic request when, like, remove inventory? What does that- maybe that's more of the applicant, but what...

Brian Parker: I have a hard time being- like in the enforcement of that is going to be a little bit challenging for sure. But the applicant has also indicated that they are willing to truck snow off.

Commissioner Heugly: So the size of the containers, though, that would go into a building permit.

Brian Parker: Yep.

Commissioner Heugly: I'm sure that's going to just hash out a couple concerns of mine. But as far as setback to the building, are you even allowed to put in something that close to an existing structure?

Brian Parker: Yes, there will be some firewall requirements...

Commissioner Heugly: And then I guess one that we talked about was emergency egress because you are creating a choke point. So that would go back towards what Fire Chief.

Brian Parker: Fire Chief and like zoning code.

Chair Kurtz: Okay. So now we'll open it up for public comment, even though this is not a- we're not required to for design review. We will in this case. Is there anybody else besides the applicant on there? [inaudible] Okay. But before I talk about the emails here- would you like to make a public comment? State your name for the record, please.

Diane Shay: Diane Shay. 331 Melrose. I do have a question for clarification about the dumpster location. I saw on the site map that it appears there's a dumpster location in the northwest located, and I don't know if there is the dumpster there, but it appears in reviewing site that there's a large commercial-size dumpster in that fence area that's been sitting there since the beginning of the project. So I don't know if there's plans to keep that, or if the site plan is incorrect?

Chair Kurtz: Where does that dumpster? [inaudible] [crosstalk]. We did get some emails in. These are the ones that you need.

Brian Parker: Yes.

Chair Kurtz: We can take a minute if you have a chance to. I think they raised some good concerns. But I guess at this point, I'll close it. Cal, I guess you've- I'm assuming have you seen these?

Cal Johnson: [inaudible]

Chair Kurtz: We'll give you a chance, Cal Johnson, to respond to the public comment that we've heard and also the emails that we have gotten?

Cal Johnson: Yeah, I do have the one email that's in the packet. And so I can speak to that one. The first item in there is about the garbage on the hillside. That is likely construction waste, which as soon as they get wrapped up in the spring here with their fence and landscape, and this addresses the other comment that was there in the meeting, that construction waste dumpster would go away and construction waste would no longer be an issue. They should be following their SOPs to have that site clean as part of their SWPPP. But once construction is complete, that would clear that up. The shipping containers being visible after the construction of an eight-foot

fence, I believe that the eight-foot fence would screen the shipping containers as shown by the photos in the packet. If there was anything stacked on top, those items would not be screened. But we would not propose stacking anything on top of the shipping containers.

And that speaks to item three as well. So that fenced-in area becomes inventory and stock. It goes within that screened-in fence area. It would stay in there and screened from Kirtley and from Main Street within that fenced area. And the landscaping, there's some landscaping in, but landscaping is not going to be completed until this spring. The landscape subcontractor comes back in and completes out that landscape work, which will help out the site quite a bit. I do hear the comment and concern about the trees going in taking years to get to full maturity, and that's one that we see frequently in many jurisdictions. And what we see there is a combination of shrubs and trees. You screen the low elevations and the upper elevations. And then as those mature, the shrubs obviously mature quicker. Maybe you go with a few larger caliper trees spread through there. I don't know if the original landscape plan shows what caliper trees will be along Kirtley, but it did show evergreens every 15 feet, at least the plan I've got. So that does provide a good screening of the fence and that whole side of the building from Kirtley. And so I would say on the landscape side, we'll see a lot more of that here in the spring of what that is going to look like as they complete the landscape.

In regards to the notes about finished materials and colors, the requests by the Karl Malone group is that these containers be screened by the fencing so that they're not in view rather than putting architectural finishes on a shipping container that is likely going to be removed in the future at some point anyways. So the ask is provide the screening through the fencing, provide the screening through the proposed landscape and the approved landscape plan with the original project. And the shipping containers remain screened from public view by those methods.

Chair Kurtz: Yeah, I'm just looking through the emails that were sent in to make sure we hit everything here. There was a, I guess it's the date on it is March 1st, 2026. The title is P and Z Meeting March 2nd, number two. I'd like to hear a response to that, Cal.

Cal Johnson: I do not have that email.

Brian Parker: I just sent it to you.

Cal Johnson: Okay.

Brian Parker: And it's on your screen.

Cal Johnson: Don't see a vehicle access point at the top of Kirtley Street. Do you know, Brian, where this access point is that's being referred to in this email?

Brian Parker: Not currently any approved access point from the property to Karl Malone. There have been reports of Karl Malone, particularly the ATV mechanic staff, testing vehicles by driving them [crosstalk] down the hill.

Cal Johnson: Got you. Yeah, we can make sure that doesn't happen. Yeah, because there's no

access onto Kirtley Street. So if this is referring to some kind of access by ATV or vehicle onto Kirtley, we can rectify that. I'll get with David, we'll make that happen.

Commissioner Grootveld: Our southeast corner of the lot, there's a place where it's clearly been done a bunch. There's a cone there. Today, as I was driving by, I saw a vehicle pulled up to the cone and the driver getting out to move the cone to drive into the parking lot.

Cal Johnson: Yeah, I'll talk with David, and we'll make sure that the local team there- that's the employees, know that there's no access to Kirtley. When the landscaping goes in as well, that will be a hard barrier deterrent. There will be shrubs and trees there, so they can't, it won't be possible to go there, but we will have that discussion with them before the landscape goes in.

Commissioner Grootveld: These trees. The trees and shrubs are in there. The remaining landscaping is just hydroseeding grass.

Cal Johnson: Oh, the tree. So they're going between trees and shrubs over there. Got you. Okay. Yeah, I'll talk with David, and we'll make sure the employees know there's no access to Kirtley.

Commissioner Beiser: I do have a follow-up question for staff. In design review, is it appropriate to add a time limitation condition, or is that not really an appropriate thing to do? Because I know a building permit would be needed as well, so- For example, like the shipping containers may remain for two years and then would have to come back for additional review.

Brian Parker: [inaudible] a conditional step on them in the future. Just within two years- they would have to come back.

Chair Kurtz: Oh yeah, sorry. Yeah, we'll close public comment. But yeah, now we're onto asking further questions for staff. Start Genoa.

Commissioner Beiser: Sure. Just to start off, I am not inclined to move forward with this application as it stands this evening. I do have sympathies for a new business going into a new location and trying to figure things out with storage. But that being said, with the application, this is a design review. I disagree with some of the exclusions of information. I do think because these buildings are considered a structure and a building, we do need all the information that we can to make sure it's compliant with our design review criteria. So for me, it does live in this architecture portion B1A and B1F. I'm not saying that the applicant needs to build the brick facade around these storage containers, but I would like to see a little more creativity in making them sort of match the main primary use.

Even at least possibly painting the tan storage containers the same gray color. But my primary concern lives within C5, landscaping shall provide a substantial buffer between incompatible land uses and the use to screen from view. For me, an eight-foot-tall metal fence does not fully fit with the intent of C5. You have a large car dealership essentially sort of backed up to neighborhoods. So I feel like that is a dramatic shift with incompatible land uses. So I like that there are some large robust trees planned for the other side by the eight-foot fence. But I am concerned that that landscaping appears to be attached to development on the other lot. And we

as a commission, if we were to move forward with this, that landscaping is not conditioned upon this approval. So that's where I stand currently. I'd like a little bit more information from the applicant. Particularly, I do really appreciate the pictures that staff took. That really helped clarify the sight lines. But I really think building elevations would be useful. Again, these storage containers are to be considered buildings. And then I would like to see some additional thought put into landscaping to help comply with C5. Yes.

Commissioner Grootveld: Seconded, no, that was very well said and well articulated. I would add that I started to get into this a little bit ago. I'm very uncomfortable giving further approval to what I see as an existing mismatch between the use intended by this on the site plan that was approved on the original design review and how it's currently being used, with employees parking offsite. I'm hesitant to green-light further deletion of parking spaces. I think if there's not enough room for inventory, that should not be the neighbor's problem. That is your problem. So if inventory needs to get reduced in order to free up that parking in order to allow inventory, customers, and employees to park on site, then that's what needs to happen before I'm willing to entertain granting more storage space. The screening, I agree with what was just said about an eight-foot metal fence. It feels very industrial in a residential neighborhood. I think some natural landscaping would be far more appropriate. Yeah, I'm definitely not comfortable approving the application as it currently sits.

Commissioner Heugly: Well, no, I think we're all on the same page. It's just very impactful, everything that's being done. I'm skeptical that the two shipping containers on that south corner would even fly, as there's a hydrant right next to them. So that would, granted, move forward building permit[?], that would probably get maxed out right there. So I don't think there was much thought put into this. Yeah, I'm not comfortable moving forward with it as it stands.

Chair Kurtz: Well, I think a lot that in terms of the, there's a couple of things. One is the public safety in terms of the 24 feet that we need to have that be a safety standard from fire purposes. So that is a must as well. One thing I would add to the- because it is the landscaping, but I also do, when you're down there and you can see it in the pictures and when you look up here and you see this big, huge steel building. So yeah, if you put up another steel fence, it's like, okay, well that didn't help at all. So I wonder if, in addition to some landscaping, and even more of an immediate fix could be, and I would like, the applicant should explore some other types of colors, textures, and design of the painting of either the fence, the building, and/or the containers to help minimize the visual impact.

Because yes, the people in Chantrelle, they do live next to a business district, so that has to be known. Not all impacts are going to be mitigated, but they can be minimized. And I think there's a lot of opportunities to minimize those visual impacts. And I guess if I'm hearing us collectively, we'll put that on the applicant to bring us some ideas. And I would throw out a couple of multiple different options that we could entertain if we so desired and they chose to bring this back. So yeah, we do have the opportunity to deny this. Correct?

Commissioner Beiser: I think I would be willing to hear this, kind of give the chance for the applicant. Just since the application materials were a little light, I'd be willing to hear this application come back before us again. Give them the chance to bulk it out a little bit more.

Commissioner Grootveld: I would agree. I don't- there's room to accommodate some storage here, I think. I'm just not comfortable with this plan for it. And I would also, just from my perspective, I would go a long way hearing, "Yeah, we're going to..." Is not super confidence-inspiring to me. So for me, it would go a long way towards making me comfortable with the plan moving forward if we make steps towards following the plan that should currently be in place as far as limiting access through unauthorized access points, using parking spaces for equipment storage, things like that. If those things start to move in the right direction, that'll give me a lot more confidence when an application does come back in front of us that we would be giving approval to something that would actually be implemented in the way we would intend.

Chair Kurtz: You just brought up a point that, or something that triggered something in my mind, is obviously inventory comes and goes. Right? So you have this big huge fenced-in triangle there. There could be some times when it could be two-thirds, three-quarters empty, and then of course it could be full again, or may not. You might go for- but by building a fence and putting all of this here, you've really restricted it. I guess you could open it up to employee parking while the inventory was lower, whatever, but- yeah, it's just one other thing that's another red flag that comes up, just to see how it functions as a business.

Commissioner Beiser: So it feels like we're all on the same page- that I would be tended to motion to continue this discussion to a date uncertain. If you want to hear from the applicant, just to make sure that he has clarity on what we're asking.

Chair Kurtz: No, I think that's [crosstalk] Yeah. We want to make sure when we leave here tonight that we are very clear what we need and that it's been heard and understood. So, Cal, do you have any questions back for us or, as you've heard the deliberation?

Cal Johnson: I think I follow you. Looking for a little bit more on the visual side, what is this going to look like, getting some architectural elements into the application package, and then also addressing some of the items that are currently going on on site in relation to parking and access. Having those addressed in the field rather than on drawings to show how those things are being taken care of. I've also got a note to look at different materials rather than just matching the fence to the building. Maybe there's other ways to break this up, whether it be through landscaping or other painting or materials changes between fencing, buildings, and the containers themselves. That's what I've got jotted down. Is that in line with what the commission is looking for?

Commissioner Grootveld: Yes.

Chair Kurtz: Yeah, I would throw out one additional thing in terms of, and I appreciate the pictures, but it does make a difference as far as where you take the picture from and what's going to be hidden and not hidden. And so you've taken, staff took a couple of photos directly below the hill. It looks like they're toward, on like 421 Tendoy Street. But I would also welcome a visual rendering from something, I'm not sure the name of the street that goes around the corner, so you're actually where a home is. And so we can kind of see something because the further you go back, the more you're going to be able to see depending on height of things. So I think that's

something to take into consideration in terms of the observation points.

Cal Johnson: Got you.

Commissioner Beiser: And before we make a motion, just one request from staff. For when this comes back, I'd love to see whatever the most recently approved site plan and landscape plan is. [crosstalk].

Chair Kurtz: Okay. I would entertain a motion.

Commissioner Beiser: I move to continue the discussion for design review 26-01 to a date uncertain.

Commissioner Grootveld: Second.

Chair Kurtz: All in favor.

Commissioner Heugly: Aye.

Commissioner Grootveld: Aye.

Commissioner Beiser: Aye.

Chair Kurtz: Next meeting is March 16th. Is anyone not available?

Commissioner Grootveld: Should also be here.

Chair Kurtz: Okay. Alright. Now I'll entertain a motion to adjourn.

Commissioner Heugly: Move to adjourn.

Commissioner Beiser: Second.

Chair Kurtz: All in favor.

Commissioner Beiser: Aye.

Commissioner Grootveld: Aye.

Commissioner Heugly: Aye.

[END]



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CALL TO ORDER

Chair Kurtz – Present

Commissioner Beiser – Present

Commissioner Grootveld – Present

Commissioner Heugly - Present

ROLL CALL

1. NOTICE OF AGENDA COMPLIANCE - 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, on the City's website on **February 26, 2026. (Suggested Motion: I move the notice for the March 2, 2026, regular Meeting was completed in accordance with Idaho Code, Section §74-204.)***

Commissioner Beiser motioned that the notice for the March 2, 2026 regular Meeting was completed in accordance with Idaho Code, Section 74-204, Commissioner Grootveld seconded, all voted in favor, and the motion carried.

2. CALL FOR CONFLICT: (As outlined in Idaho Code §74-404)

No conflicts were noted.

3. PUBLIC COMMENT: For items of concern **NOT** on the Agenda.

Nobody requested to provide public comment.

4. CONSENT AGENDA – ACTION ITEM

a. Approval of Minutes

i. February 2, 2026

ii. February 17, 2026

b. Findings of Fact, Conclusions of Law, and Decisions from Previous Meetings

i. FP-25-02 - Lots 1A, 2A, and 3A, Block 96 Final Plat

A final plat to reconfigure the existing six (6) parcels into three (3) parcels. The property is zoned B – Business. The preliminary lot line adjustment was approved by the Bellevue Common Council on July 14, 2025.

Mr. Parker noted that the FP-25-02 Findings did not make it into the meeting packet, so they should not be approved.

Commissioner Grootveld motioned to approve the consent agenda, Commissioner Beiser seconded, all voted in favor, and the motion carried.

5. NEW BUSINESS

a. DR-26-01 – Malone Shipping Containers– ACTION ITEM

An application for Design Review Approval for the placement of four (4) shipping containers to be placed on the site of Karl Malone Ford and Powersports. Two (2) of the containers are proposed to be located within a fenced storage area yet to be constructed, while the other two (2) are proposed to be located along the rear of the building. The property is 4.97 acres and zoned B – Business.

Mr. Johnson discussed the proposal to permit the continued existence of four (4) shipping containers located on the subject property. He noted that a fence permit has been issued for a fence in the proximity of the shipping containers which would provide some screening. Commissioner Beiser asked for details on what the containers would be used for. Mr. Johnson stated that the containers would primarily be used for parts. Commissioner Beiser asked if the containers would be a permanent or temporary installation. Mr. Johnson did not specify the anticipated duration of the containers.

Commissioner Heugly asked if the containers would block parking areas or drive aisles. Commissioner Grootveld asked if the shipping containers would impact employee parking. Mr. Johnson did not know if the area in question was being used for employee parking currently. Chair Kurtz asked about the code requirements for drive aisle widths. Mr. Parker noted that for ninety-degree (90°) parking, the code requires a twenty-four foot (24') wide drive aisle. Mr. Johnson stated that the space between the shipping containers at the rear of the building and the parking area to the west was less than twenty-four feet (24') in width. Commissioner Beiser asked if the containers currently placed in the parking area could also be placed against the building. Mr. Johnson stated that the placement of the other two containers behind the building would likely obstruct the service doors. Chair Kurtz asked about the intended use of the fenced area. Mr. Johnson stated that the fenced area would be for inventory not currently on display. Chair Kurtz asked how snow was planned to be moved into areas blocked by fencing. Mr. Johnson stated that snow could be pushed around the east side of the fenced area, but the far reaches may be challenging to utilize. Commissioner Beiser asked for clarification if the eight (8) Douglas Firs and Rocky Mountain Junipers identified on the plans were each or total. Mr. Johnson stated that eight (8) of each were to be planted. The Commission indicated that they had some additional questions, but wanted to hear from Staff first.

Mr. Parker presented an overview of the Staff Report, including the site history, issues with the original calculation of the parking requirements, and challenges with compliance with the Design Review standards of Bellevue City Code. Commissioner Beiser asked for clarification as to why the containers needed to be approved through Design Review. Mr. Parker stated that shipping containers meet the definition of a "building" in Bellevue City Code, and Code requires all buildings in the Business Zone to receive Design Review approval. Additionally, as these are larger than two hundred (200) square feet, the containers also need building permits. Chair Kurtz asked for clarification on the non-metal siding standards from Section-10-17-5(B)(1)(f). Mr. Bullock noted that the code language references buildings upon parcels abutting Main Street not buildings abutting Main Street, so the standard would be applicable to all sides of the building. Commissioner Heugly asked if snow storage was adequate on the site. Mr. Parker stated that the snow storage identified on the plan meets the code requirements, and that the administrative approval for the landscape plan modification for the fence includes a requirement that inventory be removed if the snow storage on required parking needs to be utilized.

Chair Kurtz opened the floor for public comment. The following individuals provided comment:

- Diane Shay, 331 Melrose

Chair Kurtz asked the applicant to discuss the dumpster being stored on the property as well as the questions asked via email prior to the meeting. Mr. Johnson discussed the dumpster, trash, and vehicle access onto Kirtley Street.

Commissioner Beiser asked Staff about the appropriateness of placing an expiration on the approval. Staff indicated that it may be appropriate to do so.

Commissioner Beiser outlined concerns with the application as presented and indicated that she was not comfortable approving it as presented. Commissioner Grootveld agreed and said that the operations occurring on the property were not consistent with the previously approved plans, and that approving the application as presented would only make problems worse. Commissioner Heugly agreed with the other Commissioners and felt that more consideration of details was needed. Chair Kurtz added that more consideration of fire safety needed to be included in the proposal, and additional landscaping

would be needed to adequately screen the fence, building, and containers from the neighboring residential uses. Chair Kurtz asked Mr. Johnson if he felt that he had the information he needed to bring back a more approvable proposal. Mr. Johnson stated that he would provide architectural drawings, address the parking and circulation issues identified, and to consider different materials, landscaping, painting, or other methods to more effectively screen the use. Chair Kurtz added that renderings from Tendoy or Kirtley would be helpful in assessing the adequacy of the screening. Mr. Johnson stated that he understood.

Commissioner Beiser motioned to continue the subject application to a date uncertain, Commissioner Grootveld seconded, all voted in favor, and the motion carried.

6. NEXT MEETING

a. Regular Meeting – March 16, 2026

7. ADJOURNMENT - ACTION ITEM

Commissioner Heugly motioned to adjourn, Commissioner Beiser seconded, all voted in favor, and the meeting was adjourned.



I, designated Planning Commission Secretary for the City of Bellevue, Idaho, hereby certify that the regular meeting notice and agenda were posted in accordance with **Idaho Code 574-204** within forty-eight (48) hours prior to the meeting at: the City of Bellevue City Hall, Post Office, and on the City of Bellevue Website: <https://www.bellevueidaho.us/> on **February 26, 2026**.

In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, or **phone number 208-788-2128 ext. 8, at least twenty-four (24) hours prior to the meeting.**

Chair Kurtz: All right, I'll call the City of Bellevue Planning and Zoning Commission meeting for Monday, April 6th at 5:30 p.m. Brian, can you do the roll call?

Brian Parker: All right. Got it. Chair Kurtz

Chair Kurtz: Here.

Brian Parker: Commissioner Heugly.

Commissioner Heugly: Here.

Brian Parker: Commissioner Beiser.

Commissioner Beiser: Here.

Brian Parker: Commissioner Grootveld.

Commissioner Grootveld: Here.

Chair Kurtz: Okay. Notice of agenda and compliance. Finding that the regular meeting notice and agenda were posted in accordance with Idaho Code 74-204 within 48 hours prior to the meeting at the City of Bellevue City Hall, Post Office, and on the City's website on April 2nd, 2026.

Commissioner Beiser: I move the notice for the April 6th, 2026 regular meeting. It was completed in accordance with Idaho Code section 74-204.

Commissioner Grootveld: Second.

Chair Kurtz: All in favor?

Commissioner Beiser: Aye.

Commissioner Heugly: Aye.

Chair Kurtz: No objections. Call for conflict. Anybody have anything in conflict as far as we know?

Commissioner Heugly: No.

Commissioner Grootveld: No.

Chair Kurtz: Public comment. Any comment for items that are not on the agenda? Hearing none, we'll move on to the Consent Agenda Action Item. Finding of facts, conclusions of the law, and decisions from previous meetings. One would be that, or the only one would be DR-26-02, City Hall repainting.

Commissioner Grootveld: So the motion is not correct. It references [inaudible]. So I think that we copy the page from the previous [inaudible]. And it's just the application, or the applicant's name that's incorrect.

Brian Parker: So the motions were made by you, made by you, I checked the minutes on all of this. It was just writing the findings, just to have a copy and paste error.

Commissioner Grootveld: Okay. That's the only thing I saw at this. Motion to approve the findings of fact [inaudible] it has [inaudible].

Chair Kurtz: What was the date?

Commissioner Heugly: Previous meeting, March 16th, for DR-26-02, as amended.

Commissioner Heugly: Second.

Chair Kurtz: All in favor?

Commissioner Heugly: Aye.

Commissioner Beiser: Aye.

Chair Kurtz: Okay. New business. DR-26-01, Karl Malone shipping containers. This is an action item. An application for Design Review Approval for the placement of four shipping containers to be placed on the site of Karl Malone Ford and Powersports. Two of the containers are proposed to be located within the fence storage area yet to be constructed. While the other two are proposed to be located along the rear. [inaudible] is 4.97 acres, and the zoned B- Business.

Brian Parker: Yeah. One point of clarification. That description was from the previous old business meeting. They are now proposed to be all located within the fence storage area. So, other than that, the description is correct. Yes. This was in front of you guys on the March 2nd Planning and Zoning Commission meeting. It was continued with a request for additional landscape screening along the fenced area. And including the unpermitted access point that has been used to get onto Kirtley Street. A site plan with shipping containers relocated not interfere with fire hydrants or parking locations. Preference for renderings or elevation from the Kirtley Street side where the houses are going to be viewing this. And then to include the current and previously improved landscape plans. The applicant, since the last meeting, has made an updated landscape plan just for the area along the south side of the fenced area facing Kirtley Street. It does not extend to the unpermitted access point or along the back side of the building at all. And the site plan has been revised to put all four of the shipping containers within the fenced area. It also included photos of their fencing materials from other sites. And then I also included the site plan and landscape plan that was previously reviewed by the commission. Yes. I had some suggestive conditions of approval to be decided.

Chair Kurtz: I guess. Well, I'm assuming there's somebody from the applicant who's doubled.

Brian Parker: Yes. Looks like Cal Johnson and David Hicks.

Chair Kurtz: Okay. Cal and David, we turn over to you for any additional clarification or walk us through your proposal?

Cal Johnson: Yeah. So this is Cal Johnson, Legend Engineering. We've got David on as well. I'll let him kind of give his additional comments here in a moment. I just want to touch base on the last meeting we had. And some of the primary concern was screening containers with a metal fence. And so we've come back with now all the containers are within the fence. But now we're also screening the fence from the neighbors with additional landscaping. And in the proposed landscape plan, you can see in lighter gray, those are the plants from the previously approved plan. And then in the darker black, those are all the new proposed plantings with this plan that go beyond the original landscape to help screen at varying elevations on that fence.

So we feel that coming back with a more robust landscape plan and relocating all the containers to be within the fenced area eliminates the concern about taking up parking with these shipping containers and provides that additional screening of the fence to break up that view from the neighbors to the south. And really improves the proposal for the four shipping containers. David, was there anything you wanted to add?

David Hicks: No, I think you guys pretty much covered it. I know that there was also some concerns, I believe, at the last meeting where some of the containers, I think, were taking up a few of the parking spaces. And so that was another reason that we proposed to move them in the fenced areas so that the parking spaces wouldn't be taken up by those. That would be available. And also the fence on the back side of their two notes, eight foot fence. So the containers are right about the same height. So I think they will be, if not fully screened, you know, the vast majority of them will be screened 100% by the fence.

Participant 1: And if it's not? Excuse me for speaking of the turn.

Chair Kurtz: No, no, sorry. I'm speaking to the applicant.

Participant 1: Well, so is my question.

Chair Kurtz: Okay. So, Cal, David, is there anything else? Or are you guys good?

Cal Johnson: No, we're happy to answer any questions as we go through this. Yeah, basically, the summary is coming out of that last meeting. Parking was a concern and screening of the fence and all four containers was a concern. We feel that this proposal addresses all of those concerns with not touching the parking, screening all four within a fence, and then screening the fence with the landscape.

Chair Kurtz: Okay.

Commissioner Beiser: Quick question for the applicants.

Chair Kurtz: Okay.

Commissioner Beiser: I just wanted to confirm what I heard in the last meeting as well, that these are intended to be somewhat temporary while you're working on a long-term solution. Is that recollection correct?

Cal Johnson: Yeah, there may be some temporary. I'll let David speak to this, but there may be some temporary. There's future plans for additional space. Go ahead, David. Sorry.

David Hicks: Yeah, I would say, for sure, not all of them would be temporary. We would need at least some storage area that... We have, okay, when you pull an engine out of a side-by-side and it gets replaced and you're waiting for the core to get picked up or something like that that's unsightly, we would still want a place to store that until that happens. So, I would say to represent that all of them are temporary and they're all going to go away in a short period of time would probably be not a fair representation. We would probably be good going down to fewer than four, but we would always probably need at least one or two to help our business flow a little bit better.

Commissioner Beiser: All right. Thank you.

Chair Kurtz: Anybody else have questions?

Commissioner Grootveld: So we've got some photos in our packets and our applications. It looks like chain link fencing with slats in it and barbed wire on top. Is that your proposed fencing material configuration?

David Hicks: No, I believe there's no barbed wire on top, but the front part, yes, would be chain link with colored slats to match. I think that it's like a gray slat that we have slated for it to match the color of the fence on the back, which is gray as well. So yes, the front part would be the chain link with slats at a six foot fence. And then the back part is an eight foot fence. And I believe that's the fencing configuration that we received a fence permit for. Am I saying that right, Brian?

Brian Parker: Yes, that is correct. No razor wire, barbed wire, or anything on top is permitted with that fence permit.

Chair Kurtz: Okay.

David Hicks: Yes. No barbed wire.

Chair Kurtz: Yeah. [inaudible] that's what we wanted.

Commissioner Grootveld: And then hard commitment that we're not going to store things on top of the storage containers.

David Hicks: I'm sorry. Was that for me?

Commissioner Grootveld: Yeah, that's for the applicant. Hard commitment that we're not going to place things on top of the storage containers.

David Hicks: I don't know if we've had that conversation. Did that come up in the previous meeting that I wasn't on?

Cal Johnson: I don't recall discussing that specifically, or if we did, we know we need to discuss that at this time.

Commissioner Heugly: It's been a concern.

David Hicks: I mean, I think sometimes it's an easy place to put something that you don't need for a while, but I don't think that we should put something up there that's unsightly. I know at first when we moved in the building, we had like cardboard boxes that were falling apart and it looked super bad. So I would make a commitment that we wouldn't put anything up there that was unsightly, but sometimes, you know, let's say I got some tracks or something that I don't need to put on something till the winter, right? I would love to have the opportunity to store them up out of the way where they don't need to be moved for a minute, but I guess I would have to hear your thoughts on that.

Commissioner Grootveld: I mean, top of container is slightly above top of fence. So anything that's placed up there is directly in line of sight. So I would think to me, it would seem like a hard commitment that the storage containers are putting things in and not on, would be something that I would say is, I don't want to use the term non-negotiable at this point, but I think to me that would be something I'd be looking for.

David Hicks: What is customary in the city and other shipping container permits that you've given? Has that been a contingency?

Brian Parker: This is the first attempt that I'm aware of to actually permit a shipping container.

Chair Kurtz: Okay. Any questions to the applicant? Okay. So this is not a public hearing. This is a design review meeting. So we're not required to offer a public comment. However, there's a lot of interest in this from neighbors. And so, as I think I'll speak on behalf of the commission, we want to make a well-informed educated decision and be objective. And so at this point, we would open it up to public comment to hear what you would have to say. So if you have a comment, please raise your hand, state your name and address for the record and then proceed with your comment.

Bill Pereira: My name is Bill Pereira and I'm a resident of Chanterelle subdivision. I've lived in this town since 1976. I'm really concerned how likely these guys on the phone or wherever they might be located are calling unsightly. What might be their definition a little more clearly of unsightly? Because as a guy that just went up the road, not 15 minutes ago, we had the tops and the framework of snowmobiles tumbling down the hillside and left astray. You might jump in

your car and take a look. And we're really not happy with these storage containers, period. We now look like an industrial town as opposed to the thought that we were more of a tourist town, and that comes from our mayor. And with that said, not only is this thing a blight when it comes to night sky ordinances, but apparently ordinances don't mean a whole bunch when it comes to complaining about the disruptions that the lights have happened to all of us.

So what I would really love to know, you know, I've been to these meetings and I've heard many people say, Oh yeah, we'll build that fence just as soon as the snow is hot. Right? And I'm at home and I'm doing my job. I'm working. I'm paying my taxes. I'm paying you people to make good decisions for me and you must drive by there every day and know there is no snow. They could have been building this fence. We could have gotten this rather heated problem between this new tenant and our old neighborhood taken care of a long time ago. So that's my issue is that I don't believe that we should have any storage units, period. Let them take it to some other place that is an industrial storage area. Or I would be applying to have a storage building draw onto my lot at Tendoy Street where I live. Boy, they made a good, I can always store stuff in and went on top of them. And like the guy said, and wouldn't admit to that they had snowmobiles parked up on top of their goddamn storage containers. You don't do that in this town. That's all I'm going to say.

Chair Kurtz: Thank you, Bill. Who else?

Tristan Gralenski I'm Hudson [inaudible] and I live 330 Tendoy Street in Chanterelle. And I agree with everything that Bill's said so far. We drive up the street, Kirtley, every day and it just keeps getting higher and higher on top of the storage containers. They have probably 10 snow machines on top of them.

Participant 2: 17.

Tristan Gralenski Oh, you counted them? 17 on top of the storage container. So if there's a fence, we're still going to see the snow machines. They have things that are now down the hill, which are behind where the fence is supposed to be. So I don't know if that's going to be their next storage area. They just seem to have too much stuff for the space that they have. And if they have four shipping containers, then that's going to take up parking spots and they're going to continue to park in that bottom at the top of the street, which is a pedestrian crossing problem as people are going into their work. So it's just that the design doesn't seem to work for Bellevue and for our neighborhood. And I don't know if that chain link fence, where is that going to be exactly? Because I don't think that's very pleasant to look at. I was envisioning it would be more of a solid type of fence and taller than six feet. Maybe the back one is going to be solid at eight feet. But still, the shipping containers, if they have things on top, they're going to be showing above that shipping container. So they need to reduce their inventory, send it someplace else, let somebody else's industrial area store the extra stuff that they don't need on hand right now so that we don't have to look at it. Thank you.

Chair Kurtz: Who else?

Bill Pereira: I'm sorry, but if I could...

Chair Kurtz: Yeah, one more, Bill.

Bill Pereira: That fencing material we're considering, as you probably know, doesn't work in areas where you're trying to store snow. Period. Those aluminum poles that bend over whatever they call that stuff, it just does not work in a snow removal area. Period. That fence will look like it belongs in someplace south of here after one winter. So if it's not a solid block wall, I don't know what they're going to do because without something to push against as a snow removal person myself, you're in trouble. You just lost half your volume of storage capability.

Chair Kurtz: Can you tell if there's anybody online? Anybody attending virtually have a comment? If so, please unmute yourself, raise your hand and make your comment.

Brian Parker: Clint Childers? Only unknown.

Cal Johnson: Clint's with us.

Brian Parker: Okay. [inaudible]

Chair Kurtz: Okay. I'm hearing none. We will close the public comment. Yeah, so I'll let the applicant, Cal and David, I'll let you choose who you would like to respond to the comments that we heard.

Cal Johnson: Yeah, sure. I could give a response. There's a couple of things that I could say. One is to the comment about this fence being up when the snow is gone and we could have been building it. Actually, we're waiting on a building permit from the city in order to put that fence up because they notified us that we would need a building permit to put the fence up. So we have a fence permit from the city. We do not have a building permit from the city. Now, I will also say in full disclosure, the city has asked us to get some engineering drawings of the post holes of how the fence posts will go in so they can approve our building permit. So we actually had a window a couple of weeks ago that we had our fencing contractor that had a cancellation that was going to be able to come up and put it in, but we did not have a building permit. So we're not just dragging our feet and trying not to do what we say we're going to do. We want to get it up as soon as we possibly can. It'll be better for everybody.

As far as the stuff on the snowmobiles on top of the shipping containers, I have not seen that. This is the first time that I've heard that. So I will obviously ask some questions after I get off this call. But when I said unsightly when we first had our first meetings after we moved in and the conversations that transpired, that was the comments that we had from some of the neighbors is that the stuff that we had out there on top of the containers was unsightly. That is the feedback that we had got. And so that's where that had come from. But, yes, I think we're committed to have a solution that will work for everybody.

Somebody said that we're a tenant. We're not a tenant. We're a private property owner in the city, and we have property rights as a property owner. However, we want to exercise those rights that can be something that's agreeable for everybody and that can be good for everybody. We may

have to give a little. You might have to give a little. But at the end of the day, we want to be good neighbors and we think that we're going to be good for Bellevue. And we're interested in making solutions.

Chair Kurtz: Okay. Any additional questions? Go ahead. I do have one question. It's not necessarily the applicant, but it's to Brian. We've issued a fence permit, but we may issue fence permits for six feet tall. How did we get there?

Brian Parker: There is no height limit on our fencing standards. Idaho building code requires a building permit for all fences over seven feet in height. Thus, they have to get a building permit as well. Our building officials have advised that they need engineering specs for the footing and the wind loading for a 115-mile-an-hour wind event. And we are awaiting those revisions.

Chair Kurtz: Okay. So, it's still within our code to allow for [inaudible]. Okay.

Commissioner Beiser: I'll start.

Chair Kurtz: Go ahead.

Commissioner Beiser: Again, I just want to repeat this from last meeting. I have sympathies for a new business that's transitioning to a new space. Certainly, I'm sure you're discovering that you need more space to do certain things. With that being said, these storage containers are large enough to be considered a building, and so they apply to design review. And I appreciate some of the changes made. I do think it's a better direction to enclose them further. I am just failing to see how these four shipping containers meaningfully comply with all of our design review standards and criteria. Primarily, B1A and B1F. This discusses the architecture of the buildings being reviewed. So, B1A is talking about how buildings and shopfront designs and construction shall reflect historical architecture styles and incorporate building materials, representative of Bellevue between 1880 and 1910. And then it goes on to list some of the sort of applicable building materials. B1F states that metal siding shall not be permitted on buildings on parcels of real property abutting Main Street, i.e. Highway 75, unless deemed appropriate by the Planning and Zoning Commission. In this case, you're presenting four fully metal buildings, and I just don't see how they could possibly apply with those two criteria. Furthermore, I think C2, which discusses landscaping, states that the design of fences, walls, and retaining walls shall harmonize with the site and buildings in scale, as well as in materials. I don't find that the chain link fence with slats really harmonizes overall with the design, especially when the design is commercial zoning right next to residential zoning. I would have liked to see more consideration with how those two zoning districts speak to each other. So, I'm fine just putting my opinion out there, but as the application stands, I am unlikely to approve it because of those and what I consider to be non-compliance with our design review standards and criteria.

Commissioner Grootveld: I'm inclined to agree with a lot of that. I think that chain link with slats feels- If it was commercial adjacent to other commercial or commercial adjacent to industrial, that feels like appropriate fencing. But you wouldn't see that between residential lots. And I don't think it meets the character of kind of that boundary area between business and residential. Frankly, if an attractive eight foot tall wood fence had been constructed, and then these

containers placed inside of it with nothing on top, I don't think we would be having this conversation. But here we are, and now it gets a little more scrutiny than probably if it had been done that way from the start.

I'm of two minds on this. I think that if we require the removal of the containers, things will get stored out there and they just will be out in the open. And I think just the realities of the way a business operates it would be extremely difficult to enforce not parking a side by side out there that's in for repairs and waiting on parts. I just don't see that being a practical thing to try to enforce. And so in some ways, having the containers there allows things to be tucked out of... So they're not just scattered about in the open. That said, I'm not comfortable with it and I don't know where the balance is.

Brian Parker: Okay. I just want a quick point of clarification. The six foot metal chain link with the slats is on the interior of the site. The eight foot solid metal [inaudible]. Okay.

Commissioner Heugly: Still gonna have a lot of visibility, yeah, along Main Street.

Commissioner Grootveld: Yeah, a lot of visibility from Main Street of that chain link fence. And let me be clear. I do appreciate the applicant beeping up the landscape plan so that the giant wall of fence is not the only thing that we see. I appreciate the moving the two storage containers from behind the building into the fenced area in order to minimize the impact on parking. I do wish that applicant had taken action more quickly to alleviate the access to Kirtley issue. Today was the first day I've seen anything placed in that access point that wasn't a side by side. They've got some, I just caught it out of the corner of my eyes, pallets of something it looks like placed across that access, but there's still employees parking on the other side of Kirtley. I haven't seen, to me, a meaningful difference in that in the month since we talked about it. And I would say made pretty clear to the applicant that some changes in advance of us looking at this again would be something we were looking for. And, I mean, the only meaningful change I see is more stuff stacked on top of those shipping containers. So I'm troubled by that.

Commissioner Heugly: I agree with both of you, both great points. I think a lot of this is kind of self-inflicted due to overstocked inventory and now they're trying to catch up. I think their solutions are not consistent with what we want to see. Completely agree, they're completely enclosed metal buildings. I don't like the look of that. And the solution is a slatted chain link fence, which I don't like the look of that either. I don't think that goes with the character. The site plan that was approved September 24 shows that whole areas being snow storage. Now it shows snow storage being essentially on the other side of the fence. I just don't see how that's evenly feasible. So I feel like we're completely taking away snow storage that's required, putting it on a site plan, but it's not actually attainable. So I think there's several issues with, for one, just enclosing off that storage area. That's in your [inaudible]. Oh, yeah.

Commissioner Grootveld: Is that roll off dumpster still on site?

David Hicks: I believe so.

Chair Kurtz: Well, we can continue to talk. I think one of the things that, well, we have to

remember how we got here, too. The original lot, where the Karl Malone was much bigger.

Commissioner Grootveld: Mm-hmm. Two buildings.

Chair Kurtz: And then they intentionally made the lot smaller. So they did have the original storage and square footage probably to accommodate all of the stuff on their site without storage sheds and everything else. But they chose to reduce the size of the lot. They sold that to Maverick or however that was exchanged. And so now they're still faced with an issue with the business model that's too big for their site. And so then we, as a community, are being asked to let that be okay. And I think for the concerns that Genoa brought up and how that does not comply with the standards, I think it's very adequate. And I obviously would agree with Aaron and you talk about the gentleman who made the comment about snow storage. I mean, in order for that being better, with maybe we're not the armchair quarterback, how they're going to store their snow. But when you're then required to take that from one place and move it behind a fence to another place, but the only tool that I know is front end loader. It's going to do that. And then the damage to the fence that it's probably next to is probably quite high and landscaping and to be maintaining a good standard is going to be quite challenging to be able to do that. So I think by allowing this, this incremental approach is really doing a disservice to them because they're not going to be able to live up to the standards that we're going to be asking them and to the community. So that's kind of where I stand with all of this. But I think most importantly, as we root this and ground this into our code, into compliance, that we make sure we're clear with what the non-compliance associated.

Commissioner Beiser: Yeah, just to talk a little furthermore along Brian's comment of this is essentially the first application that we're considering of permitting storage containers. This is not something I'd like to continue to see. So certainly if this were to be approved, I also have concerns about sort of the idea of people thinking this is something that we are okay with. So just kind of that extra shade.

Commissioner Heugly: That's the opening [inaudible].

Commissioner Beiser: Yeah.

David Hicks: Can I ask a question on that?

Commissioner Beiser: Yep.

David Hicks: Are there other containers in the city that are not permitted or these are the only ones out there and that's why these are the ones being talked about?

Commissioner Beiser: I can't speak to that directly. I'll leave that for staff to answer. I mean, as a resident, I've certainly seen other storage containers around. I don't know of their status.

Brian Parker: There are many, many storage containers around town. That does not make up adding more acceptable [inaudible].

Commissioner Grootveld: Yeah.

Commissioner Beiser: I would add to that part of this process is you are in business zoning. So the design review aspect sort of raises the level of expectations as well.

Carter Bullock: I would also say there may be a number of shipping containers around town, which are non-conforming and it may be difficult to prove when in the course of our zoning ordinance they arrived. This is pretty clear that it's around depth of the design review work. So it needs to be permitted.

Chair Kurtz: Yeah. Are there any other, I guess, are there any other we're talking here about required findings that we need to point out or clarify or maybe not agree with the conformance. I do recall one being, and then you were kind of alluding to it, Genoa and Eric, as far as the screening from the reverse, from business to residential and to trying to address that.

Commissioner Beiser: I don't think that that's addressed explicitly. In my mind, sort of the vagueness of C2, which discusses the design of fences, walls and retaining walls. So harmonize with the site buildings in scale, as well as the materials. And that mostly speaks to the site itself. So I guess me discussing the interaction of the two zones isn't technically in the code but there's some part that I think you can interpret sort of in that section. Or, sorry, C5 which is more just about landscaping, but it shall provide a substantial buffer between incompatible land uses. So certainly I feel that this business with the neighborhood are incompatible generally.

Chair Kurtz: But despite the location of it and being elevated and having the homes below it, increases that, it really amplifies that buffer, [inaudible]. And granted trees [inaudible] years or decades for all that to happen. And so I would agree, I think C2 and C5 along with the ones that you mentioned in B.

Commissioner Beiser: B1A and B1F.

Chair Kurtz: Yeah.

Cal Johnson: Question on the C5 specifically with the increased and more robust landscape plan. Are there changes that you would want to see to that landscape plan to address C5?

Chair Kurtz: This is part of another thing that I wanted to make with this, the original design included just parking on the south edge of the lot. And if I'm not mistaken, they didn't park right at the edge of the property. There was actually a, if you want to call it a road or a service road where people would drive. So it's even more of a setback, probably a good 12 feet setback from the property boundary and the landscaping. Before there was just a vehicle that was parked. So now we're talking about not just the vehicle, which was maybe what, six, maybe seven feet tall. Now we're talking about eight feet tall and kind of much different site than vehicles parked along that. We're talking about who knows what, you know, especially a wall, a fence that goes back to the standards that... And so I think, again, this goes back to how we incrementally got here. This is not what we envisioned when we originally approved. It's not. Far from it. Again, I'll circle back to the business model does not seem to be congruent with these square footage. And there

are options for outside storage. There's lots of storage locations off-site. And it may be inconvenient, but that's the choice that may have been made or never do so off-site.

Cal Johnson: Yeah. Yeah. I hear you on that. My question was in relation to C5 specifically on the landscape.

Commissioner Beiser: Quick question for the applicant. How tall does the Vanderwolf's lumber pine grow?

Cal Johnson: So the minimum height is six to eight foot. So what we've got is kind of a combination of large trees, six to eight foot tall minimums, and then interspersed in between are at the lower view line at two feet tall. And you have those packed in between the trees. So what we're trying to do here is screen high and low and really bring a lot of variation to what's going on along currently. So the not meeting C5 is a little surprising to hear as this landscape plan is quite robust and covers higher elevations and lower elevations all the way across the backside of where this fence will be.

Brian Parker: Yeah. Pointing that is also to A8 visual impact of on-site parking service. Visual impact of service and loading areas shall be minimized whenever possible by locating these areas to the rear of the building and providing screening with adequate landscaping or fences from adjacent properties and public ways. So I get the impression that it's a two prong problem. There's the landscaping, which in fairness is pretty beefed up at this point, but it's more of a site design issue.

Commissioner Beiser: I agree.

Chair Kurtz: Yeah. And if you question how well that landscaping would hold up right next to a solid fence and landscaping, and yet they're proposing to dump storage snow there. And snow will impact trees dramatically. So the chances of them growing up to be nice, robust, good looking, mature landscaping is really difficult for me to envision.

Cal Johnson: Yeah. And on the snow storage side, we could do an offsite haul plan for that.

Commissioner Beiser: Do we feel the need for more deliberations?

Chair Kurtz: I'll leave it up to you. I'm here to listen.

Commissioner Heugly: I don't feel like we should make concessions for something that, in my opinion, was just not very well thought out.

Chair Kurtz: In addition to that, we did ask for renderings and those know were not supplied. I mean, and that's not that difficult to do. They have the wherewithal to anybody who says the wherewithal to do that from key observation points in the lower subdivision. So, we did ask for that information, but if it's not provided, then I would agree. I mean, I'm not ready to [inaudible]. With all of the things we've discussed, with the plan assignments we've received, and then there's a lack of information that we requested [inaudible], it's not provided.

Commissioner Beiser: Does staff feel they have enough direction from the commission?

Chair Kurtz: I would entertain a motion.

Commissioner Beiser: I move to deny design review 26-01 Malone Shipping Containers, and direct staff to bring findings of fact.

Commissioner Heugly: I second.

Chair Kurtz: All in favor?

Commissioner Heugly: Aye.

Commissioner Grootveld: Aye.

Commissioner Beiser: Aye.

Chair Kurtz: Motion passes. Okay. Our next meeting is April 20th. Anyone not available? Okay. [inaudible] at this point?

Commissioner Beiser: I should be good to go.

Commissioner Heugly: I should, too.

Commissioner Grootveld: Oh, I have. I do have a question for staff. What are the next steps as far as enforcement for, like, requiring the removal of those containers? Is there a few findings for your guys' approval? And then issue a letter, informing them that they need to be removed. Is there a deadline for removal on that letter?

Brian Parker: Issue findings for your approval, then issue a letter for their removal.

Commissioner Beiser: Do any of those timelines change if that gets appealed?

Brian Parker: [inaudible].

Chair Kurtz: And then how about following up with that fence? What's this in relation to the fence in terms of the process?

Brian Parker: Fence was approved separately [inaudible] and I listened to that. Would be preferred to be revised. We also have bonding on their final certificate of occupancy with the due date of July 1st. And get things cleaned up and or fence.

Chair Kurtz: Yeah. [inaudible] kind of a hard time seeing [inaudible] what we want as committee. Okay. Entertain a motion to adjourn.

Commissioner Grootveld: I'll move to adjourn.

Commissioner Heugly: I second.

Chair Kurtz: All in favor?

Commissioner Beiser: Aye.

Commissioner Heugly: Aye.

Chair Kurtz: Passes.

Participant 3: Quick question, John. Is the city going to write a letter to the applicant that I hear that that was a plan?

[END]



Minutes

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Passcode: hu63ES6K

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CALL TO ORDER

Chair Kurtz called the meeting to order at 5:30 PM.

ROLL CALL

All Commissioners were present.

1. NOTICE OF AGENDA COMPLIANCE - 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, on the City's website on April 2, 2026. (Suggested Motion: I move the notice for the April 6, 2026, regular Meeting was completed in accordance with Idaho Code, Section §74-204.)

Commissioner Beiser motioned that notice of the April 6, 2026 regular meeting was completed in accordance with Idaho Code Section 74-204, Commissioner Grootveld seconded, all voted in favor, and the motion carried.

2. CALL FOR CONFLICT: (As outlined in Idaho Code §74-404)

No conflicts were identified

3. PUBLIC COMMENT: For items of concern **NOT** on the Agenda.

No individuals present requested to provide comment.

4. CONSENT AGENDA – ACTION ITEM

a. Findings of Fact, Conclusions of Law, and Decisions from Previous Meetings

i. DR-26-02 – City Hall Repainting

An application for Design Review Approval for façade changes to Bellevue City Hall, located at 115 East Pine Street. The property is 028 acres and zoned LB/R – Limited Business Residential.

Commissioner Grootveld motioned to approve the Consent Agenda, Commissioner Heugly seconded, all voted in favor, and the motion carried.

5. NEW BUSINESS

a. DR-26-01 – Malone Shipping Containers– ACTION ITEM

An application for Design Review Approval for the placement of four (4) shipping containers to be placed on the site of Karl Malone Ford and Powersports. Two (2) of the containers are proposed to be located within a fenced storage area yet to be constructed, while the other two (2) are proposed to be located along the rear of the building. The property is 4.97 acres and zoned B – Business.

I, designated Planning Commission Secretary for the City of Bellevue, Idaho, hereby certify 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 of Bellevue Website: <https://www.bellevueidaho.us/> on April 2, 2026.

In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, or **phone number 208-788-2128 ext. 8, at least twenty-four (24) hours prior to the meeting.**

Chair Kurtz asked how snow storage would be operated with a fence between the parking area and the proposed snow storage location.

Commissioner Beiser asked if Staff had researched plats recorded on the property for the presence of any access easements through the property. Staff noted that they had researched and no easements had been found.

Chair Kurtz asked about the mural and noted that many of the elements shown were not necessarily Bellevue specific.

Chair Kurtz opened the floor to public comment. The following individuals provided comment:

- Giselle Andrade, as a translator on behalf of Maria Reyes
- Robin Lehat

The Board asked about the business hours. Mr. Bullock noted that no business hour limitations existed. Mr. Hanks noted that contractors were working late to complete interior work after business hours. He stated that he receives shipments of up to 24 pallets at a time and has to move them around with a forklift.

Commissioner Beiser expressed appreciation for the mural and asked if the rest of the Commission asked if a condition of approval for a revised snow storage plan. The Commission felt that it was an appropriate condition of approval. She noted that shipping containers are challenging to manage, particularly in regard to the metal siding prohibition on Main Street. The Commission discussed potentially fencing all four sides of the area containing the shipping containers, installing wood siding, or placing a roof over the structure.

Commissioner Grootveld motioned to approve the subject application with the following additional conditions of approval:

3. The applicant may replace the proposed shipping container with a wood-framed structure less than 200 square feet upon approval from Staff.
4. The applicant shall provide a revised snow storage plan with snow storage located on the west side of the fence.

Commissioner Beiser seconded the motion, all voted in favor, and the motion carried.

b. CUP-26-01 – Karl Malone Ford & Powersports Expansion – ACTION ITEM

An application to expand the existing motor vehicle and power sports sales facility to a separate parcel to facilitate overflow storage.

The Board discussed the relationship between the subject application and the pending appeal of the design review application for the placement of shipping containers on the primary facility.

Mr. Parker provided an overview of the proposed expansion and reviewed the requirements for granting a conditional use permit. The Commission asked about the landscaping, if any physical constraints to access across the gas station were proposed or installed. Mr. Johnson noted that Armstrong Maples typically grow to 25'. Mr. Parker noted that impeded cross access from the subject properties to the gas station would likely be detrimental to the gas station's operations and approvals with ITD.

Mr. Johnson presented the proposal. Commissioner Heugly asked for reassurance that the employee parking will not be utilized for trailer storage or other unsightly uses that have occurred on the existing facility. Mr. Johnson indicated that it could be a condition of approval. Commissioner Heugly provided a desire for additional evergreens to provide year-round screening. Chair Kurtz asked about snow storage operations, particularly how snow would be relocated around the rear of the fenced area. Mr. Johnson stated that they would drive around the exterior of the fence, could install a gate at the rear of the fence, or not fence the rear of the property.

Yo, designado Secretario de la Comisión de Planificación para la ciudad de Bellevue, Idaho, certifico por la presente 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 en la página web de la ciudad de Bellevue: <https://www.bellevueidaho.us/> el 16 de abril, 2026.

En cumplimiento con la Ley de Personas con Discapacidad Estadounidense, las personas que necesiten adaptaciones especiales durante esta reunión deben notificar a la ciudad de Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, o *al número de teléfono 208-788-2128 ext. 8, al menos veinticuatro (24) horas antes de la* reunión.

Chair Kurtz opened the hearing for public comment. The following individuals provided comment:

- Evan Stelma, 111 Tendoy Street

Upon closing the public comment portion of the hearing, the Commission entered into deliberation. Commissioner Grootveld was not in favor of extending the amount of parking and asphalt at the northern entryway into the City. Commissioner Beiser noted that a parking lot was likely to accompany and be in front of most other likely development on the expansion site, and stated that it appeared likely to alleviate some ongoing issues on the site. She noted that the landscaping and fencing were less than desirable. Commissioner Grootveld noted that this proposal was primarily to accommodate excessive inventory and operations rather than a necessary expansion. Commissioner Beiser noted that the proposed fencing and landscaping was not consistent with Conditional Use Permit Criteria C. The Commission noted a desire for a different style of fencing and suggested natural material or well designed metal fencing. Commissioner Grootveld noted that the Comprehensive Plan discourages strip development and extensive parking lots along Main Street, and this proposal increases the feel of strip development. Commissioner Grootveld also felt that the use was not consistent with the Comprehensive Plan's desire for gateway entrances and substantial differences in development between the City Limits and unincorporated Blaine County. Chair Kurtz asked for clarification on the parking requirements. Commissioner Beiser suggested that more evergreens be utilized in landscaping and to increase the amount of landscaping on the north side of the lot, and to consider more natural fencing materials on the north side of the lot. Commissioner Grootveld expressed concerns that the use is likely not appropriate for the subject location and the expansion of the automobile sales is detracting from the original approval of the primary facility.

Commissioner Beiser motion to continue the subject application to July 6, 2026. Commissioner Heugly seconded, all voted in favor, and the motion carried.

5. PUBLIC HEARING – ACTION ITEM

a. TA-26-01 – Right-of-Way Management – ACTION ITEM

A city-initiated zoning and subdivision text amendment to improve management practices of rights-of-way within the City of Bellevue.

(Suggested Motion: I move to continue the public hearing for agenda item 5.a. to the Special Meeting scheduled for tomorrow, June 16, 2026.)

Commissioner Beiser motioned to continue the public hearing to the Special Meeting scheduled for June 16, 2026. Commissioner Grootveld seconded, all voted in favor, and the motion carried.

6. NEXT MEETING

- a. Special Meeting – June 16, 2026

7. ADJOURNMENT - ACTION ITEM

Commissioner Grootveld motioned to adjourn, Commissioner Beiser seconded, all voted in favor, and the meeting was adjourned at 7:57 PM.

I, designated Planning Commission Secretary for the City of Bellevue, Idaho, hereby certify 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 of Bellevue Website: <https://www.bellevueidaho.us/> on **May 29, 2026**.

In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, or *phone number 208-788-2128 ext. 8, at least twenty-four (24) hours prior to the meeting.*



Memorandum

To: Bellevue Planning & Zoning Commission

From: Brian Parker, Community Development Director

Re: DR-26-01 – Malone Shipping Containers

Date: April 6, 2026

Background

At the March 2, 2026 Planning & Zoning Commission Meeting, the Commission reviewed the subject application for the placement of four (4) shipping containers at the Karl Malone Ford & Powersports dealership at 811 North Main Street. The Commission continued the matter to a date uncertain with the following requested additional documentation:

- An updated landscape plan with additional screening for the eight foot (8') metal fence and remediation for the existing unpermitted access point onto Kirtley Street.
- An updated site plan with the shipping containers relocated to not interfere with parking or fire hydrant access.
- Renderings/elevations from the streets near adjacent residential buildings
- Current approved site and landscape plans

The applicant has provided the following information:

- An updated landscape plan for the portion of the proposed fenced area facing south.
- An updated site plan with all four (4) shipping containers located within the proposed fenced area.
- Photos of proposed fencing materials

The most recent approved site and landscape plan is also attached.

Recommendation and Next Steps

Based upon the record provided to date, Staff defers to the Commission regarding the approval of the subject application. Should the Commission vote to approve the subject application, Staff recommends the following conditions of approval:

1. All shipping containers located on the subject property larger than two hundred (200) square feet require a building permit and compliance with applicable building code requirements.

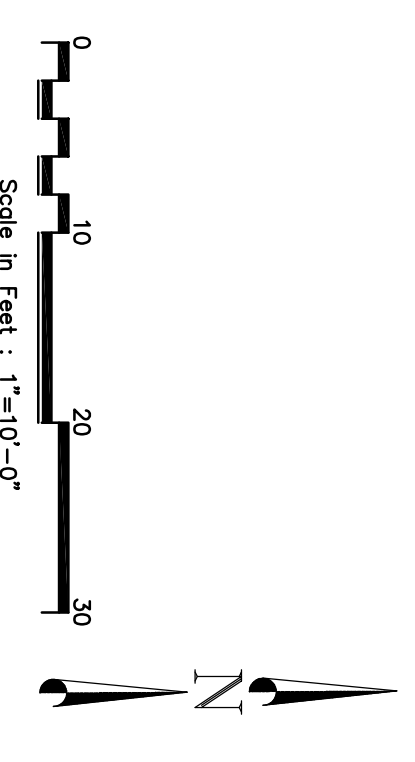
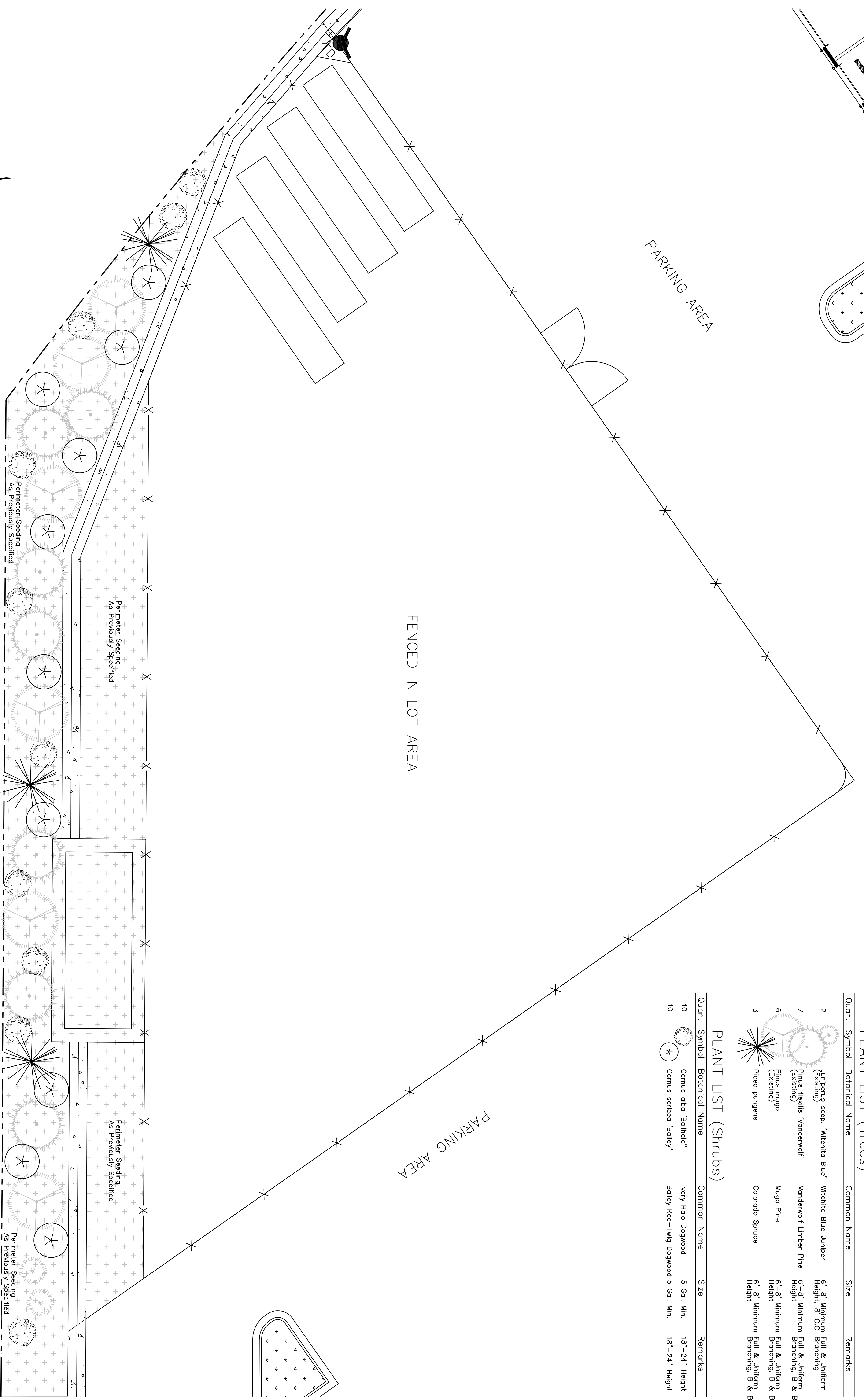
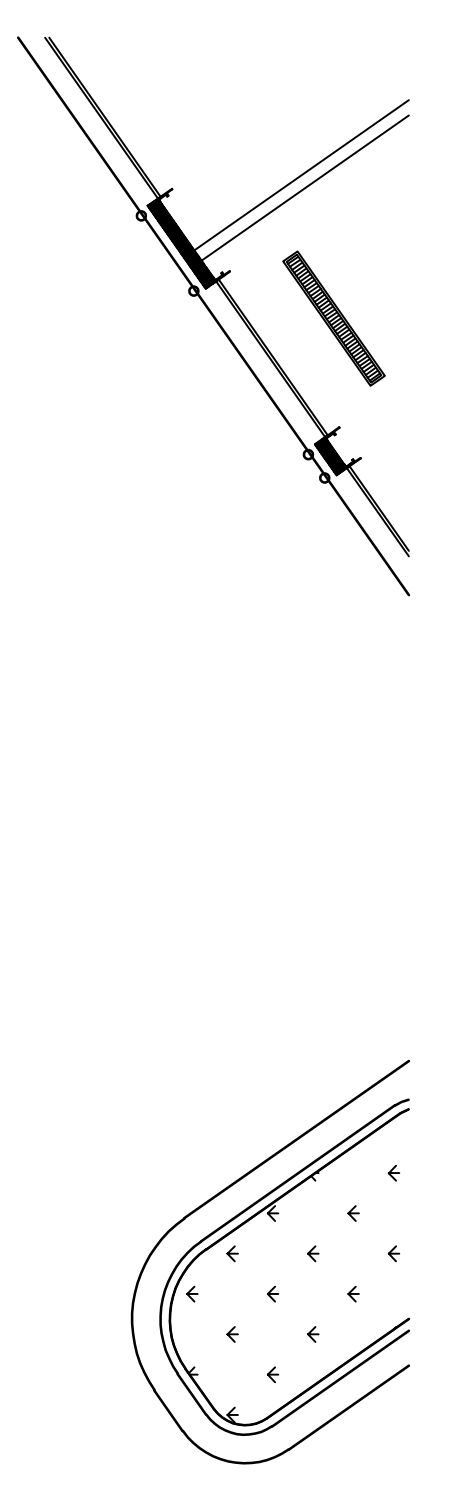
Building permits shall be applied for within one (1) month of the approval of this application, or the shipping containers removed.

2. Prior to the issuance of a building permit for any shipping container, the applicant shall provide a revised landscape plan showing a minimum of two (2) additional trees to be planted in the existing unpermitted access onto Kirtley Street.
3. Prior to the issuance of a temporary or final certificate of occupancy for the shipping containers, all fencing and additional landscaping shown on the site plan shall be installed.
4. All fencing, landscaping, and improvements shall be maintained in a state of good condition in accordance with Bellevue City Code Section 10-17-8.

All conditions of approval associated with prior entitlements remain in effect.

Enclosures

1. Updated Landscape Plan
2. Updated Site Plan
3. Photo of proposed eight foot (8') fence material
4. Photo of proposed six foot (6') fence material
5. Approved fence plan
6. Approved landscape plan submitted with BP-24-048
7. Materials from March 2, 2026 meeting packet



PLANT LIST (Trees)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
2		<i>Juniperus scop.</i> 'Witchita Blue'	Witchita Blue Juniper	6'-8' Minimum Height, 9" O.C. Branching	Full & Uniform Branching, B & B
7		<i>Pinus flexilis</i> 'Vanderwolf' (Existing)	Vanderwolf Limber Pine	6'-8' Minimum Height	Full & Uniform Branching, B & B
6		<i>Pinus mugo</i> (Existing)	Mugo Pine	6'-8' Minimum Height	Full & Uniform Branching, B & B
3		<i>Picea pungens</i>	Colorado Spruce	6'-8' Minimum Height	Full & Uniform Branching, B & B

PLANT LIST (Shrubs)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
10		<i>Cornus alba</i> 'Ballholo'	Ivory Halo Dogwood	5 Gal. Min. Height, 18"-24"	
10		<i>Cornus sericea</i> 'Bailey'	Bailey Red-Twig Dogwood	5 Gal. Min. Height, 18"-24"	

KIRTLEY ST.

FENCED IN LOT AREA

PARKING AREA

PARKING AREA

KARL MALONE FORD + POWERSPORTS STORE
LANDSCAPE PLAN
11348 STATE HIGHWAY 75, BELLEVUE, ID 83313

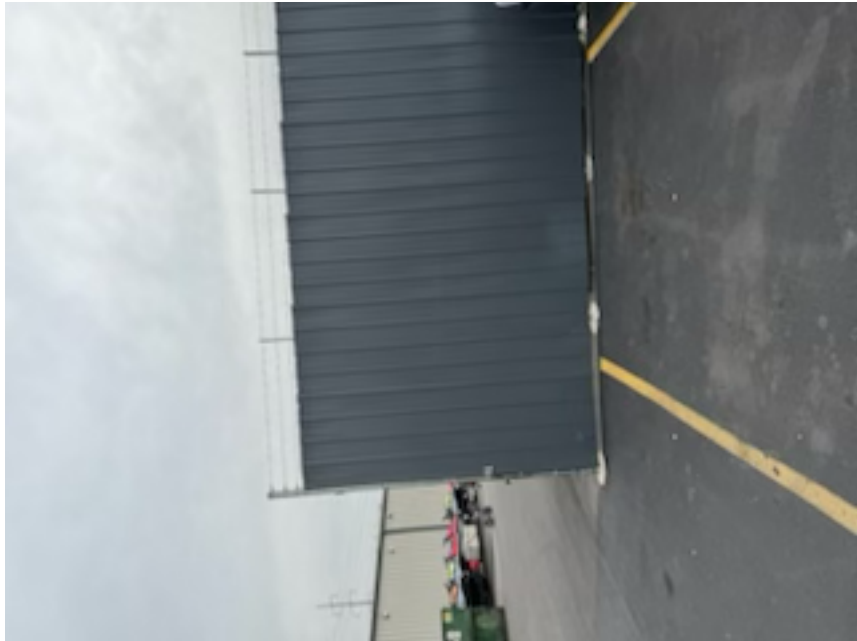


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HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

NO.	REVISIONS	BY	DATE

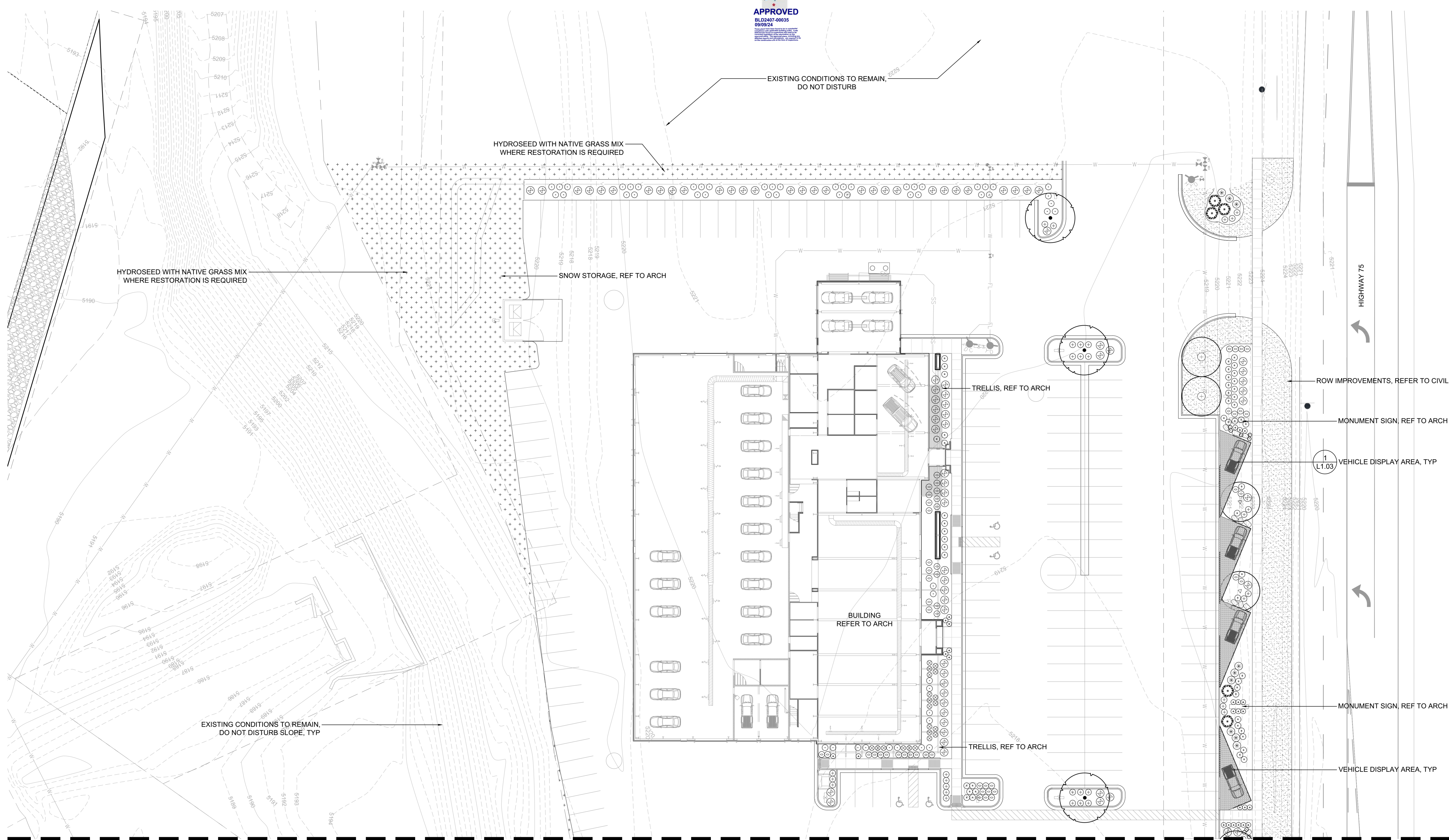
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SHEET: L-1
DATE: 3/20/2026









SEE L1.02



BUILDING PERMIT SUBMITTAL

REVISIONS: REV 1: REV 2: REV 3:

PROJECT ADDRESS:

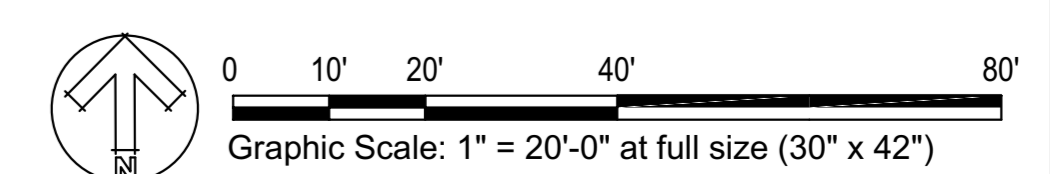
Karl Malone Powersports Store
Kirtley and Main Streets
Bellevue, Idaho

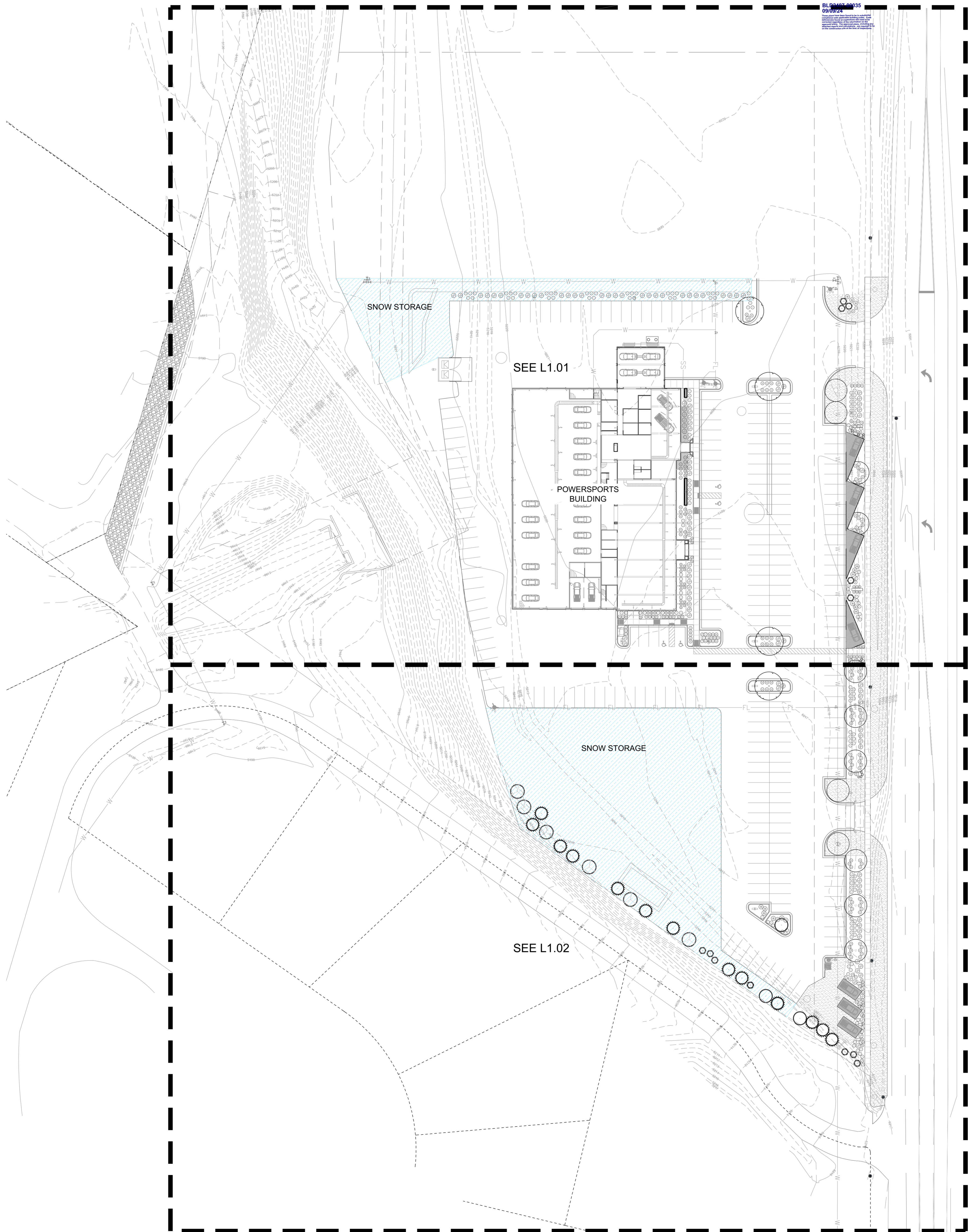
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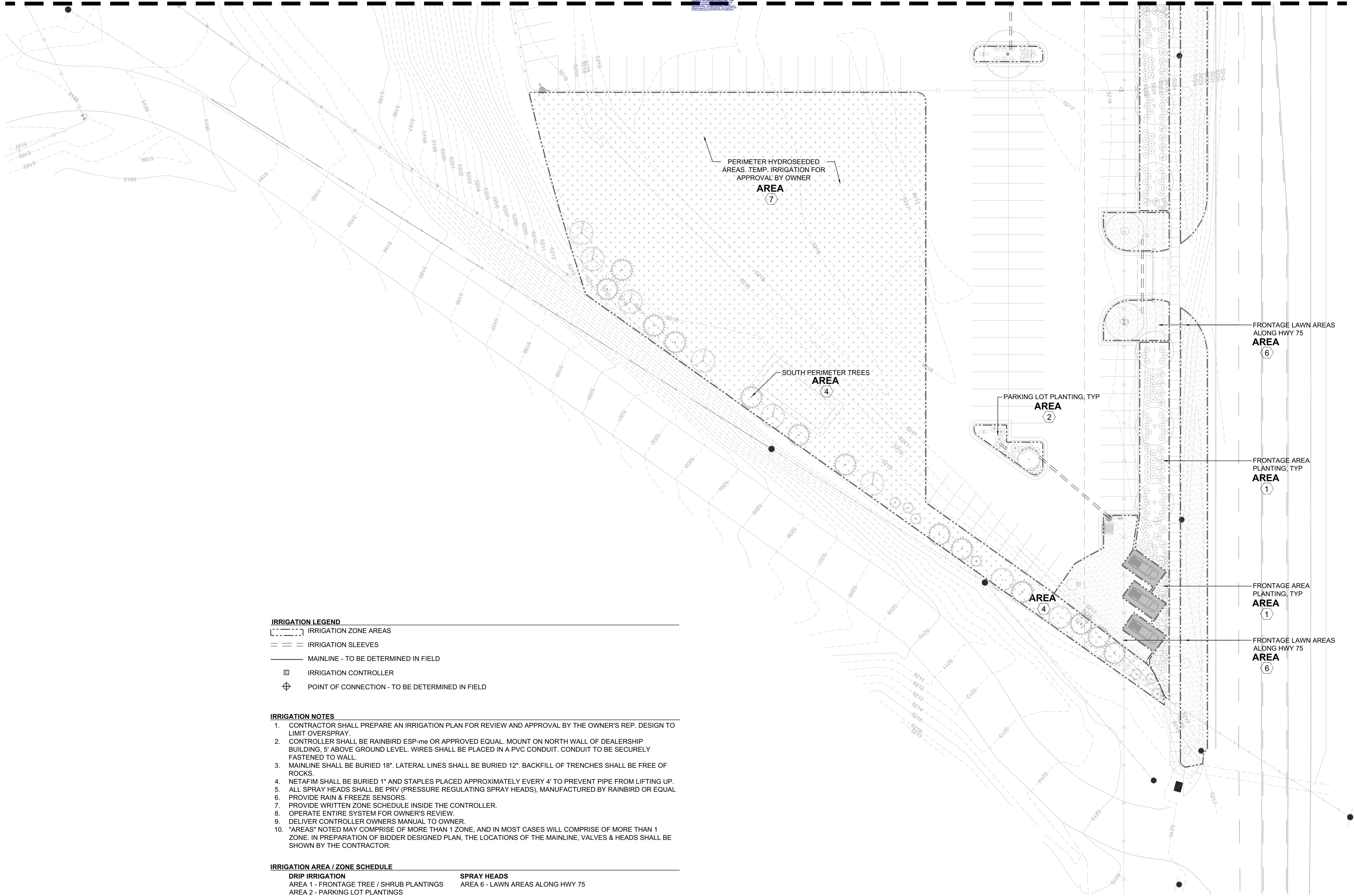
LANDSCAPE PLAN NORTH

SHEET:

L1.01







IRRIGATION LEGEND

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

IRRIGATION NOTES

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

IRRIGATION AREA / ZONE SCHEDULE

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



DRAWING SET:
BUILDING PERMIT SUBMITTAL

REVISIONS:
 REV 1:
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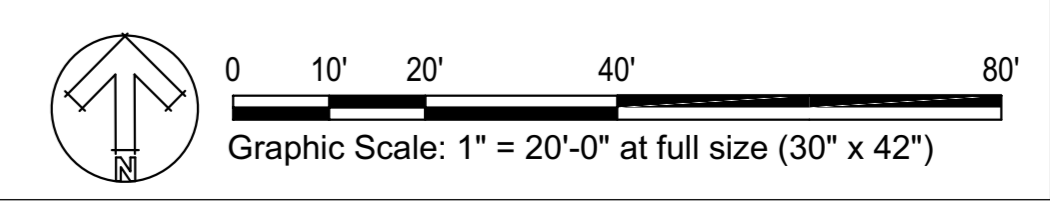
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 Kirtley and Main Streets
 Bellevue, Idaho

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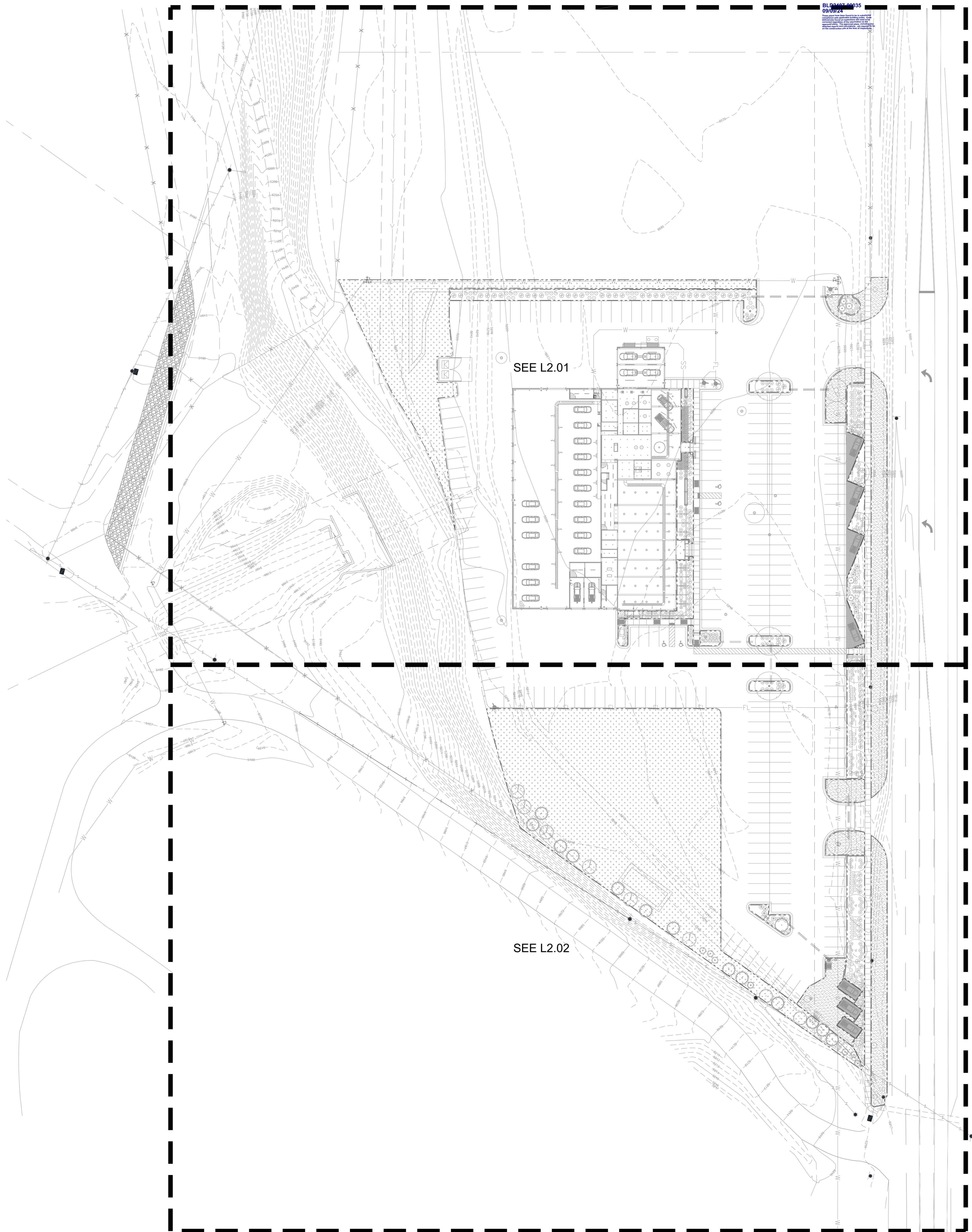
IRRIGATION PLAN SOUTH

SHEET:

L2.02



142
APPROVED
BY: M.J. HALL
DATE: 11/28/23



DRAWING SET:
**BUILDING PERMIT
SUBMITTAL**

REVISIONS:
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REV 2:
REV 3:

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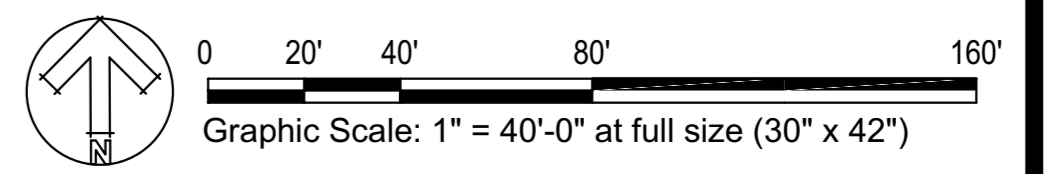
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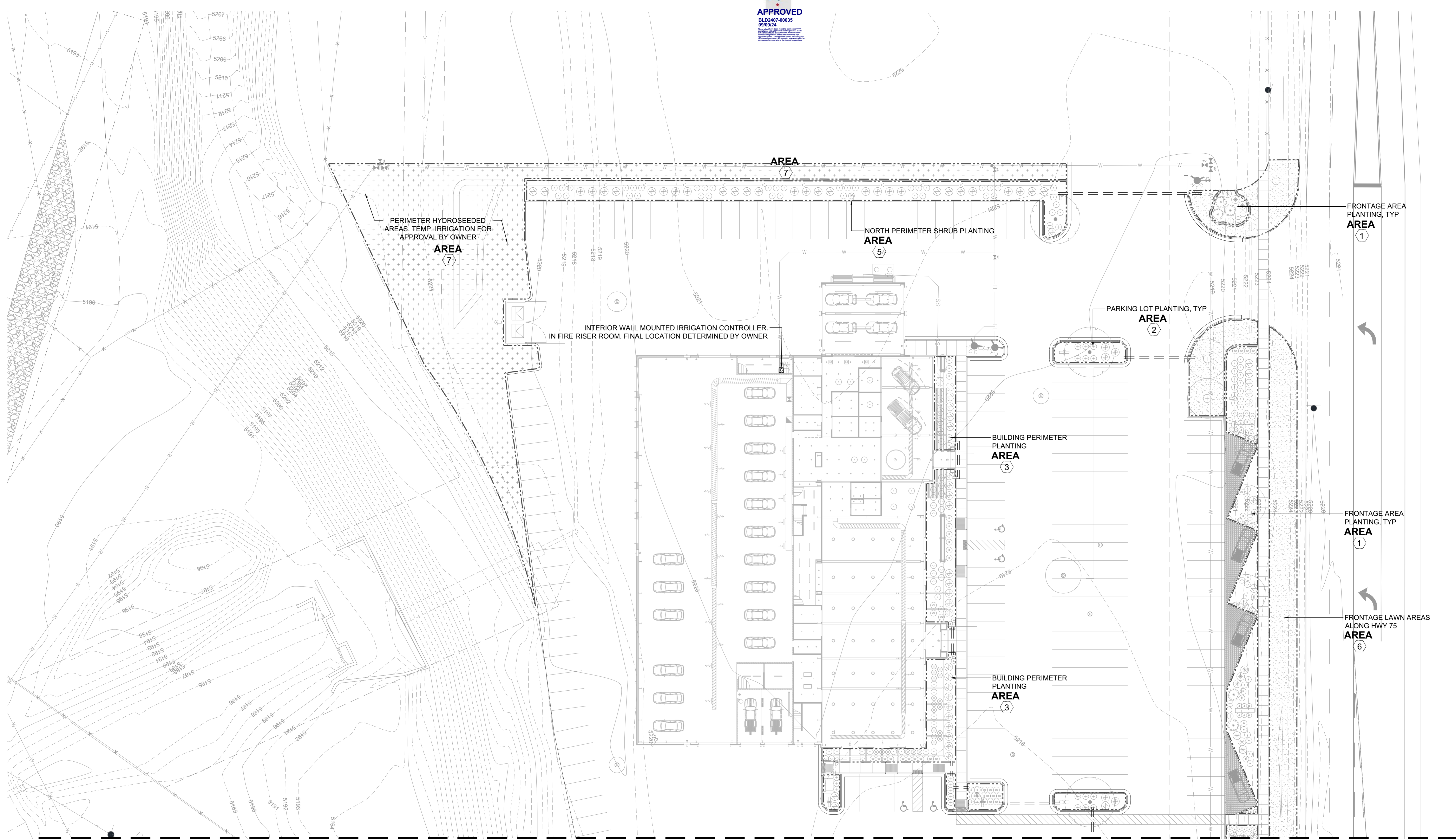
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**OVERALL
IRRIGATION
PLAN**

SHEET:

L2.00





SEE L2.02



DRAWING SET:
BUILDING PERMIT SUBMITTAL

REVISIONS:
 REV 1:
 REV 2:
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PROJECT ADDRESS:

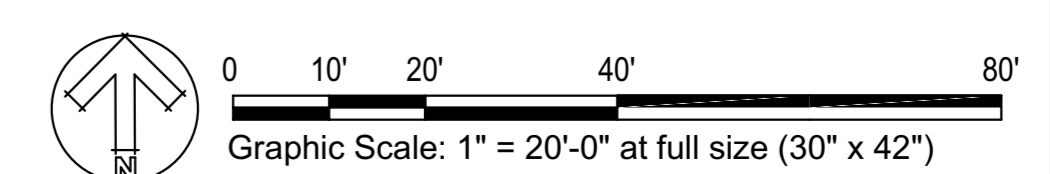
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 SCALE: 1" = 20'-0"
 TITLE:

IRRIGATION PLAN NORTH

SHEET:

L2.01



TREES / DECIDUOUS



ROYAL RAINDROP CRABAPPLE



SPRING SNOW CRABAPPLE



PRAIRIE SILK HONEYLOCUST



GINNALA FLAME MAPLE

TREES / EVERGREEN



MUGO PINE



WICHITA BLUE JUNIPER



VANDERWOLF PYRAMID PINE

SHRUBS



SLOWMOUND DWARF MUGO PINE



BIRCH-LEAF SPIREA



MAGIC CARPET SPIREA



BARBERRY ORANGE ROCKET



ARCTIC WILLOW



GOLDFINGER POTENTILLA

GROUNDCOVERS / ORNAMENTAL GRASSES



KARL FOERSTER GRASS



BLUE OAT GRASS



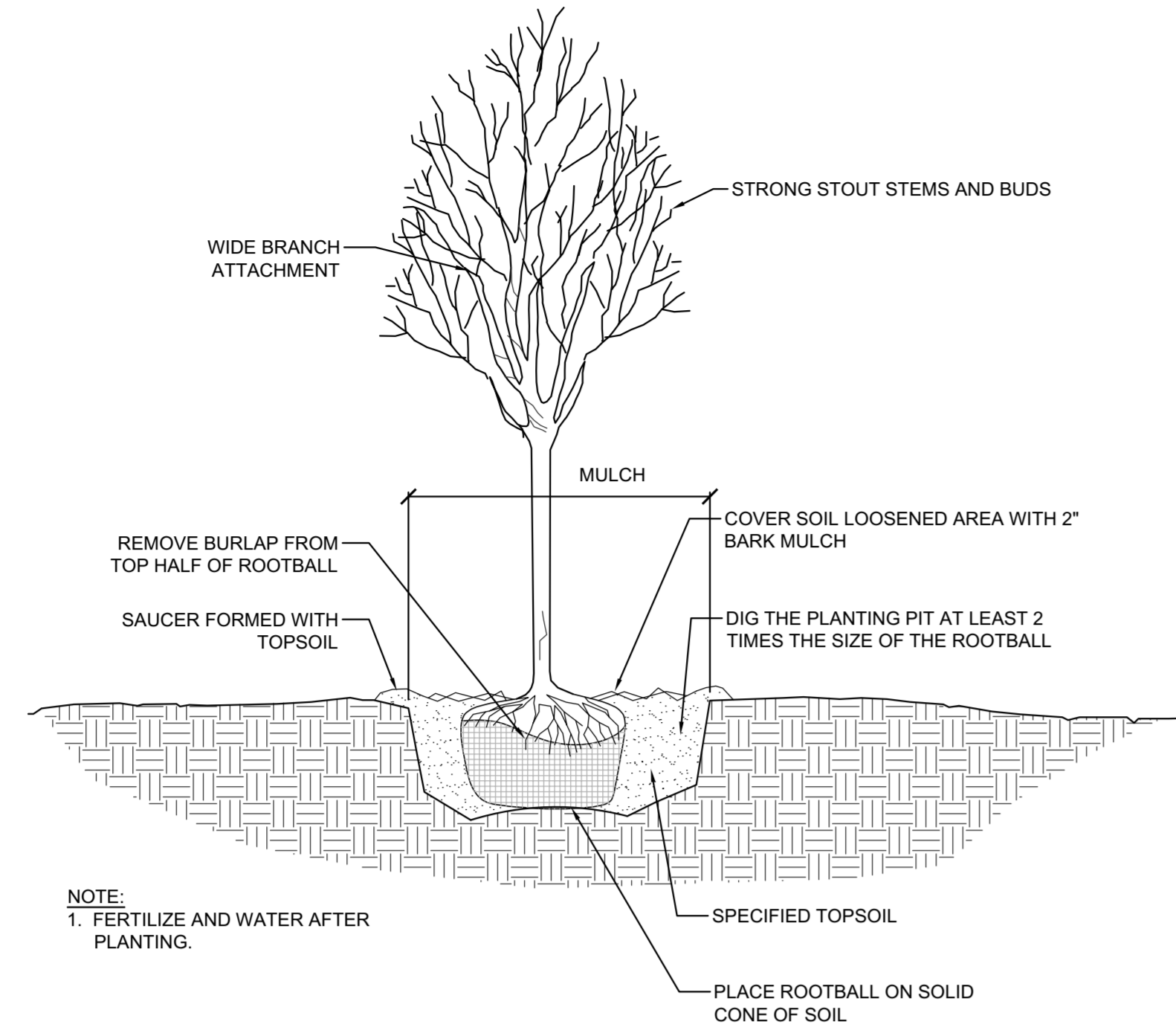
SALVIA MAY NIGHT



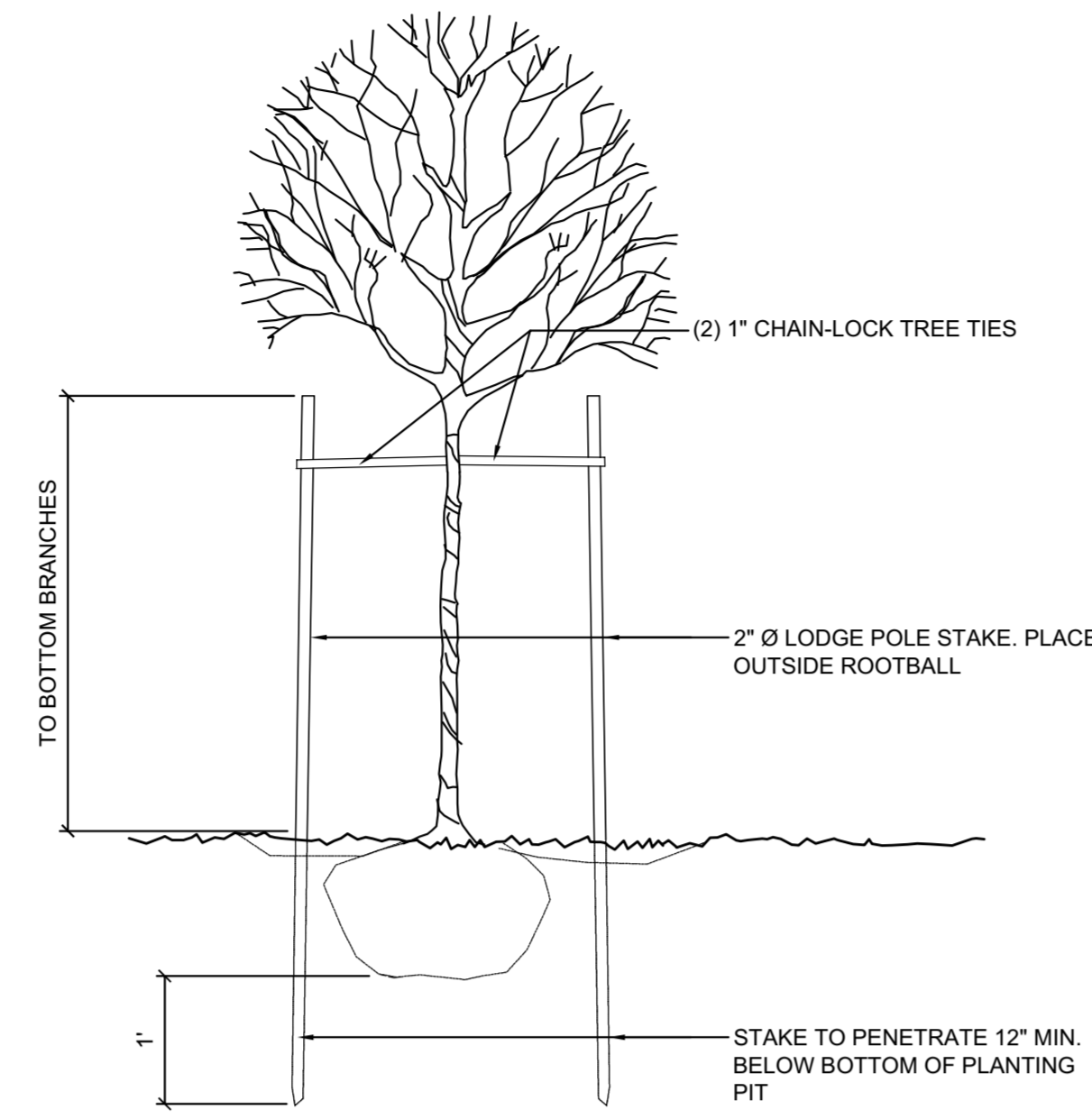
SCOTTISH LINKS GRASS MIX



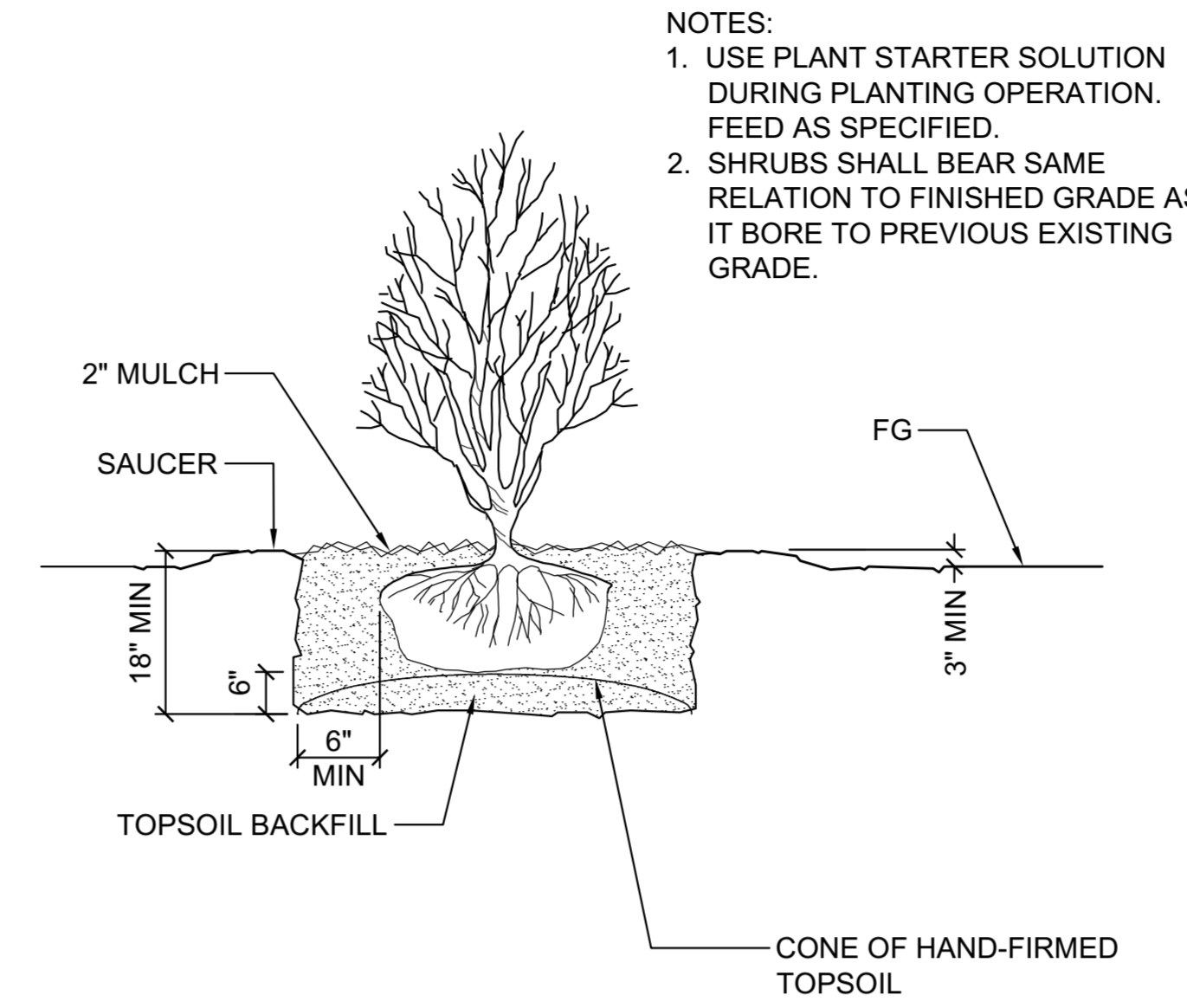
IDAHO NATIVE GRASS MIX



1 TREE PLANTING DETAIL
 SCALE: NTS

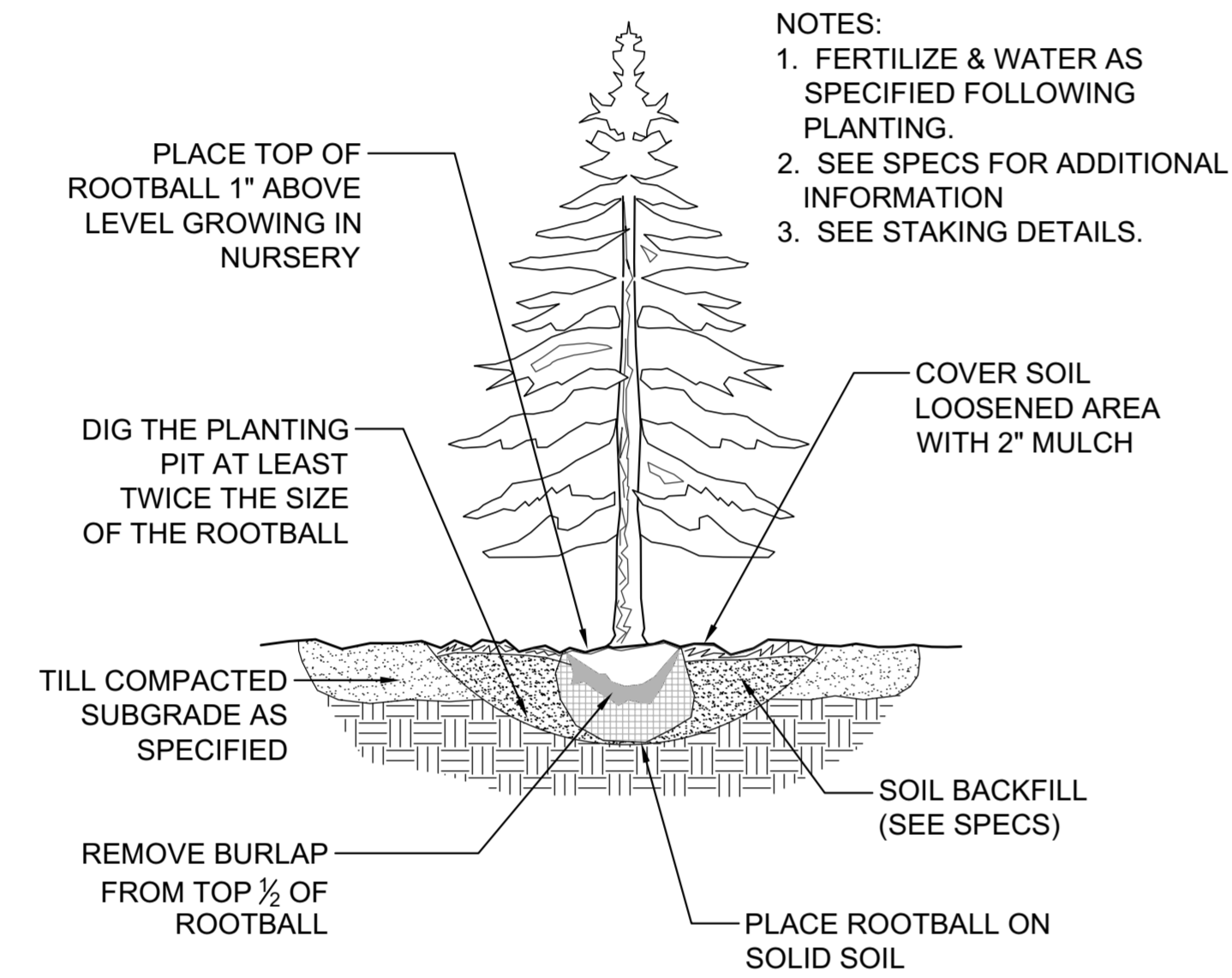


2 DECIDUOUS TREE STAKING DETAIL
 SCALE: NTS

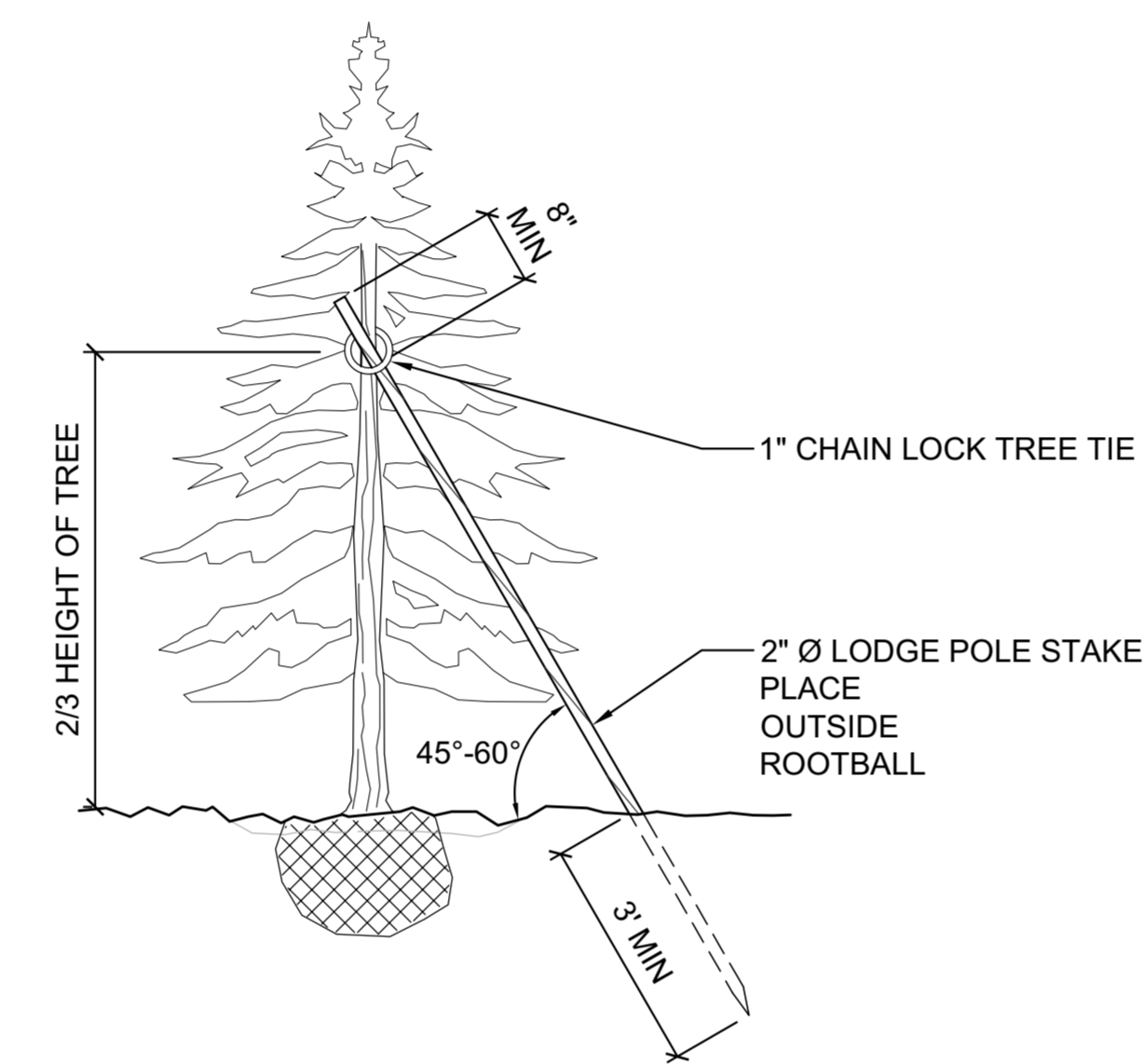


3 SHRUB / GRASS PLANTING DETAIL
 SCALE: NTS

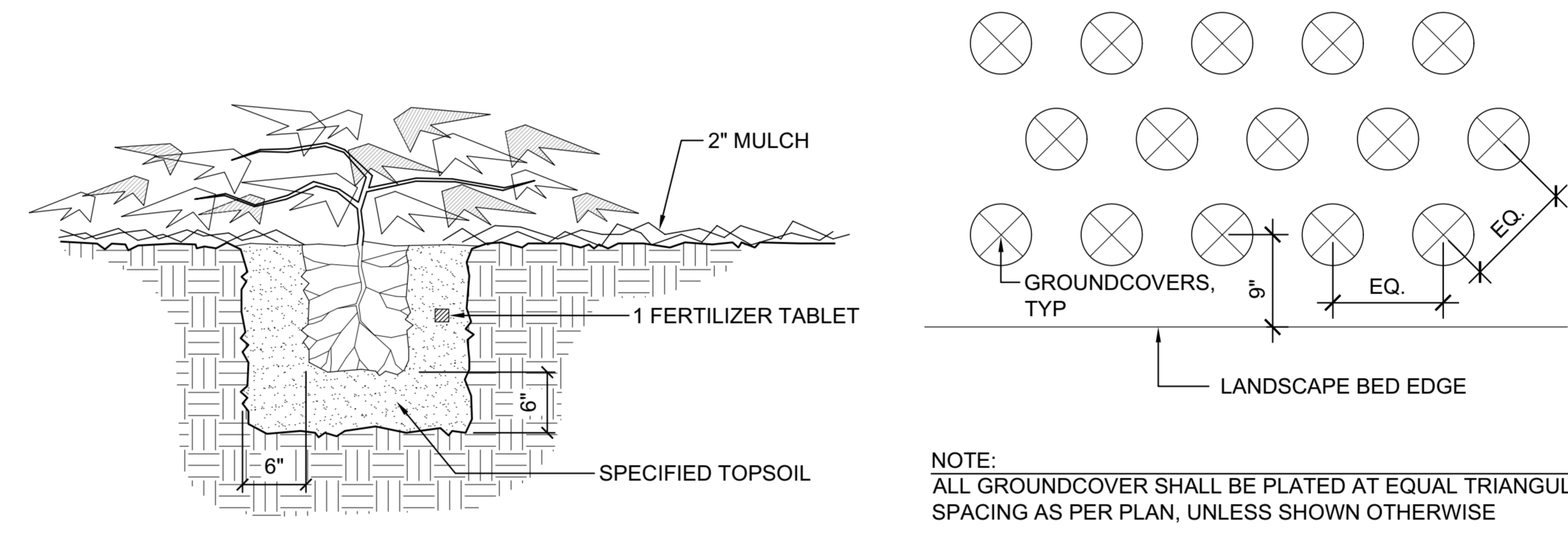
NOTES:
 1. USE PLANT STARTER SOLUTION DURING PLANTING OPERATION. FEED AS SPECIFIED.
 2. SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.



4 CONIFER PLANTING DETAIL
 SCALE: NTS



5 CONIFER TREE STAKING
 SCALE: NTS

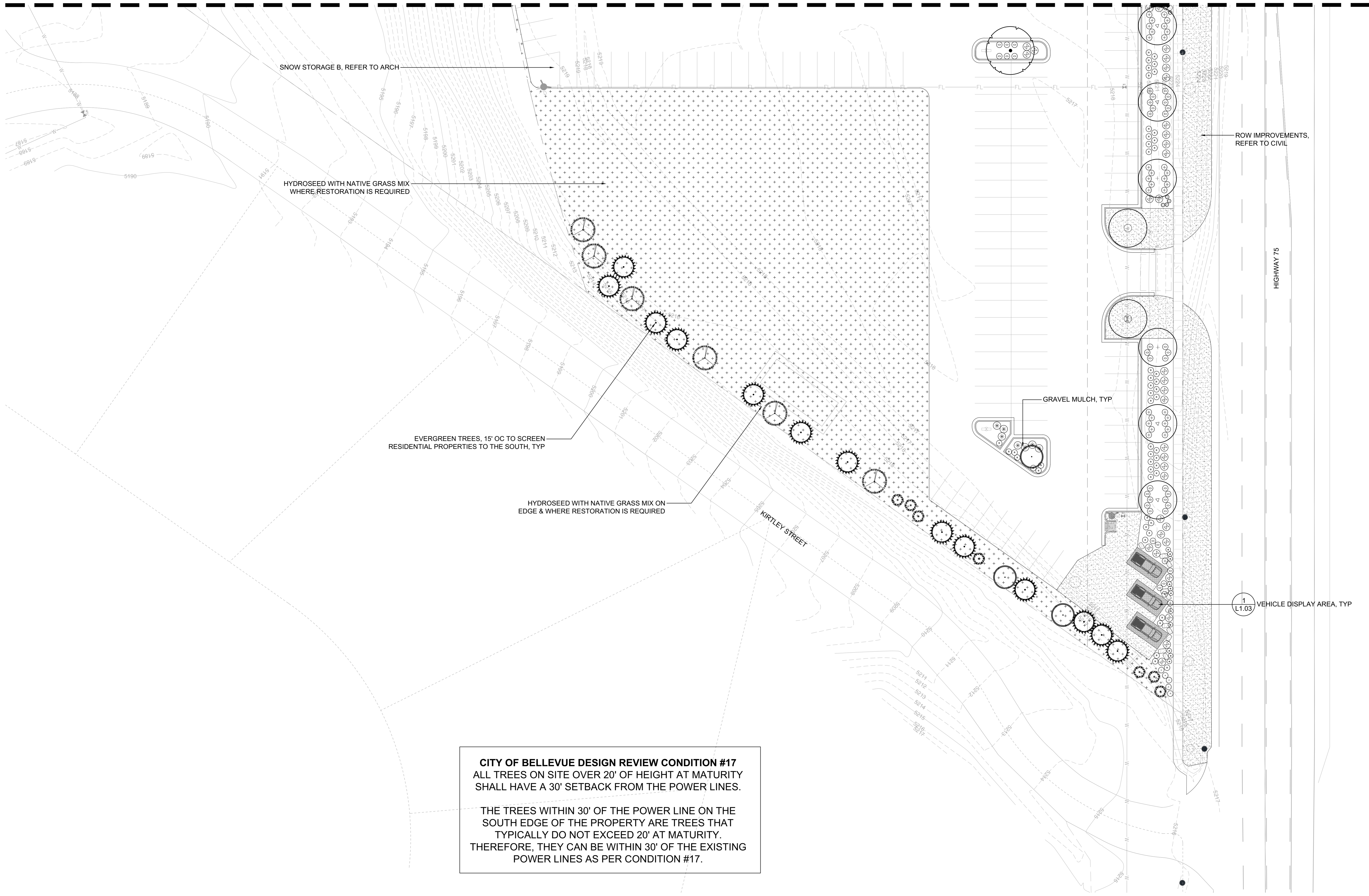


6 GROUNDCOVER / PERENNIAL PLANTING DETAIL
 SCALE: NTS

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



SEE L1.01



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

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



Landscapes Architects, LLC
126 S Main Street, Ste B1, Hailey, ID 83333
255-209-4053 | Moghan@lyonLA.com



DRAWING SET:
BUILDING PERMIT SUBMITTAL

REVISIONS:
REV 1:
REV 2:
REV 3:

PROJECT ADDRESS:

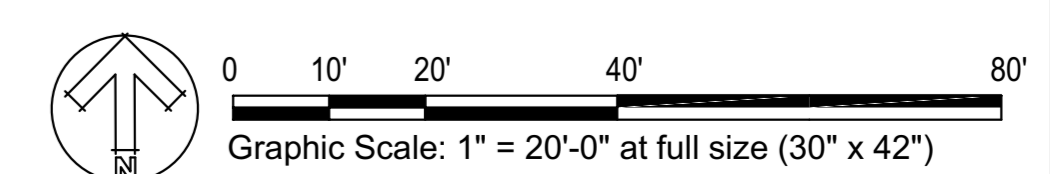
Karl Malone Powersports Store
Kirtley and Main Streets
Bellevue, Idaho

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

LANDSCAPE PLAN SOUTH

SHEET:

L1.02



LANDSCAPE REQUIREMENTS

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

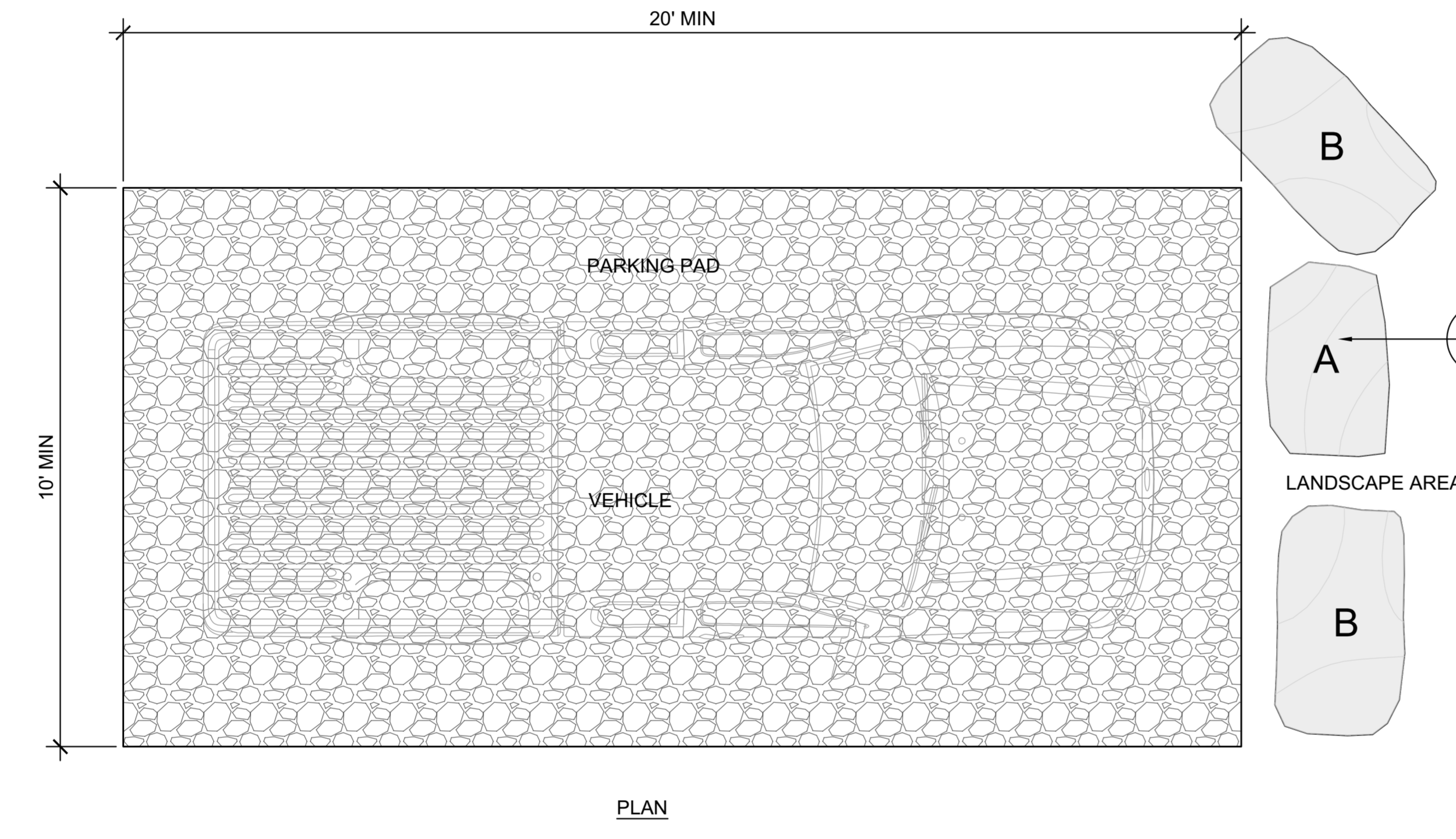
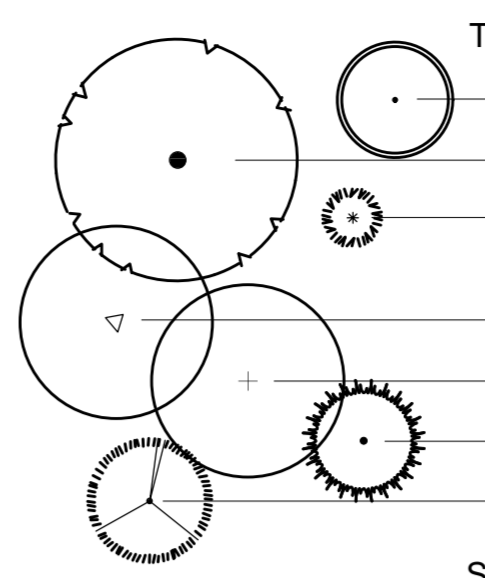
LANDSCAPE SPECIFICATIONS & NOTES

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



PLANT SCHEDULE

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

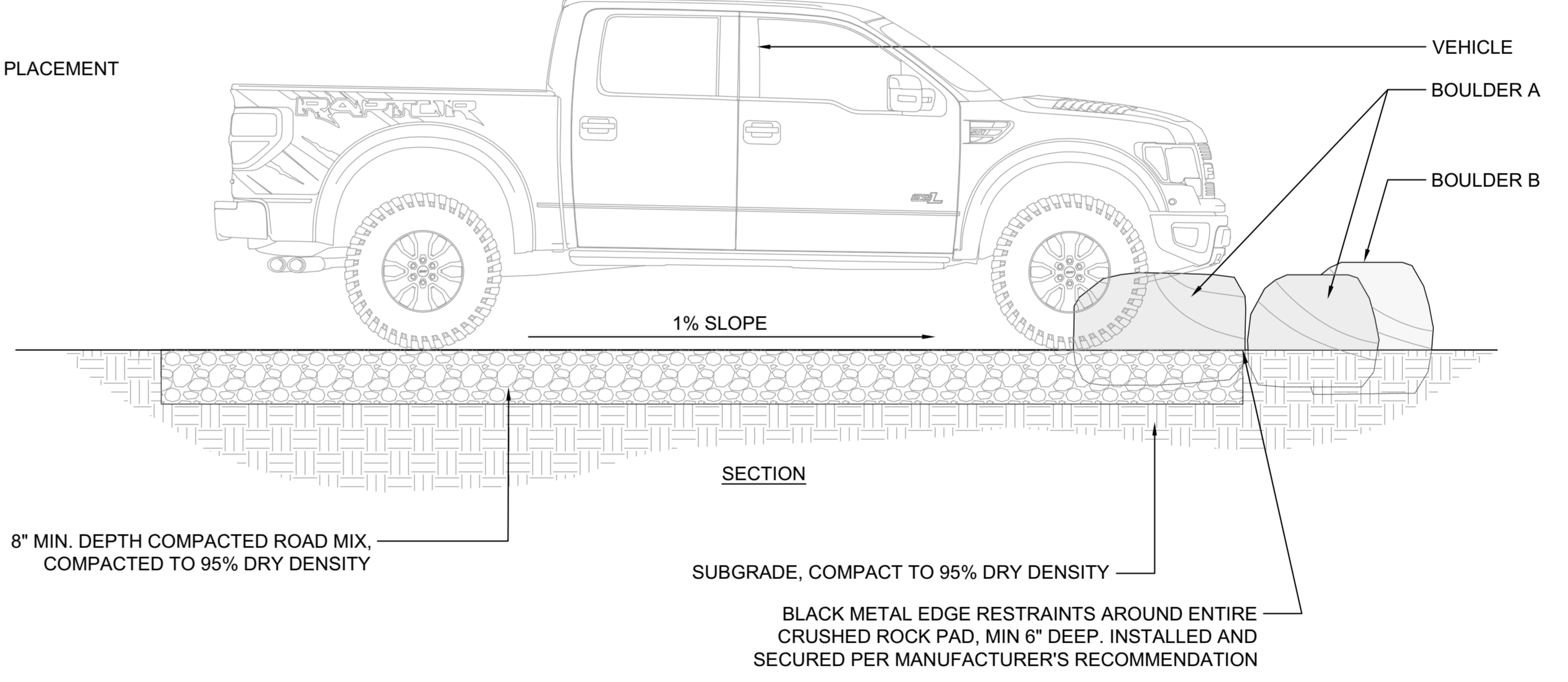


BOULDER LEGEND PER PAD
REFER TO PLAN FOR BOULDER PLACEMENT

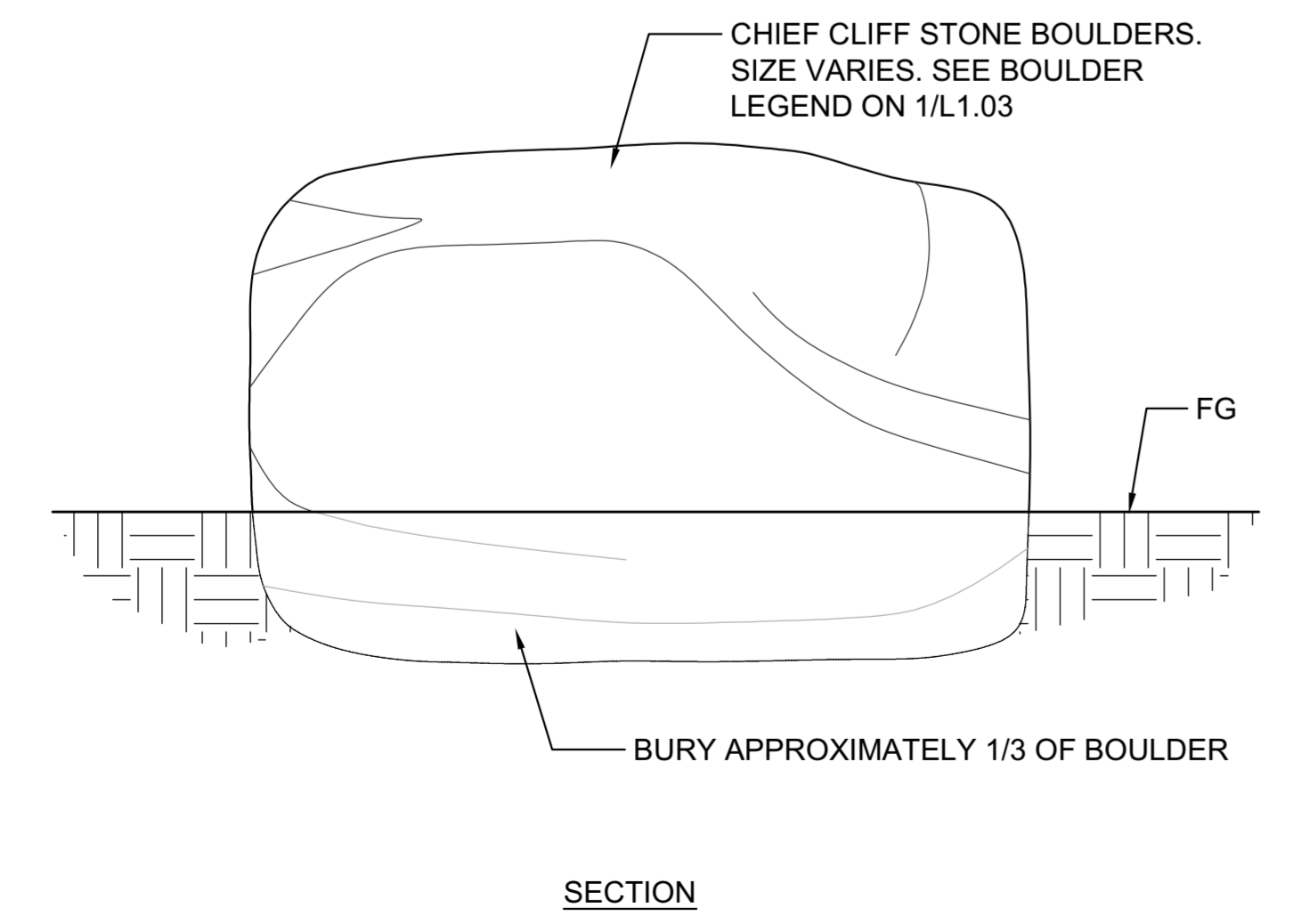
- A 24" x 36" CHIEF CLIFF BOULDERS
- B 36" x 42" CHIEF CLIFF BOULDERS

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

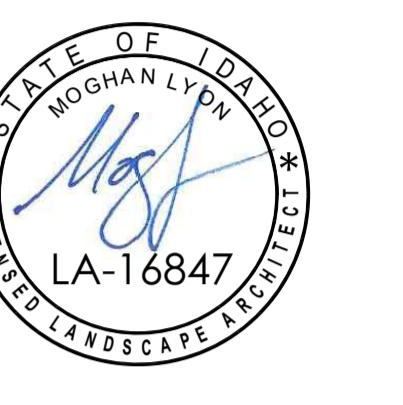
*SIZES AND LOCATIONS APPROX. APPROVAL BY ARCHITECT / OWNER AVAILABLE FROM WEBB NURSERY, OR APPROVED EQUAL



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



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



DRAWING SET:

BUILDING PERMIT SUBMITTAL

REVISIONS:
REV 1:
REV 2:
REV 3:

PROJECT ADDRESS:

Karl Malone Powersports Store
Kirtley and Main Streets
Bellevue, Idaho

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

SCALE: As Shown
TITLE:

PLANT SCHEDULE, NOTES & DETAILS

SHEET:

L1.03



May 4, 2026

Notice of Land Use Appeal

City of Bellevue, Idaho

Appellant: Cal Johnson, Legend Engineering

Project: Malone Ford - 811 North Main Street

Decision Being Appealed: Planning & Zoning Commission Denial of Design Review

Date of Decision: April 20, 2026

City Council,

1. Statement of Appeal

Pursuant to Bellevue City Code Section 10-3-3, the Applicant hereby appeals the decision of the Planning and Zoning Commission denying the Design Review application for the above referenced project.

2. Grounds for Appeal

The Planning and Zoning Commission's decision should be reversed because it is not supported by substantial evidence in the record and is based on a misapplication of the Design Review Standards contained in Bellevue City Code Section 10-17-5.

The decision relies on subjective conclusions, speculation, and considerations not contained within the applicable code criteria.

3. Argument

A. The Commission relied on criteria not contained in the Code

The findings include statements regarding "unsightly materials," site management practices, and suggestions that the applicant should reduce inventory or modify operations.

These considerations are not criteria contained within Bellevue City Code Section 10-17-5 and are therefore not a valid basis for denial. Design Review must be based on the adopted standards, not operational preferences or subjective opinions.



B. The findings are not supported by substantial evidence

The Commission's conclusions repeatedly rely on speculative statements, including assertions that the proposed snow storage plan would "likely" damage landscaping or fencing, and that screening would be "unlikely" to improve site aesthetics.

These statements are not supported by objective evidence in the record and do not demonstrate that the proposal fails to meet the applicable standards.

C. The Commission misapplied Site Planning standards

Section 10-17-5(A) outlines specific site planning criteria, including site lighting, parking areas, utilities and snow storage requirements.

The record does not demonstrate that the proposal fails to meet these objective criteria. The denial instead relies on generalized aesthetic concerns and operational considerations, which are not part of the Site Planning standards.

D. The Commission misapplied Architectural standards

Section 10-17-5(B) requires that building design reflect historical architectural styles and limits the use of metal siding along Main Street unless deemed appropriate by the Commission.

The Commission failed to properly exercise its discretion under this provision. The proposal includes screening elements, including fencing and landscaping, intended to substantially mitigate the visibility of the shipping containers.

The Commission did not evaluate whether these mitigation measures achieve compliance, instead treating the presence of shipping containers as a categorical violation.

E. The findings regarding landscaping and screening are unsupported

Section 10-17-5(C) requires that landscaping provide a substantial buffer and that fencing harmonize with the site.

The Applicant proposed additional landscaping, including trees and shrubs, and fencing materials consistent with the existing primary structure.

The Commission's conclusion that the proposed screening is ineffective is not supported by any objective standard or measurable requirement contained in the code.



F. The decision is arbitrary and fails to provide a path to compliance

The Applicant proposed reasonable screening and landscaping measures to address visual impacts.

The Commission denied the application without identifying specific, objective changes that would bring the project into compliance, effectively applying the standards in an arbitrary manner.

4. Request for Relief

The Applicant respectfully requests that the City Council reverse the Planning and Zoning Commission's denial, as it is not supported by substantial evidence and does not reflect a proper application of the Bellevue City Code.

Alternatively, the Applicant requests that the Council modify the decision with direction to apply the Design Review standards consistent with the Bellevue City Code.

Respectfully submitted,

A handwritten signature in black ink that reads "Cal Johnson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Cal Johnson
Legend Engineering
cal@legendengineering.com
(435) 654-4828



Johnson

05/04/2026 - 05/03/2027

Land Use Appeal

Appeal Fee

Application Status

Under Review

Permit/License #

0318065

Reference Number

84e7fec0-480c-11f1-b7a1-8b4ec15a2705

Status

Active

Application Review Status

Pre-Review	Approved	Date Submitted
Community Development	Not Reviewed	05/04/2026
Final-Review	Not Reviewed	

Fees

Appeal Fee	\$750.00
Subtotal	\$750.00
Processing Fee	\$2.00
Total	\$752.00
Amount Paid	\$752.00
Total Due	\$0.00

Payments

05/04/2026	Online	\$750.00
Total Paid		\$752.00

Application Form Data

(Empty fields are not included)

Describe the decision being appealed


Planning & Zoning Commission denial of Design Review for shipping containers

Is this an appeal of a decision of the Administrator or of the Planning & Zoning Commission

Planning & Zoning Commission

Explain the reasoning why the decision should be overturned. Alternatively, you may upload a document explaining the reasoning below.

Please see attached.

 Land Use Appeal.pdf

First Name

Cal

Last Name

Johnson

Phone Number

(435) 654-4828

Email

cal@legendengineering.com

Mailing Address

52 West 100 North

Mailing City

Heber City

Mailing State

UT

Mailing Zip

84032

Site Address

811 North Main Street

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

Cal Johnson - 05/04/2026 4:56 pm

Messages

05/12/2026 9:17 am - Brian Parker

We have received your application. It is tentatively scheduled for the June 8, 2026 Council Meeting. Please note that receipt of the appeal does not stay any of the code enforcement timelines that have been provided to you. As a reminder, the letter that was sent is attached. Please remove the shipping containers by May 30, 2026, and complete all other requested remediation by May 14, 2026 to avoid code enforcement action.

📎 2026-04-27 - 1st Letter.pdf

Comments:

05/12/2026 11:52 am - Applicant

Hi Brian,

I have passed this over to David. Thank you.

Internal Notes

05/06/2026 7:13 am - Brian Parker

@{{user||697143afbb49073fd9a62303||Rick Allington}}

CITY OF BELLEVUE
PLANNING & ZONING COMMISSION

<p>REGARDING AN APPLICATION OF: KMAM Real Estate, an application for Design Review Approval for the placement of four (4) shipping containers on an existing automobile dealership located at 811 North Main Street..</p>	<p>FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION</p>
--	--

DESCRIPTION: An application for Design Review Approval for the placement of four (4) shipping containers to be placed on the site of Karl Malone Ford and Powersports. The property is 4.97 acres and zoned B – Business.

The Bellevue Planning and Zoning Commission held a regular meeting on March 2, 2026 at which time the Commission voted to continue the subject application to a date uncertain. The application was reviewed again at the Commission’s regular meeting on April 6, 2026, at which time the Commission voted to deny the subject application.

I. GENERAL BACKGROUND

1. **Notice** of this hearing is not required pursuant to Bellevue City Code Section 10-17-4(C).
2. The Commission was asked to disclose any conflicts of interest or *ex parte* communications on the subject application. No Commissioners noted any conflicts of interest.

3. Attached to this report are the following exhibits:

Exhibit A—Application Materials

Document Name	Receipt of Last Revision
Application	February 10, 2026
Site Plan	March 12, 2026
Project Description	February 10, 2026
Exclusion Letter – Exterior Elevations	February 10, 2026
Exclusion Letter – Landscape Plan	February 10, 2026
Exclusion Letter – Lighting Plan	February 10, 2026
Exclusion Letter – Floor Plan	February 10, 2026
Photos of Proposed Fencing	March 12, 2026
Partial Landscape Plan	March 20, 2026

Exhibit B— Agency Comments

No agencies or departments provided comment prior to the meeting.

Exhibit C— Public Comments

Prior to opening the public hearing, Staff had received public comment from the following individuals or entities:

- Mindy Pereira
- Tristian Gralenski
- Carol Van Bramer

Pursuant to Bellevue City Code Section 10-17-4(C), the Commission opened the agenda item to public comment. At the March 2, 2026 meeting, the Commission received public comment from the following individuals:

- Diane Shay

During the April 6, 2026 meeting, the Commission received public comment from the following individuals:

- Bill Pereira
- Tristian Gralenski

II. APPLICABLE DESIGN REVIEW STANDARDS & CRITERIA

BELLEVUE CITY CODE SECTION 10-17-5

A. Site Planning:

1. Buildings shall be situated in a manner that preserves existing land forms, trees and other significant vegetation and shall not interrupt waterways or change other natural drainage patterns in a manner which adversely affects adjacent property. Removal of existing trees of greater than six inch (6") caliper is subject to review.
2. Buildings shall be sited so that their form does not break prominent natural ridge lines.
3. Buildings and parking areas shall be clustered to provide for more usable open space. All accesses from alleys shall require improvements installed by the applicant/owner when applicable including, but not limited to, an asphalt surface or compacted gravel surface as determined by the City Public Works Department. The applicant/owner shall be responsible for relocation of applicable City services/utilities, repair of any damaged City services, snow plowing and snow removal.
4. The alignment of roads and driveways shall follow the contours of the site, and cuts and fills shall be minimized.
5. Retaining walls shall be discouraged, and such walls over three feet (3') high shall be stepped to form a number of benches to be landscaped.
6. Exterior lighting systems shall not create glare nor cast light on neighboring properties.

Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.

7. A snow storage plan, as a component of the site plan, is required. The plan shall comply with the following requirements:
 - a. Use of sidewalks and required parking areas for snow storage is prohibited.
 - b. Snow storage within one hundred feet (100') of stream banks is prohibited.
 - c. Use of landscaped areas for snow storage may be allowed under the approved snow storage plan.
 - d. Snow storage areas shall be incorporated in site design as well as designs that anticipate snow shedding areas.
 - e. Snow storage areas shall not adversely affect neighboring properties.
 - f. Building design shall prevent water from dripping or snow from sliding on pedestrian areas, entrances of buildings, garages and adjacent properties.
 - g. Snow storage areas for parking lots containing twenty (20) spaces or more shall be located on site in an amount which is equal to at least one-third ($\frac{1}{3}$) of the hard surfaces proposed with the project. The one-third ($\frac{1}{3}$) amount may be reduced by the use of a snowmelt system, or for good cause demonstrated.
 - h. Where snow storage areas cannot be provided on site because of existing buildings or approved building design, an adequate snow hauling plan shall be submitted for and subject to approval by the Planning and Zoning Commission.

The Planning and Zoning Commission may impose such restrictions on snow removal operations as are necessary to reduce the effects of noise or traffic on surrounding areas.

8. Visual impact of on site parking, service, trash and loading areas shall be minimized whenever possible by locating these areas to the rear of the building and providing

- screening with landscaping or fences from adjacent properties and public ways.
9. Adequate enclosed on site storage for trash shall be provided for each unit of accessory dwelling units, multi-family and townhouses.
 10. All utilities shall be installed underground in accordance with the City standards and in a manner and location approved by the City Engineer.
 11. Building and parking areas shall be designed to provide proper ingress and egress; safe, adequate and efficient pedestrian and vehicular traffic circulation; and the efficient and safe arrangement of on site parking, building location, and circulation.
 12. Multi-family and townhouses shall provide a minimum of two (2) on site parking spaces for each unit. Accessory dwelling unit parking requirements shall be one off street parking space for a one bedroom ADU and two (2) parking spaces for ADUs with two (2) to three (3) bedrooms.
 13. Adequate unobstructed access for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project shall be provided.

FACTS:

The subject property is generally flat but located at the top of an embankment and has recently been developed as an automobile and powersports dealership.

The applicant has received approval to construct a fence along a portion of the property to screen the proposed location of the shipping containers.

The proposed fence is to utilize a grey corrugated metal similar to the exterior of the structure.

The applicant has provided a site plan with landscaping including trees

and shrubs intended to screen the fencing and shipping containers around the perimeter of the property.

The applicant is proposing to store snow around the perimeter of the property, including areas that may be obstructed by the fencing.

The site is zoned B – Business.

The applicant placed the shipping containers on the subject property prior to receiving Design Review approval.

Bellevue City Code Section 10-17-3(A) requires Design Review approval for the “placement of any building upon property ... within the Business Zoning District.”

Bellevue City Code Section 10-2-1 defines “Building” as “Any structure used or designed to be used for supporting or sheltering any use or occupancy per City adopted International Building Code.”

The shipping containers and the site around the shipping containers has been utilized for parking and equipment and materials storage.

The applicant has been storing materials on top of the shipping containers on the site. The applicant stated during the meeting that storage on top of the shipping containers would be likely to continue if the subject application were to be approved.

FINDINGS: The current site management has resulted in unsightly materials, parking and storage that is not screened by landscaping or fences.

The applicant could better manage parking, materials, and equipment

storage by reducing inventory and improving operations, rather than needing additional shipping containers.

The proposed snow storage plan is likely to damage landscaping and result in ineffective screening.

The proposed snow storage plan is likely to result in damage to the fence.

Because of the likely damage to the proposed screening due to snow removal operations, the proposed screening measures are unlikely to result in an improvement to the aesthetics of the site.

Because the applicant plans to continue storing materials on top of the shipping containers, the proposed screening would not be effective.

CONCLUSION: The proposed site plan is not consistent with the requirements of this code section.

B. Architecture:

1. Generally:

- a. Building and shopfront design and construction shall reflect historical architecture styles and shall incorporate building materials, architectural design and features representative of that historical period in Bellevue between 1880 and 1910. That architectural style includes frame and brick construction, frame and shiplap siding construction, horizontal log construction, and similar westward expansion motifs. Also, building design and construction shall preserve and incorporate any such existing structures and features, signage, exterior fixtures and other items from that period.

- b. A building exceeding eight thousand five hundred (8,500) square feet of building

coverage shall incorporate a change in facade design, materials, color and/or height, or a combination thereof, that such building appears to be more than one building.

These changes shall occur at a minimum of every fifty feet (50') of wall facade visible by the general public and at the ceiling line of the first floor on two-story buildings.

In addition, the facade shall change in depth a minimum of two feet (2') at each such change in facade.

- c. All buildings in the B Business District shall have a minimum setback from wall/foundation to property line adjacent to Main Street/Highway 75 of three feet (3'), providing an area for covered seating, planters, special event advertising units and displays of merchandise, in addition to the specified requirements of subsection B1b of this section.
- d. All exterior mechanical equipment shall be screened on all sides with materials and colors matching the approved structure.
- e. Mechanical equipment and solar panels shall be hidden or de-emphasized.
- f. Metal siding shall not be permitted on buildings on parcels of real property abutting Main Street (State Highway 75) unless deemed appropriate by the Planning and Zoning Commission. All such buildings shall be constructed of or faced with materials that are similar in texture, finish, and appearance to natural materials. The use of natural materials such as wood, brick and stone shall be encouraged, and exterior wall colors shall be of natural earth tones.
- g. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.
- h. Accessory dwelling unit sizes shall comply with section [10-2-1](#) of this title.

2. **Multi-Family And Townhouses:** Multi-family and townhouses shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and location of the site. Multi-family and townhouse design, style, scale, and aesthetics shall blend with its neighborhood. There shall be no repetitive side by side development of buildings. The City is looking for individual buildings by varying types and styles to make for a pleasant streetscape experience.
3. **Accessory Dwelling Units (ADUs):** ADUs shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and emulate the primary structure of the site. Design, style, scale, and esthetics shall blend with its neighborhood. Building materials and exterior architectural design shall be reflective of existing structures on the subject site and take into consideration the architectural style and materials of the general vicinity.

FACTS:

The applicant is proposing to utilize four (4) tan shipping containers as storage structures on the property. The applicant is not proposing to paint, side, install façade, or otherwise modify the appearance of the shipping containers.

The modern shipping container was invented in 1956.

The shipping containers are constructed from corrugated metal.

The applicant is proposing to screen the shipping containers by placing the shipping containers within a fenced area constructed of corrugated metal on the south and west sides and slatted chain link fencing on the north and east sides.

The subject parcel abuts Main Street.

FINDINGS: The shipping containers are not consistent with the architecture of the historical period of Bellevue between 1880 and 1910.

The use of corrugated metal is inappropriate.

CONCLUSION: The proposed architecture is not consistent with the requirements of this code section.

C. Landscaping; Parking; Lighting:

1. Exterior light fixtures and signs shall be nonglaring in design and installation so as not to adversely affect adjacent properties and public ways.
2. The design of fences, walls and retaining walls shall harmonize with the site and buildings in scale as well as in materials.
3. Preservation of significant natural features such as water, view, topography, and vegetation shall be incorporated in the landscape plan.
4. Site conditions, drought tolerance and local hardiness shall be considered to select appropriate plant species, including grasses for lawn areas.
5. Landscaping shall provide a substantial buffer between incompatible land uses and shall be used to screen from view and to mitigate visual impact of parking areas, loading areas, and garbage containers from adjacent properties and public ways.
6. Installation of adequate drip or other low consumption irrigation systems shall be required. Landscaping shall be properly irrigated and maintained, and landscaping, or any portion thereof, shall be replaced when it dies or is otherwise destroyed.
7. Adequate drainage shall be provided on site.
8. A minimum of ten percent (10%) of the parking area of parking lots with twenty (20) spaces or more shall be landscaped with islands, dividers, or a combination of the two.

Parking lots with twenty (20) spaces or more will have a minimum of fifty percent (50%)

of the required landscaped area installed adjacent to Main Street/Highway 75 unless otherwise approved by the commission due to extensive curb cuts and vision safety concerns.

9. All public rights-of-way adjacent to subject property including alleys shall be improved with, but not limited to, asphalt/concrete/compacted gravel, and applicable curbing, gutter, drainage, ADA standards, lighting, sidewalks and striping as recommended by the Public Works Director.

FACTS: The primary structure on the subject property utilizes a mixture of wood, stone, and metal.

The applicant is proposing to screen the shipping containers by placing the shipping containers within a fenced area constructed of corrugated metal on the south and west sides and slatted chain link fencing on the north and east sides.

The subject property abuts the GR – General Residential zone.

The subject property was planted with two (2) Wichita Blue Juniper trees, seven (7) Vanderwolf Lumber Pine trees, and six (6) Mugo Pine trees along the southern property boundary.

The applicant is proposing to plant an additional three (3) Colorado Spruce trees, ten (10) Ivory Halo Dogwood shrubs, and ten (10) Bailey Red-Twig Dogwood shrubs

FINDINGS: The fencing material matches the existing primary structure.

The proposed fencing materials is not consistent with typical residential design, and is not an appropriate screening along the boundary of the B –

Business and GR – General Residential zones.

The landscaping, although proposed to be enhanced, does not effectively screen the site, particularly when viewed from the residential zoned area.

CONCLUSION: The proposed landscape plan is not consistent with the requirements of this code section.

D. Curbs, Gutters, Sidewalks And Street Tree Requirements:

Within the B Business, LB/R Limited Business/Residential, LI/B Light Industrial/Mixed Business and LI Light Industrial Zoning Districts, curbs, gutters, sidewalks and street trees are required and shall be installed along the street frontage of each lot or parcel of real property upon which a new building or a "major addition" (defined as requiring a building permit and having a cost of construction exceeding \$50,000.00) is constructed. Such improvements shall be constructed in accordance with the applicable construction standards and ordinances of the City.

FACTS: Curb, gutter, sidewalk, and street trees exist along the Main Street frontage of the subject property.

Curb, gutter, sidewalk, and street trees were not installed on the Kirtley Street frontage of the subject property.

There is a substantial slope along the Kirtley Street frontage of the subject property.

FINDINGS: The installation of curb, gutter, sidewalk, and street trees along the Kirtley Street frontage of the subject property would likely be disproportionate to the development proposed with this applicaion.

CONCLUSION: This standard is not applicable.

II. DECISION AND ORDER

► **Motion:** Upon a Motion by Commissioner Beiser and a second by Commissioner Grootveld, a unanimous vote, the Bellevue Planning and Zoning Commission hereby **denies** of the subject application submitted by KMAM Real Estate, finding the application **does not comply** with the applicable criteria set forth in Bellevue City Code.

Right to Appeal


Pursuant to Bellevue City Code Section 10-3-3(B), aggrieved persons may appeal a decision of the Commission. Procedures for appealing are as follows:

1. **Notice Of Appeal; Estimated Costs:** Any person aggrieved by any final action of the commission may appeal the commission's decision to the Council by filing a notice of appeal within fifteen (15) days from the date of the decision. The notice of appeal shall state the date and substance of the decision appealed from and state the grounds for the appeal. Copies of the notice of appeal shall be filed with both the Council and the commission. The Administrator shall provide any such aggrieved person with a written statement of the estimated cost of transcript preparation. (Ord. 2015-02, 4-20-2015; amd. 2018 Code)
2. **Transmission Of Record:** Within thirty (30) days after a notice of appeal is filed, the commission shall prepare three (3) copies of a summary of the proceedings from which appealed and forward said summary to the Council. A transcript of the proceedings may be prepared at the appellant's expense. The cost of the transcripts shall be paid in full before the transcript may be forwarded to the Council. The commission shall serve one copy of the summary or transcript on the appellant and one copy on the attorney for the respondent. The commission shall submit to the Council with the summary or transcript all documents, exhibits, and orders pertinent to the appeal.
3. **Hearing By Council:** The Council shall hold a hearing on the appeal as soon as possible

following receipt of the Administrator's certificate and the commission's record. The Council shall publish a notice specifying the time, date and place of the hearing and stating the subject of the appeal. The notice shall be published once in the official newspaper at least fifteen (15) days prior to the hearing. The Council may not take additional evidence at the hearing. The parties to the appeal may present briefs to the Council. Each party may present not more than fifteen (15) minutes of oral argument to the Council.

4. Decision By Council: The Council shall enter an order within fifteen (15) days after the hearing affirming, reversing, or modifying the commission's decision. The order shall contain a statement of the decision.

IT IS SO ORDERED this 20th day of April, 2025



John Kurtz
Chair



Brian Parker
Community Development Director