



AGENDA

Agendas May Be Amended

JOIN TEAMS MEETING:

<https://teams.microsoft.com/meet/281207591632268?p=PFYxqtvEHHDV2X4lmZ>

Meeting ID: 281 207 591 632 268

Passcode: AT2uz72C

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**
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 MINUTES)**
4. **MAYOR AND COUNCIL REPORT**
5. **CONSENT AGENDA: ACTION ITEMS**
 - a. Approval of Minutes: August 24, 2026 and September 14, 2026: Chloe Sullivan, Interim Clerk
 - b. Approval of Claims: September 14, 2026 through September 28, 2026: Shelly Shoemaker, Treasurer
 - c. August 2026 Treasurer's Report: Shelly Shoemaker, Treasurer
 - d. Approval of Resolution No. 26-32 Authorizing the Renewal of Services Contract with Mountain Humane for Facilities and Services for the Care of Impounded Animals: Mike Shelamer, Interim Marshal
6. **JOIN WITH PLANNING & ZONING COMMISSION FOR A WORK SESSION**
 - a. Gannett Ranch Pre-Annexation: Brian Parker **(PUBLIC COMMENT ON THIS ITEM WILL BE TAKEN DURING THE COMMISSION'S OCTOBER 5, 2026 REGULAR MEETING, AND THE COUNCIL'S OCTOBER 13, 2026 REGULAR MEETING.)**
 - b. Business Zone Updates: Brian Parker
7. **PRESENTATION FOR COMMON COUNCIL**
 - a. Seaman's Creek Water Project Preliminary Engineering Report: Merrick & Company
8. **ADJOURNMENT: ACTION ITEM**

❖ *If you would like to submit written comment on a public hearing agenda item: Submit your comments to clerk@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/281207591632268?p=PFYxqtvEHHDV2X4ImZ>

ID de la reunión: 281 207 591 632 268

Código de entrada: AT2uz72C

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**
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 MINUTOS)**
4. **INFORME DEL ALCALDE Y DEL CONSEJO**
5. **ORDEN DEL DÍA DE CONSENTIMIENTO: PUNTOS DE ACCIÓN**
 - a. Aprobación de las actas: 24 de agosto de 2026 y 14 de septiembre de 2026: Chloe Sullivan, secretaria interina
 - b. Aprobación de reclamaciones: 14 de septiembre de 2026 al 28 de septiembre de 2026: Shelly Shoemaker, Tesorera
 - c. Informe del Tesorero de agosto 2026: Shelly Shoemaker, Tesorera
 - d. Aprobación de la Resolución nº 26-32 que autoriza la renovación del contrato de servicios con Mountain Humane para instalaciones y servicios para el cuidado de animales incautados: Mike Shelamer, alguacil interino
6. **ÚNETE A LA COMISIÓN DE PLANIFICACIÓN Y ZONIFICACIÓN PARA UNA SESIÓN DE TRABAJO**
 - a. Preanexión de Gannett Ranch: Brian Parker **(SE TOMARÁ EL COMENTARIO PÚBLICO DURANTE LA REUNIÓN ORDINARIA DE LA COMISIÓN DEL 5 DE OCTUBRE DE 2026 Y LA REUNIÓN ORDINARIA DEL CONSEJO DEL 13 DE OCTUBRE DE 2026.)**
 - b. Actualizaciones de la zona de negocios: Brian Parker
7. **PRESENTACIÓN PARA EL CONSEJO COMÚN**
 - a. Informe preliminar de ingeniería del proyecto Seaman's Creek Water Project: Merrick & Company
8. **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 clerk@bellevueidaho.us (antes del mediodía del día de la reunión)*

****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. 4, al menos veinticuatro (24) Horas antes de la reunión.**



The Common Council of the City of Bellevue, Idaho met at a regularly scheduled Meeting on Monday, August 24, 2026, at 5:30 p.m. in the Council Chambers of the City of Bellevue Offices, located at 115 E. Pine Street, Bellevue, ID 83313.

Call to Order: Council President Shay called the Regular Meeting to order at 5:34 p.m. (00:10:25 in video)

Roll Call:

Christina Giordani, Mayor – Absent
Diane Shay, Council President – Present
Tammy E. Davis, Council Member – Present
Suzanne Wrede, Council Member – Present
Anders Ard, Council Member – Present
Tom Bergin, Council Member – Present
Genoa Beiser, Council Member – Present

Staff Present:

Chloe Sullivan, Interim City Clerk
Brian Parker, Community Development Director
Shelly Shoemaker, Treasurer
Amberle Molyneux, Fire Chief
Rick Allington, Legal Counsel
Kirt Gaston, Bellevue Marshal
Mike Shelamer, Sergeant Marshal
Chris Johnson, Public Works Director

1. Notice of Agenda Compliance:

The posting of this regular meeting agenda complied with Idaho Code §74-204. The Regular meeting agenda was posted within forty-eight (48) hours prior to the meeting at the Bellevue City Hall, Post Office, and on the City website on *August 20, 2026*.

Motion: (00:11:11 in video) **Council Member Beiser** moved that the agenda notice was in compliance with Idaho Code §74-204. **Council Member Davis** seconded, and **the motion passed unanimously**.

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

Council Member Davis recused herself from the vote on Item 7c, regarding the Fee Waiver Application. Council President Shay informed the Council and public that Item 8b, regarding Future Revenue Planning, was incorrectly listed as an Action Item.

3. PUBLIC COMMENT: FOR ITEMS OF CONCERN NOT ON THE AGENDA (00:14:04 in video)

Jackie Peppard

Jackie Peppard stated that she submitted written comment at the previous meeting that was not recorded in the minutes. She clarified a verbal statement from the previous meeting that she stated had been misrepresented in the minutes. She explained the origins of the funds for the Bellevue Urban Renewal Agency (BURA).

Jeff Pfaffley

Jeff Pfaffley discussed the possible sale of a piece of City property and suggested that Rick Allington examine the process for selling this land. He highlighted this as a method of quickly increasing revenue.

Scott Smith, 401 Pine View Ln.

Scott Smith asked whether subcontractors were hired prior to the water failure. Chris Johnson invited Smith to contact him outside of a meeting.

4. MAYOR AND COUNCIL REPORT (00:21:33 in video)

Council Member Bergin described the discussion from the Parks Committee meeting the previous week, stating that the Committee would soon recommend increased fees for park usage. Council Member Davis stated that they are no longer accepting applications for food vendors for the Labor Day Celebration. Council Member Wrede asked whether the issues with electric scooters would be on a future agenda. Council Member Bergin then stated that there have been noise complaints regarding basketball and permitted gatherings at Memorial Park late at night. He suggested staff educate park users about the rules.

5. CONSENT AGENDA: ACTION ITEMS

- a. Approval of Minutes: August 10, 2026: Chloe Sullivan, Interim Clerk
- b. Approval of Claims: August 10, 2026 through August 24, 2026: Shelly Shoemaker, Treasurer
- c. July 2026 Treasurer's Financial Report: Shelly Shoemaker, Treasurer

Council Member Wrede suggested pulling the minutes from the consent agenda for further consideration. Shelly Shoemaker pointed out a difference with the Claims and explained how it had been remedied. She stated that she included activity reports in the Treasurer's Report, as requested.

Motion: (00:31:23 in Video) **Council Member Beiser** moved to approve Items b and c on the consent agenda and direct staff to review Item a for inconsistencies. **Council Member Bergin** seconded. Council Member Voting Aye: Council President Shay, Council Member Davis, Council Member Ard, Council Member Beiser, Council Member Wrede. Council Members Voting No: none. **The Motion Passed.**

6. PUBLIC HEARING: FY27 PROPOSED BUDGET

Shelly Shoemaker presented the FY27 Proposed Budget, with the total not to exceed \$11,620,983.

Rob Faulkes, 106 Equus Loop

Rob Faulkes asked what the budget's deficit is. Shelly Shoemaker stated that it is balanced.

John Kurtz, 412 S 7th

John Kurtz expressed approval with the transparency of the budget. He stated that the City's deferred maintenance is not working and requested increased property taxes to increase government function.

Jackie Peppard

Jackie Peppard reiterated statements that Rob Faulkes had made on August 10 and stated that she would oppose increased taxes until the City fixed the sewer crisis. She then stated that the Community Development Department should only spend as much money as they bring in for the City.

Council Member Beiser expressed favor with the budget as it was currently written. Council Member Bergin noted a typo in the ordinance and another in the resolution. He also asked about anticipated carryover from FY26 into the FY27 budget. Council Member Davis expressed favor with the budget and a more aggressive approach to budgeting in the future.

Motion: (00:53:05 in Video) **Council Member Beiser** moved to waive the three readings for Ordinance 2026-04, adopt the same, and read by title only. **Council Member Bergin** seconded. Council Member Voting Aye: Council President Shay, Council Member Davis, Council Member Ard, Council Member Wrede. Council Members Voting No: none. **The Motion Passed.**

Motion: (00:53:58 in Video) **Council Member Beiser** moved to adopt Ordinance 2026-04 and read by title only. **Council Member Ard** seconded the motion. Council Members Voting Yes: Council President Shay, Council Member Davis, Council Member Ard, Council Member Beiser. Council Members Voting No: Council Member Wrede. **The Motion Passed.**

Council Member Beiser read Ordinance 2026-04 by title.

Motion: (00:55:22 in Video) **Council Member Davis** moved to adopt Resolution 26-28. **Council Member Beiser** seconded the motion. Council Members Voting Yes: Council President Shay, Council Member Davis, Council Member Ard, Council Member Beiser. Council Members Voting No: Council Member Wrede. **The Motion Passed.**

7. NEW BUSINESS

- a. Discussion of Law Enforcement Transition and Future Public Safety Considerations: Kirtus Gaston, Marshal
- b. Appointment of Mike Shelamer as Interim Marshal **ACTION ITEM**
- c. Consideration of a Fee Waiver Application for the Labor Day Event on September 6 and 7 for \$800.00: Chloe Sullivan, Interim Clerk **ACTION ITEM**

Council Member Wrede asked about potential services from the Blaine County Sheriff's Office. Council Member Beiser expressed a desire for the Council to talk about temporary supplementation for the Marshal's Office. Council Member Davis stated that there is a need for the Council to create priorities that are less subject to change when the council members do, for the sake of staff stability.

Marshal Gaston inquired about the existence of a "not to exceed" date in the resolution and suggested a 6-month period. Council Member Wrede expressed support for Sergeant Shelamer and a desire to reassure him that he will not be the Interim Marshal for an unreasonable amount of time. Council Member Davis expressed concern that 6 months may not be enough time for Sergeant Shelamer to accomplish the department's goals. She suggested amending Resolution 26-29.

Motion: (01:13:03 in Video) **Council Member Beiser** moved to approve Resolution 26-29, with Section 2 amended to include a "not to exceed" date of March 12, 2027. **Council Member Wrede** seconded the motion. Council Members Voting Yes: Council President Shay, Council Member Davis, Council Member Ard, Council Member Beiser, Council Member Wrede. Council Members Voting No: none. **The Motion Passed.**

Council Member Wrede suggested that the council, at a date uncertain, codify an automatic fee waiver for the Labor Day Event and similar events.

Motion: (01:18:11 in Video) **Council Member Bergin** moved to approve the fee waiver request for the Memorial Park reservation for September 6 and 7 for the Labor Day Celebration, which fee is \$800. **Council Member Wrede** seconded the motion. Council Members Voting Yes: Council President Shay, Council Member Ard, Council Member Beiser, Council Member Wrede. Council Members Voting No: none. Council Member Davis abstained. **The Motion Passed.**

8. OLD BUSINESS

- a. IDEQ Compliance Agreement Schedule (CAS) Wastewater Treatment and Reuse Facility Update: Chris Johnson, Public Works Director
- b. Future Revenue Planning Work Session: Brian Parker, Community Development Director

Chris Johnson informed the Council and the public that DEQ is now accepting public comments regarding the CAS on their website.

Brian Parker suggested the implementation of a newly increased Local Option Tax (LOT) of 6% on hotel and motel occupancy. Council Member Wrede asked what percentage of hotel and motel occupants are tourists, rather than guests of residents, assisting firefighters, etc. Brian Parker stated that that data is inaccessible to the City. Council Member Bergin used personal experience to state that most hotel and motel occupants are tourists. He suggested a lower tax on hotel/motel occupancy in favor of higher restaurant and liquor rates. Council Member Wrede reminded the Council of a resident's request that the City examine eliminating expenses before raising taxes.

The Council then discussed the deadlines for ballot initiatives, and Council Member Wrede suggested maximizing the City's opportunity to argue their case to the residents by demonstrating the potential benefits of the LOT before putting it on the ballot in May. Council Members Beiser and Shay expressed a desire for the City to give the issue sufficient time and consideration. The Council informally agreed to campaign the LOT for the May 2027 election. Council Member Beiser suggested another workshop, specifically for the Mayor to direct staff.

9. ADJOURNMENT: ACTION ITEM

Motion: (01:47:39 in Video) With no further business coming before the Common Council at this time, **Council Member Davis** moved to adjourn the meeting. **Council Member Bergin** seconded the motion. The meeting adjourned at 7:07 p.m. The motion passed unanimously.

Christina Giordani, Mayor

Attest:

Chloe Sullivan, Interim Clerk



The Common Council of the City of Bellevue, Idaho met at a regularly scheduled Meeting on Monday, September 14, 2026, at 5:30 p.m. in the Council Chambers of the City of Bellevue Offices, located at 115 E. Pine Street, Bellevue, ID 83313.

Call to Order: Mayor Giordani called the Regular Meeting to order at 5:31 p.m. (00:19:17 in video)

Roll Call:

Christina Giordani, Mayor – Present
Diane Shay, Council President – Present
Tammy E. Davis, Council Member – Present
Suzanne Wrede, Council Member – Present
Anders Ard, Council Member – Present
Tom Bergin, Council Member – Present
Genoa Beiser, Council Member – Present

Staff Present:

Chloe Sullivan, Interim City Clerk
Brian Parker, Community Development Director
Shelly Shoemaker, Treasurer
Amberle Molyneux, Fire Chief
Rick Allington, Legal Counsel
Mike Shelamer, Interim Marshal
Chris Johnson, Public Works Director

1. Notice of Agenda Compliance:

The posting of this regular meeting agenda complied with Idaho Code §74-204. The Regular meeting agenda was posted within forty-eight (48) hours prior to the meeting at the Bellevue City Hall, Post Office, and on the City website on *September 10, 2026*.

Motion: (00:20:18 in video) **Council Member Davis** moved that the agenda notice was in compliance with Idaho Code §74-204. **Council Member Bergin** seconded, and **the motion passed unanimously**.

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

No conflict was noted at this time.

3. PUBLIC COMMENT: FOR ITEMS OF CONCERN NOT ON THE AGENDA (00:20:50 in video)

Jodi Walbaum, 618 Walnut St.

Jodi Walbaum voiced disagreement with the claim that the wastewater treatment plant is operational, which was in the Public Works Department Head Report.

Evan Stelma, 111 Tendoy St.

Evan Stelma expressed gratitude for the Labor Day Celebration, inquired about the reclamation that was supposed to happen on Trout Lane, and noted that the trees that should have been planted by the Karl Malone dealership still were not there.

Cynthia Preston, N 5th St.

Cynthia Preston inquired about the benefits of and expressed concern about annexing a portion of Gannett Road, which has been in discussion.

4. MAYOR AND COUNCIL REPORT (00:25:50 in video)

Mayor Giordani thanked Council Member Davis for her role in the success of the Labor Day Celebration and announced the upcoming Trunk-or-Treat event. Council Member Davis remarked on the success of Labor Day and expressed interest in performing electrical upgrades to Memorial Park. She then read a prepared statement, requesting the Council review their agreed-upon Code of Conduct at the beginning of each meeting.

Council Member Wrede then read a prepared statement about what she deemed “unresolved governance matters”, expressing concern about the City’s response to the Library District, publication of a statement about her alleged social media activity, and council members’ access to Civic Review for the purpose of viewing public comments. Mayor Giordani suggested the Council address these issues on a future agenda, and Council Members Ard, Bergin, Shay, and Beiser expressed agreement.

Council Member Beiser then thanked Council Member Davis for her statement.

5. CONSENT AGENDA: ACTION ITEMS

- a. Approval of Minutes: July 30, 2026 and August 10, 2026: Chloe Sullivan, Interim Clerk
- b. Approval of Claims: August 24, 2026 through September 14, 2026: Shelly Shoemaker, Treasurer
- c. Department Head Reports
- d. Renewal of Annual Alcohol Licenses: Mike Shelamer, Interim Bellevue Marshal

Mayor Giordani pulled Item 5c, Department Head Reports, from the Consent Agenda for further discussion. Council President Shay noted that the minutes for August 10 incorrectly listed Russ Cameron as a public commenter instead of Les Cameron. Council Member Wrede brought up Jackie Peppard’s disagreement with the same minutes. Council Member Beiser stated that the minutes accurately reflect the statements of the meeting.

Council Members Bergin and Davis inquired about certain water bills listed in the claims, which Public Works Director Chris Johnson explained.

Motion: (00:53:00 in Video) **Council Member Davis** moved to approve the Consent Agenda, withholding Item 5c for further consideration. **Council President Shay** seconded. Council Member Voting Aye: Council President Shay, Council Member Bergin, Council Member Davis, Council Member Ard, Council Member Beiser. Council Members Voting No: Council Member Wrede. **The Motion Passed.**

Mayor Giordani turned discussion to Item 5d, Department Head Reports, and asked Chris Johnson for an overview of the Public Works report. Johnson explained that equipment failures and staff shortages have caused the wastewater treatment plant to be less than fully functional. However, he asserted that the plant is operational for approximately 8 hours per day and is producing positive results.

Various council members asked Johnson about what would be needed to make the plant fully operational, and the Council discussed options, including audits for procedural shortcomings and contracting for waste hauling.

Mayor Giordani then opened this topic up for public comment, reading an electronically received comment into the record.

Jodi Walbaum, Jessie Mayne, and Julian Vaniman

These residents separately submitted the same comment, verbatim. The comment challenged the use of the word “operational” and urged staff to clear up plant operation details.

Frank Suwanrit, 204 Walnut St.

Frank Suwanrit inquired about the necessity of operating the plant 24 hours per day and suggested contracting with experienced professionals.

Evan Stelma, 111 Tendoy St.

Evan Stelma asked the Council to put a moratorium on hookups in the City and stated that the City does not have the infrastructure to support annexations.

Bart Lassman, 111 Tendoy St.

Bart Lassman asked the Council to take a strong stance and limit the City’s liability.

Cynthia Preston, N 5th St.

Cynthia Preston asked whether building permits were required for water hookups.

Jodi Walbaum, 618 Walnut St.

Jodi Walbaum asked how the public can see whether a building has a permit, to which Brian Parker stated that a website with that purpose has been live, yet slow, for two months. Walbaum then stated that she had not previously heard of the Compliance Agreement Schedule, asked how to comment on it, and inquired as to whether Chris Johnson has a plan to accomplish it. Johnson responded that he does, and Mayor Giordani stated that the agreement contains a detailed plan. Jodi Walbaum then asserted that the wastewater treatment plant is not operational.

Jane Alexander, 501 N 4th St.

Jane Alexander asked whether the City can publicly track the metrics of the wastewater treatment plant in a simple format, to increase accountability for all parties and promote transparency with residents.

Frank Suwanrit, 204 Walnut St.

Frank Suwanrit stated that public works projects rarely go perfectly the first time and expressed compassion and understanding.

6. PROCLAMATION

- a. Proclamation for Suicide Prevention Awareness Month: May 2026

Mayor Giordani presented a proclamation declaring September 2026 Suicide Prevention Awareness Month. The proclamation emphasized the importance of connection and unity as mechanisms to reduce suicide risk.

Motion: (01:50:58 in Video) **Council Member Davis** moved to approve the Proclamation Recognizing September 2026 as Suicide Prevention Awareness Month and authorize the Mayor to sign such. **Council Member Bergin** seconded. Council Member Voting Aye: Council President Shay, Council Member Bergin, Council Member Davis, Council Member Ard, Council Member Beiser, Council Member Wrede. Council Members Voting No: none. **The Motion Passed.**

Mayor Giordani then read the proclamation aloud.

7. OLD BUSINESS

- a. Water Project Update: Merrick

At the request of Council Member Wrede, Chris Johnson explained that the PER would be available soon. Council Member Ard noted inconsistencies in the report and asked Johnson to clarify them with Merrick and Company.

8. NEW BUSINESS

- a. Consideration of Resolution No. 26-30 Authorizing the Destruction of Certain City Records Pursuant to Idaho Code § 50-907: Chloe Sullivan, Interim Clerk **ACTION ITEM**
- b. Consideration of Ordinance No. 26-05 Clear Creek Franchise Agreement: Chris Johnson, Public Works Director **ACTION ITEM**
- c. Consideration of Resolution No. 26-31 Adoption of Transportation Master Plan: Brian Parker, Community Development Director **ACTION ITEM**

Council Member Wrede asked whether resolutions such as No. 26-30 must be brought before Council every time staff would like to destroy records, which Chloe Sullivan, Interim Clerk stated they must, per City code. Council Member Wrede then inquired about whether state law allows for this requirement to be circumvented. Council Member Beiser then asked when the records storage unit could feasibly be emptied. The Council discussed the future of this project.

Motion: (02:10:26 in Video) **Council Member Bergin** moved to approve Resolution 26-30 Authorizing the Destruction of Certain City Records Pursuant to Idaho Code § 50-907. **Council Member Davis** seconded the motion. Council Members Voting Yes: Council President Shay, Council Member Bergin, Council Member Davis, Council Member Ard, Council Member Beiser, Council Member Wrede. Council Members Voting No: none. **The Motion Passed.**

Chris Johnson, Public Works Director, and Mike Goitiandia, Owner of Clear Creek Disposal, presented the franchise agreement to the Council and introduced some late-added edits to Ordinance No. 26-05. The first edit changed the term of the agreement from 5 years to 10 years. The second edit was the removal of Section 6E, which stated:

“The six-percent franchise fee and seven-percent billing and administrative fee described in Section 5 of the Franchise Agreement are deductions from amounts collected and are not additional fees unless expressly listed as customer charges in Exhibit B.”

Chris Johnson stated that Section 6E would remain in the agreement but did not need to be included in the ordinance. Council Member Wrede expressed a desire to refrain from approving the ordinance until costs were added to it.

Council Member Bergin stated that the ordinance seemed over drafted and unedited. He also suggested including notice of the ordinance with the monthly water and sewer bills. Council Member Wrede requested supporting documents, including financial analysis, to demonstrate the City's need of the franchise agreement. Council Member Beiser agreed, stating that she would like to see the proposed fee schedule before passing the ordinance. She suggested the Council conduct the first reading of the ordinance at the meeting and continue the process at a later date.

Council Member Bergin stated that the agreement ought to abide by code more closely than the provided version did. In response to residents' concerns, Council Member Beiser stated that residents having separate contracts with multiple disposal companies could lead to operational deficiencies. Mike Goitiandia then discussed the benefits the City may receive due to the agreement.

Motion: (02:40:24 in Video) **Council President Shay** moved to table the passage of Ordinance 26-05 for further discussion. **Council Member Davis** seconded the motion. Council Members Voting Yes: Council President Shay, Council Member Bergin, Council Member Davis, Council Member Ard, Council Member Beiser, Council Member Wrede. Council Members Voting No: none. **The Motion Passed.**

Council Member Wrede noted the Transportation Master Plan's statement that similar plans often fail due to maintenance fatigue. She asked why the City should begin a large project when it has a history of failing to complete them. Mariah Fowler, a representative from Forgren Associates, stated that in order to receive many types of grants, the City needs an approved transportation plan. She stated that the plan is merely a suggestion for how the City could move forward; future actions do not necessarily need to abide by it. Mayor Giordani stated that the Transportation Master Plan is an audit intended to help the City prioritize. Council Member Davis then stated that the City would never get to where it wanted to be without the plan.

Council Member Wrede then raised the concern that the Transportation Master Plan may be implemented for future projects, while letting maintenance efforts remain behind. Council President Shay expressed favor with the plan, stating that it would work hand-in-hand with the upcoming Comprehensive Plan. Council Member Bergin suggested that the Transportation Plan be more widely noticed and stated that frequent revisions would help the City to prioritize. Mariah Fowler then explained that the priorities outlined in the Plan were based on the grants Forgren believed were available; the City can revise those priorities as needed.

Motion: (03:07:36 in Video) **Council Member Davis** moved to approve Resolution No. 26-31 Adopting the Transportation Master Plan, Providing an Effective Date, and Providing for Related Matters. **Council President Shay** seconded. Council Member Voting Aye: Council President Shay, Council Member Bergin, Council Member Davis, Council Member Ard, Council Member Beiser. Council Members Voting No: Council Member Wrede. **The Motion Passed.**

Mariah Fowler then notified the Council that Forgren Associates would soon become Apex due to a merger.

9. ADJOURNMENT: ACTION ITEM

Motion: [\(03:09:03 in Video\)](#) With no further business coming before the Common Council at this time, **Council Member Bergin** moved to adjourn the meeting. **Council President Shay** seconded the motion. The meeting adjourned at 8:25 p.m. The motion passed unanimously.

Christina Giordani, Mayor

Attest:

Chloe Sullivan, Interim Clerk

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Advanced Control Systems, LLC (120)							
42744	1	Invoice	SCADA Subscription	09/20/2026	773.00	300-30-57500	Scada Maint & Repair
42745	1	Invoice	SCADA Subscription	09/20/2026	160.00	200-20-57500	Scada Maintenance & Repairs
42814	1	Invoice	Membrane Replacement Project	09/21/2026	9,511.50	300-30-58121	Membrane Replacement Project
Total Advanced Control Systems, LLC (120):					10,444.50		
AFBA (160)							
090526	1	Invoice	Life Insurance - September	09/05/2026	63.00	100-05-50014	Insurance - Life
Total AFBA (160):					63.00		
Air St Lukes Membership (180)							
090126	1	Invoice	Membership - Backstrom	09/01/2026	55.00	200-20-51080	Dues & Memberships
Total Air St Lukes Membership (180):					55.00		
Caselle, Inc. (580)							
17997	1	Invoice	Monthly	04/01/2026	2,153.00	100-01-51062	Computers - Software & Subscri
Total Caselle, Inc. (580):					2,153.00		
Christensen Inc. dba United Oil (640)							
CL19944	1	Invoice	Fuel - Card #263953/Gaston	09/15/2026	237.31	100-08-51110	Fuel
CL19944	2	Invoice	Fuel - Card #263954/Shelamer	09/15/2026	58.64	100-08-51110	Fuel
CL19944	3	Invoice	Fuel - Card #263955/Thayer	09/15/2026	383.12	100-08-51110	Fuel
CL19944	4	Invoice	Fuel - Card #6524271/Hairston	09/15/2026	279.37	100-08-51110	Fuel
CL19945	1	Invoice	Fuel - Card #263139	09/15/2026	33.98	100-15-51110	Fuel
CL19945	2	Invoice	Fuel - Card #263139	09/15/2026	33.99	200-20-51110	Fuel
CL19945	3	Invoice	Fuel - Card #263139	09/15/2026	33.99	300-30-51110	Fuel
CL19946	1	Invoice	Fuel - Card #8191665	09/15/2026	126.97	100-15-51110	Fuel
CL19946	2	Invoice	Fuel - Card #8191665	09/15/2026	126.96	200-20-51110	Fuel
CL19946	3	Invoice	Fuel - Card #8191665	09/15/2026	126.96	300-30-51110	Fuel
Total Christensen Inc. dba United Oil (640):					1,441.29		
Clearwater Landscaping (710)							
14863	1	Invoice	Irrigation repair - Memorial Park 8/25/26	09/15/2026	111.34	100-15-51073	Contract Labor
Total Clearwater Landscaping (710):					111.34		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Copy & Print LLC (780)							
10419	1	Invoice	Matte Poster Stock - Worldcup Posters	06/09/2026	192.00	100-03-51300	Misc. Grant Expenses
Total Copy & Print LLC (780):					192.00		
Cox Business Services (820)							
090526	1	Invoice	Telephone Chgs. - 9/5/26 - 10/4/26	09/05/2026	1,261.54	100-01-52100	Telephone
Total Cox Business Services (820):					1,261.54		
Dave's Bestway Automotive (880)							
13724	1	Invoice	Annual Service - Engine 2	09/21/2026	870.18	100-05-51167	R & M - Autos
13713	1	Invoice	Yearly inspection - Engine 3	09/17/2026	744.61	100-05-51167	R & M - Autos
13726	1	Invoice	Annual Service - Engine 1	09/22/2026	793.92	100-05-51167	R & M - Autos
13640	1	Invoice	Annual Service - Engine 4 - 1994 International	09/22/2026	775.95	100-05-51167	R & M - Autos
Total Dave's Bestway Automotive (880):					3,184.66		
Easy Towing, LLC. (1040)							
944	1	Invoice	Towing	09/14/2026	125.00	100-08-51167	R & M - Autos
Total Easy Towing, LLC. (1040):					125.00		
Great America Financial Services (1330)							
43051778	1	Invoice	Konica copier - standard payment	09/20/2026	457.35	100-01-51180	Office Equipment Rental/Repair
Total Great America Financial Services (1330):					457.35		
Hairston, Kammerson (4720)							
8050003971	1	Invoice	Reimbursement - fuel	09/10/2026	52.27	100-08-51110	Fuel
Total Hairston, Kammerson (4720):					52.27		
Idaho Lumber (1580)							
86572/1	1	Invoice	Concrete mix for plant garden @ Memorial Park	09/18/2026	131.65	100-15-51162	R & M - Parks
86653/1	1	Invoice	Concrete mix for plant garden @ Memorial Park	09/19/2026	63.11	100-15-51162	R & M - Parks
Total Idaho Lumber (1580):					194.76		
Idaho Power (1600)							
2209394903-	1	Invoice	91 Martin Ln - Equipment Shed	09/17/2026	83.24	100-15-52143	Utilities - Power

Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Total Idaho Power (1600):					83.24		
Keller Associates, Inc. (1870)							
0000257586	1	Invoice	Consultant on site assistance from Keller	09/15/2026	4,737.79	300-30-58120	Construction & Improvement
Total Keller Associates, Inc. (1870):					4,737.79		
LN Curtis & Sons (2020)							
INV1107814	1	Invoice	SCBA Self contained breathing apparatus bottles	09/08/2026	8,271.42	100-05-57000	Safety Equipment
INV1108369	1	Invoice	Uniforms	09/09/2026	178.90	100-08-52130	Uniforms & Clothing
Total LN Curtis & Sons (2020):					8,450.32		
McHugh Bromley Attorneys at Law PLLC (2110)							
10005382	1	Invoice	Legal assistance for water project - 8/4 - 8/31/26	08/31/2026	5,396.00	200-20-58125	Water Improvements IDEQ
Total McHugh Bromley Attorneys at Law PLLC (2110):					5,396.00		
Napa Auto Parts (2260)							
271284	1	Invoice	Filters for oil changes	09/08/2026	76.95	100-08-51167	R & M - Autos
271286	1	Invoice	Air filters for F-250 Tk.'s	09/08/2026	59.52	100-15-51167	R & M - Autos
271974	1	Invoice	Battery for sit down mower	09/14/2026	91.71	100-15-51163	R & M - Equipment (non-auto)
272460	1	Invoice	Battery cable terminal for sit down mower	09/17/2026	13.16	100-15-51163	R & M - Equipment (non-auto)
27459	1	Invoice	Light plug for strobe light - 5500 Tk.	09/17/2026	6.48	100-15-51160	Repairs & Maintenance (General
Total Napa Auto Parts (2260):					247.82		
Road Work Ahead Traffic Services, Inc. (2750)							
32271	1	Invoice	Traffic signs for Bellevue Parade	09/08/2026	1,150.00	100-15-52070	Signs
Total Road Work Ahead Traffic Services, Inc. (2750):					1,150.00		
Rumbles Documents Solutions LL (2800)							
5040230903	1	Invoice	Bobcat Toolcat - 9/15/26 - 10/14/26	09/18/2026	527.01	100-15-58150	Auto/Equipment Lease (12+ mos)
5040230903	2	Invoice	Bobcat Toolcat - 9/15/26 - 10/14/26	09/18/2026	527.02	200-20-58150	Auto/Equipment Lease (12+ mos)
5040230903	3	Invoice	Bobcat Toolcat - 9/15/26 - 10/14/26	09/18/2026	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
Shelamer, Michael (2950)							
092126	1	Invoice	Travel to Chief's Conference 10/23 - 10/28/26	09/22/2026	440.00	100-08-52124	Travel Expense
092226	1	Invoice	Lodging for Chief's Conference - reimbursement pd. on personal cc	09/22/2026	610.82	100-08-52124	Travel Expense
Total Shelamer, Michael (2950):					1,050.82		
Shoemaker, Trent (2980)							
2026	1	Invoice	Fire Inspection Services FY/2025-2026	09/17/2026	2,000.00	100-05-51073	Contract Labor
Total Shoemaker, Trent (2980):					2,000.00		
Spronk Water Engineers, Inc. (3080)							
WRV03-36	1	Invoice	Engineering work w/BWGWMP 8/3 - 8/30/26	09/10/2026	437.50	200-20-51070	Conjunctive Management
Total Spronk Water Engineers, Inc. (3080):					437.50		
Valley Wide Cooperative (3510)							
100646/9	1	Invoice	Supplies for Fire education prop	09/01/2026	23.30	100-05-57000	Safety Equipment
C05425	1	Invoice	Fuel Card #3816744	09/08/2026	91.12	100-15-51110	Fuel
C05425	2	Invoice	Fuel Card #3816744	09/08/2026	91.13	200-20-51110	Fuel
C05425	3	Invoice	Fuel Card #3816744	09/08/2026	91.13	300-30-51110	Fuel
B34754	1	Invoice	Fuel Card #3816393	09/09/2026	61.67	100-05-51110	Fuel
B34773	1	Invoice	Fuel Card #3816394	09/09/2026	100.92	100-05-51110	Fuel
B36117	1	Invoice	Fuel Card #3816393	09/12/2026	53.37	100-05-51110	Fuel
C10854	1	Invoice	Fuel Card #3816393	09/15/2026	100.77	100-05-51110	Fuel
B38531	1	Invoice	Fuel Card #3816393	09/19/2026	55.37	100-05-51110	Fuel
B38803	1	Invoice	Fuel Card #3816393	09/19/2026	95.10	100-05-51110	Fuel
C04587	1	Invoice	Fuel Card #3816393	09/07/2026	66.47	100-05-51110	Fuel
I09011	1	Invoice	Credit - fuel allowance	08/27/2026	10.32	100-15-51110	Fuel
Total Valley Wide Cooperative (3510):					820.03		
Grand Totals:					45,690.28		

Report GL Period Summary

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

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
100-01								
Caselle, Inc.	17997	1	Invoice	Monthly	04/01/2026	2,153.00	100-01-51062	Computers - Software & Su
Great America Financial Services	43051778	1	Invoice	Konica copier - standard payment	09/20/2026	457.35	100-01-51180	Office Equipment Rental/R
Cox Business Services	090526	1	Invoice	Telephone Chgs. - 9/5/26 - 10/4/26	09/05/2026	1,261.54	100-01-52100	Telephone
Total 100-01:						3,871.89		
100-03								
Copy & Print LLC	10419	1	Invoice	Matte Poster Stock - Worldcup Posters	06/09/2026	192.00	100-03-51300	Misc. Grant Expenses
Total 100-03:						192.00		
100-05								
AFBA	090526	1	Invoice	Life Insurance - September	09/05/2026	63.00	100-05-50014	Insurance - Life
Shoemaker, Trent	2026	1	Invoice	Fire Inspection Services FY/2025-2026	09/17/2026	2,000.00	100-05-51073	Contract Labor
Valley Wide Cooperative	B34754	1	Invoice	Fuel Card #3816393	09/09/2026	61.67	100-05-51110	Fuel
Valley Wide Cooperative	B34773	1	Invoice	Fuel Card #3816394	09/09/2026	100.92	100-05-51110	Fuel
Valley Wide Cooperative	B36117	1	Invoice	Fuel Card #3816393	09/12/2026	53.37	100-05-51110	Fuel
Valley Wide Cooperative	C10854	1	Invoice	Fuel Card #3816393	09/15/2026	100.77	100-05-51110	Fuel
Valley Wide Cooperative	B38531	1	Invoice	Fuel Card #3816393	09/19/2026	55.37	100-05-51110	Fuel
Valley Wide Cooperative	B38803	1	Invoice	Fuel Card #3816393	09/19/2026	95.10	100-05-51110	Fuel
Valley Wide Cooperative	C04587	1	Invoice	Fuel Card #3816393	09/07/2026	66.47	100-05-51110	Fuel
Dave's Bestway Automotive	13724	1	Invoice	Annual Service - Engine 2	09/21/2026	870.18	100-05-51167	R & M - Autos
Dave's Bestway Automotive	13713	1	Invoice	Yearly inspection - Engine 3	09/17/2026	744.61	100-05-51167	R & M - Autos
Dave's Bestway Automotive	13726	1	Invoice	Annual Service - Engine 1	09/22/2026	793.92	100-05-51167	R & M - Autos
Dave's Bestway Automotive	13640	1	Invoice	Annual Service - Engine 4 - 1994 Interna	09/22/2026	775.95	100-05-51167	R & M - Autos
LN Curtis & Sons	INV1107814	1	Invoice	SCBA Self contained breathing apparatus	09/08/2026	8,271.42	100-05-57000	Safety Equipment
Valley Wide Cooperative	100646/9	1	Invoice	Supplies for Fire education prop	09/01/2026	23.30	100-05-57000	Safety Equipment
Total 100-05:						14,076.05		
100-08								
Christensen Inc. dba United Oil	CL19944	1	Invoice	Fuel - Card #263953/Gaston	09/15/2026	237.31	100-08-51110	Fuel
Christensen Inc. dba United Oil	CL19944	2	Invoice	Fuel - Card #263954/Shelamer	09/15/2026	58.64	100-08-51110	Fuel
Christensen Inc. dba United Oil	CL19944	3	Invoice	Fuel - Card #263955/Thayer	09/15/2026	383.12	100-08-51110	Fuel
Christensen Inc. dba United Oil	CL19944	4	Invoice	Fuel - Card #6524271/Hairston	09/15/2026	279.37	100-08-51110	Fuel
Hairston, Kammerson	8050003971	1	Invoice	Reimbursement - fuel	09/10/2026	52.27	100-08-51110	Fuel
Easy Towing, LLC.	944	1	Invoice	Towing	09/14/2026	125.00	100-08-51167	R & M - Autos
Napa Auto Parts	271284	1	Invoice	Filters for oil changes	09/08/2026	76.95	100-08-51167	R & M - Autos
Shelamer, Michael	092126	1	Invoice	Travel to Chief's Conference 10/23 - 10/2	09/22/2026	440.00	100-08-52124	Travel Expense
Shelamer, Michael	092226	1	Invoice	Lodging for Chief's Conference - reimbur	09/22/2026	610.82	100-08-52124	Travel Expense

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
LN Curtis & Sons	INV1108369	1	Invoice	Uniforms	09/09/2026	178.90	100-08-52130	Uniforms & Clothing
Total 100-08:						2,442.38		
100-15								
Clearwater Landscaping	14863	1	Invoice	Irrigation repair - Memorial Park 8/25/26	09/15/2026	111.34	100-15-51073	Contract Labor
Christensen Inc. dba United Oil	CL19945	1	Invoice	Fuel - Card #263139	09/15/2026	33.98	100-15-51110	Fuel
Christensen Inc. dba United Oil	CL19946	1	Invoice	Fuel - Card #8191665	09/15/2026	126.97	100-15-51110	Fuel
Valley Wide Cooperative	C05425	1	Invoice	Fuel Card #3816744	09/08/2026	91.12	100-15-51110	Fuel
Valley Wide Cooperative	I09011	1	Invoice	Credit - fuel allowance	08/27/2026	10.32	100-15-51110	Fuel
Napa Auto Parts	27459	1	Invoice	Light plug for strobe light - 5500 Tk.	09/17/2026	6.48	100-15-51160	Repairs & Maintenance (G
Idaho Lumber	86572/1	1	Invoice	Concrete mix for plant garden @ Memori	09/18/2026	131.65	100-15-51162	R & M - Parks
Idaho Lumber	86653/1	1	Invoice	Concrete mix for plant garden @ Memori	09/19/2026	63.11	100-15-51162	R & M - Parks
Napa Auto Parts	271974	1	Invoice	Battery for sit down mower	09/14/2026	91.71	100-15-51163	R & M - Equipment (non-au
Napa Auto Parts	272460	1	Invoice	Battery cable terminal for sit down mowe	09/17/2026	13.16	100-15-51163	R & M - Equipment (non-au
Napa Auto Parts	271286	1	Invoice	Air filters for F-250 Tk.'s	09/08/2026	59.52	100-15-51167	R & M - Autos
Road Work Ahead Traffic Services	32271	1	Invoice	Traffic signs for Bellevue Parade	09/08/2026	1,150.00	100-15-52070	Signs
Idaho Power	2209394903-	1	Invoice	91 Martin Ln - Equipment Shed	09/17/2026	83.24	100-15-52143	Utilities - Power
Rumbles Documents Solutions LL	5040230903	1	Invoice	Bobcat Toolcat - 9/15/26 - 10/14/26	09/18/2026	527.01	100-15-58150	Auto/Equipment Lease (12
Total 100-15:						2,478.97		
200-20								
Spronk Water Engineers, Inc.	WRV03-36	1	Invoice	Engineering work w/BWGWMP 8/3 - 8/30	09/10/2026	437.50	200-20-51070	Conjunctive Management
Air St Lukes Membership	090126	1	Invoice	Membership - Backstrom	09/01/2026	55.00	200-20-51080	Dues & Memberships
Christensen Inc. dba United Oil	CL19945	2	Invoice	Fuel - Card #263139	09/15/2026	33.99	200-20-51110	Fuel
Christensen Inc. dba United Oil	CL19946	2	Invoice	Fuel - Card #8191665	09/15/2026	126.96	200-20-51110	Fuel
Valley Wide Cooperative	C05425	2	Invoice	Fuel Card #3816744	09/08/2026	91.13	200-20-51110	Fuel
Advanced Control Systems, LLC	42745	1	Invoice	SCADA Subscription	09/20/2026	160.00	200-20-57500	Scada Maintenance & Rep
McHugh Bromley Attorneys at La	10005382	1	Invoice	Legal assistance for water project - 8/4 -	08/31/2026	5,396.00	200-20-58125	Water Improvements IDEQ
Rumbles Documents Solutions LL	5040230903	2	Invoice	Bobcat Toolcat - 9/15/26 - 10/14/26	09/18/2026	527.02	200-20-58150	Auto/Equipment Lease (12
Total 200-20:						6,827.60		
300-30								
Christensen Inc. dba United Oil	CL19945	3	Invoice	Fuel - Card #263139	09/15/2026	33.99	300-30-51110	Fuel
Christensen Inc. dba United Oil	CL19946	3	Invoice	Fuel - Card #8191665	09/15/2026	126.96	300-30-51110	Fuel
Valley Wide Cooperative	C05425	3	Invoice	Fuel Card #3816744	09/08/2026	91.13	300-30-51110	Fuel
Advanced Control Systems, LLC	42744	1	Invoice	SCADA Subscription	09/20/2026	773.00	300-30-57500	Scada Maint & Repair
Keller Associates, Inc.	0000257586	1	Invoice	Consultant on site assistance from Keller	09/15/2026	4,737.79	300-30-58120	Construction & Improve
Advanced Control Systems, LLC	42814	1	Invoice	Membrane Replacement Project	09/21/2026	9,511.50	300-30-58121	Membrane Replacement P

Name	Invoice	Seq	Type	Description	Invoice Date	Total Cost	GL Account	GL Account Description
Rumbles Documents Solutions LL	5040230903	3	Invoice	Bobcat Toolcat - 9/15/26 - 10/14/26	09/18/2026	527.02	300-30-58150	Auto/Equipment Lease (12
Total 300-30:						15,801.39		
Grand Totals:						45,690.28		

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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MEMORANDUM

TO: Bellevue Common Council

FROM: Shelly Shoemaker, Treasurer

RE: Department Report

DATE: September 28, 2026

Summary of Treasurer's Report for August 2026

General Fund: August is a slow revenue month for the General Fund, partly due to the timing of certain transfers and reimbursements. Transfers of capital revenue from savings, as authorized by the FY26 budget amendment, along with the second half administrative fee reimbursements from Water and Wastewater Funds, occurred in September.

Year-to-date General Fund revenues are \$2,189,244, or 79% of the amended budget of \$2,760,362, across all departments combined. General Fund expenditures total \$2,415,560, or 87% of the amended budget of \$2,760,362.

Water Fund: Operating revenues total \$543,254 compared to the budgeted \$655,719. Of the 3.2M budgeted for the Water Project, \$435,822 has been reimbursed by IDEQ this fiscal year to date. An additional \$47,500 has been reimbursed by IDEQ for the 2021 Water Facilities Plan project. Operating expenses total \$394,492, compared to the budget of \$655,719. Total Water Improvement Project expenses total \$478,493.

Wastewater Fund: Operating revenues total \$1,376,993 compared to the budgeted \$1,915,635. This amount includes \$410,400 in bond proceeds and \$156,760 in capital fund reserves as authorized by the FY26 budget amendment. Year-to-date operating expenses total \$1,288,091 compared to the budgeted \$1,915,635. Most of the remaining capital funds allocated to the membrane project have been spent in September.

Fiscal Year 2026 Ends Sept. 30, 2026

With the rapidly approaching year-end to Fiscal Year 2026, I am preparing for transfers of capital revenues received during the year for future capital needs to be transferred to investment savings accounts. This includes development impact fees collected throughout the year as well as water and wastewater capital revenues. Resolutions for those transfers will be coming in Council in October.

The transition of the fiscal year also involves working closely with department heads to be sure invoices are received timely for expenses to be included in the current fiscal year. A new budget year also includes accounting updates and coordination with the Payroll and Accounts Payable Clerk.

Budget

A budget publication issue surfaced in September, and the process to correct the issue is in place with the special council meeting on October 6, 2026. A complete packet for that meeting is forthcoming.

HR and Staffing

As a result of our Clerk's leave and resignation, I have assumed responsibility for human resources and other administrative duties for the City. With the resignation of five staff members in September, the obligations are significantly more than normal.

Public Records Requests

In September, seven public records requests required my specific research and response in addition to providing guidance to Interim Clerk on multiple other requests.

Summary

In summary, the above are highlights of activities in addition to my regular financial duties of reconciling 16 bank accounts, processing weekly non-utility payments made by cash/check to the City, handling special invoices for payment, presenting claims, tracking and submitting reimbursement requests for grants, preparing financial reports, importing payroll and processing payroll liabilities in Caselle, and overseeing the accounts payable and payroll processes.

If you have any questions, please contact me. Thank you.

Treasurer's Report

As of August 31, 2026

Fiscal Year 2026

92% of Budget

24 of 26 Payrolls



Bellevue
Idaho

Shelly Shoemaker
City Treasurer/Finance Manager
Email: sshoemaker@bellevueidaho.us
Office: 208-913-0192

Citizens are invited to review this report at www.bellevueidaho.gov

CITY OF BELLEVUE
COMBINED CASH INVESTMENT
AUGUST 31, 2026

COMBINED CASH ACCOUNTS

999-00-10001	DLE OPERATING CASH	541,373.25
999-00-10050	XPRESS DEPOSIT ACCOUNT	49,145.45
999-00-10175	CASH CLEARING - UTILITIES	(6,853.19)
999-00-19999	BANK TRANSFER CLEARING	(490.65)
	TOTAL COMBINED CASH	583,174.86
999-00-10000	CASH ALLOCATED TO FUNDS	(583,174.86)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

100	ALLOCATION TO GENERAL FUND	(93,635.98)
200	ALLOCATION TO WATER FUND	176,478.26
300	ALLOCATION TO WASTEWATER FUND	500,332.58
	TOTAL ALLOCATIONS TO OTHER FUNDS	583,174.86
	ALLOCATION FROM COMBINED CASH FUND: 999-00-10000	(583,174.86)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

CITY OF BELLEVUE
BALANCE SHEET
AUGUST 31, 2026

GENERAL FUND

ASSETS

100-00-10000	CASH ALLOCATION	(	93,635.98)	
100-00-10010	LGIP 802 GENERAL FUND		156,471.44	
100-00-10018	LGIP 3593 FIRE CAPITAL SAVINGS		8,393.74	
100-00-10022	LGIP 3703 DIF		263,970.57	
100-00-10023	LGIP 3790 MUNI PROP TAX		9,505.30	
100-00-10024	LGIP 3797 GANNETT RANCH ANNEX		58,796.19	
100-00-10026	LGIP 3814 STREETS CAPITAL		36,647.54	
100-00-11016	NSF CHECK RECEIVABLE		32.55	
100-00-11030	PROPERTY TAXES REC		20,261.15	
100-00-11040	INTERGOVERNMENTAL REC		147,140.99	
100-00-12000	UNDEPOSITED FUNDS		3,456.70	
TOTAL ASSETS				611,040.19

LIABILITIES AND EQUITY

LIABILITIES

100-00-20000	ACCOUNTS PAYABLE		3,259.14	
100-00-24110	SUPPLEMENTAL INSURANCE	(	.04)	
100-00-24130	PERSI 1 & 2 EMPLOYEE		175.77	
100-00-24131	PERSI EMPLOYER MATCH		121.23	
100-00-24132	PERSI CHOICE	(	86.48)	
100-00-27110	PARK DEPOSIT		200.00	
100-00-27260	GANNETT RANCH ANNEX REVIEW		55,294.87	
TOTAL LIABILITIES				58,964.49

FUND EQUITY

100-00-30000	RETAINED EARNINGS	778,391.03		
	REVENUE OVER EXPENDITURES - YTD	(	226,315.33)	
BALANCE - CURRENT DATE			552,075.70	
TOTAL FUND EQUITY				552,075.70
TOTAL LIABILITIES AND EQUITY				611,040.19

CITY OF BELLEVUE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>ADMIN</u>					
100-01-40000 CARRYOVER	.00	.00	184,411.00	184,411.00	.0
100-01-41200 STATE SALES TAX REVENUE	.00	294,489.57	300,171.00	5,681.43	98.1
100-01-41210 STATE LIQUOR FUNDS	12,220.00	67,048.00	70,000.00	2,952.00	95.8
100-01-41400 ALCOHOL PERMITS	1,050.00	7,635.00	6,300.00	(1,335.00)	121.2
100-01-41500 BUSINESS LICENSES	375.00	21,950.00	22,882.00	932.00	95.9
100-01-41510 MOBILE FOOD VENDOR PERMIT	.00	450.00	.00	(450.00)	.0
100-01-41600 FRANCHISE FEES	2,251.39	89,340.71	115,000.00	25,659.29	77.7
100-01-41700 CITY PROPERTY TAX	5,451.97	894,325.54	889,126.00	(5,199.54)	100.6
100-01-41710 PERSONAL PROPERTY REPLACEMENT	4,016.48	8,032.96	8,052.00	19.04	99.8
100-01-41800 ADMINISTRATIVE FEES	.00	131,088.00	262,176.00	131,088.00	50.0
100-01-41815 APPLICATION FEES	.00	38.00	.00	(38.00)	.0
100-01-41950 PERMIT - OTHER	.00	100.00	500.00	400.00	20.0
100-01-45000 MISC INCOME	.00	898.52	.00	(898.52)	.0
100-01-45100 INTEREST EARNED	507.21	10,969.41	.00	(10,969.41)	.0
100-01-46100 DIF ADMINISTRATION	1,192.00	7,557.40	.00	(7,557.40)	.0
100-01-49910 RETURNED CHECK CHARGES	90.00	1,065.00	.00	(1,065.00)	.0
TOTAL ADMIN	27,154.05	1,534,988.11	1,858,618.00	323,629.89	82.6
<u>CD AND P&Z</u>					
100-03-41805 BUILDING PERMITS	6,897.10	77,757.51	70,000.00	(7,757.51)	111.1
100-03-41806 BUILDING PERMIT PLAN REVIEW FE	3,251.48	53,679.94	45,500.00	(8,179.94)	118.0
100-03-41807 DESIGN REVIEW FEE	.00	400.00	.00	(400.00)	.0
100-03-41809 FENCE PERMITS	600.00	2,600.00	1,500.00	(1,100.00)	173.3
100-03-41810 MANUF HOME INSTALL & SET DOWN	200.00	400.00	3,000.00	2,600.00	13.3
100-03-41811 ROOF PERMIT	931.14	6,564.68	6,000.00	(564.68)	109.4
100-03-41820 SIGN PERMITS	.00	500.00	1,000.00	500.00	50.0
100-03-41900 GRANTS	.00	25,000.00	32,000.00	7,000.00	78.1
100-03-43000 REIMBURSEMENT	.00	95.84	.00	(95.84)	.0
100-03-43400 PLANNING & ZONING APPLICATIONS	.00	9,386.00	15,000.00	5,614.00	62.6
100-03-46100 DIF COMMUNITY DEVELOPMENT	742.00	9,811.94	.00	(9,811.94)	.0
TOTAL CD AND P&Z	12,621.72	186,195.91	174,000.00	(12,195.91)	107.0
<u>FIRE</u>					
100-05-41900 GRANTS	.00	.00	10,000.00	10,000.00	.0
100-05-41930 FIRE EQUIP/PAY REIMBURSEMENT	.00	.00	6,000.00	6,000.00	.0
100-05-41955 FIRE DEPT FEES & PERMITS	2,758.85	28,196.62	12,000.00	(16,196.62)	235.0
100-05-45000 MISC INCOME	.00	2,199.00	.00	(2,199.00)	.0
100-05-45100 INTEREST EARNED	23.99	222.48	.00	(222.48)	.0
100-05-46100 DIF FIRE SERVICES	1,456.00	18,594.96	.00	(18,594.96)	.0
100-05-48000 CAPITAL FUND RESERVES	.00	.00	15,476.00	15,476.00	.0
TOTAL FIRE	4,238.84	49,213.06	43,476.00	(5,737.06)	113.2

CITY OF BELLEVUE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>LIBRARY</u>					
100-07-40000 CARRYOVER	.00	.00	2,250.00	2,250.00	.0
100-07-41900 GRANTS	.00	.00	10,000.00	10,000.00	.0
100-07-41920 DONATIONS	.00	1,500.00	1,500.00	.00	100.0
100-07-41930 FUNDRAISING EVENTS	.00	.00	300.00	300.00	.0
100-07-46100 DIF LIBRARY	108.00	1,175.37	.00	(1,175.37)	.0
TOTAL LIBRARY	108.00	2,675.37	14,050.00	11,374.63	19.0

<u>MARSHAL</u>					
100-08-41816 INSPECTION FEES	10.00	15.00	500.00	485.00	3.0
100-08-41900 GRANTS	.00	.00	7,000.00	7,000.00	.0
100-08-41920 DONATIONS	.00	.00	1,000.00	1,000.00	.0
100-08-41960 CITY CODE VIOLATION FEE	.00	700.00	3,000.00	2,300.00	23.3
100-08-41980 COURT FINES	3,076.58	55,811.73	50,000.00	(5,811.73)	111.6
100-08-45000 MISC INCOME	.00	461.65	.00	(461.65)	.0
100-08-45500 TRAINING & EDUCATION	.00	.00	5,000.00	5,000.00	.0
100-08-46100 DIF MARSHAL	300.00	2,930.47	.00	(2,930.47)	.0
TOTAL MARSHAL	3,386.58	59,918.85	66,500.00	6,581.15	90.1

<u>15 - CITY ASSETS</u>					
100-15-40001 CARRYOVER	.00	.00	22,000.00	22,000.00	.0
100-15-41000 STATE HIGHWAY REVENUE - REGULA	.00	95,899.42	98,616.00	2,716.58	97.3
100-15-41100 STATE HIGHWAY REVENUE HB312	.00	28,471.79	29,129.00	657.21	97.7
100-15-41110 STATE HIGHWAY REVENUE HB 362	.00	24,151.82	24,791.00	639.18	97.4
100-15-41111 STATE HIGHWAY REVENUE GF HB354	.00	7,018.59	60,611.00	53,592.41	11.6
100-15-41115 LOT TAX REVENUE	7,582.92	38,256.85	75,000.00	36,743.15	51.0
100-15-41807 ENCROACHMENT PERMIT	625.00	3,475.00	1,500.00	(1,975.00)	231.7
100-15-41898 GRANTS - PARKS	.00	85,000.00	85,000.00	.00	100.0
100-15-41899 GRANTS - BLDGS & GROUNDS	.00	.00	25,000.00	25,000.00	.0
100-15-41900 GRANTS - STREETS	.00	42,006.29	60,046.00	18,039.71	70.0
100-15-41901 PARK RENTAL FEE	220.00	1,365.00	2,000.00	635.00	68.3
100-15-41902 PARK RENTAL SPORTS FIELD	.00	1,600.00	4,000.00	2,400.00	40.0
100-15-41920 DONATIONS	.00	1,000.00	1,000.00	.00	100.0
100-15-45000 MISC INCOME	.00	416.33	.00	(416.33)	.0
100-15-45100 INTEREST EARNED	149.61	1,629.41	.00	(1,629.41)	.0
100-15-46100 DIF STREETS	484.00	6,583.51	.00	(6,583.51)	.0
100-15-46101 DIF BLDGS & GROUNDS	620.00	8,377.91	.00	(8,377.91)	.0
100-15-46102 DIF PARKS	72.00	1,122.58	.00	(1,122.58)	.0
100-15-48000 CAPITAL FUND RESERVES	.00	.00	115,025.00	115,025.00	.0
TOTAL 15 - CITY ASSETS	9,753.53	346,374.50	603,718.00	257,343.50	57.4

CITY OF BELLEVUE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>CAPITAL IMPROVEMENT</u>					
100-40-45100	INTEREST EARNED	855.68	7,802.85	.00	(7,802.85)	.0
	TOTAL CAPITAL IMPROVEMENT	855.68	7,802.85	.00	(7,802.85)	.0
	<u>CLIENT SECURITY INVESTMENT</u>					
100-50-45100	INTEREST EARNED	190.59	2,075.76	.00	(2,075.76)	.0
	TOTAL CLIENT SECURITY INVESTMENT	190.59	2,075.76	.00	(2,075.76)	.0
	TOTAL FUND REVENUE	58,308.99	2,189,244.41	2,760,362.00	571,117.59	79.3

CITY OF BELLEVUE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>DEPARTMENT 00</u>					
100-00-50001	SALARIES & WAGES	(1,151.17)	(1,151.17)	.00	1,151.17	.0
	TOTAL DEPARTMENT 00	(1,151.17)	(1,151.17)	.00	1,151.17	.0
	<u>ADMIN</u>					
100-01-50001	SALARIES & WAGES	21,619.89	237,288.78	239,649.28	2,360.50	99.0
100-01-50010	P/R TAX EXPENSE	1,634.52	17,206.73	18,337.17	1,130.44	93.8
100-01-50011	INSURANCE - HEALTH	(253.84)	42,624.75	41,680.00	(944.75)	102.3
100-01-50015	WORKERS COMPENSATION INSURANCE	.00	25,677.00	33,692.00	8,015.00	76.2
100-01-50017	RETIREMENT	2,362.12	28,071.15	28,662.05	590.90	97.9
100-01-50019	AIR AMBULANCE	55.00	55.00	.00	(55.00)	.0
100-01-51020	ADVERTISING	.00	.00	200.00	200.00	.0
100-01-51030	BANK CHARGES	24.00	(9.43)	200.00	209.43	(4.7)
100-01-51060	COMPUTER IT SUPPORT	1,672.25	17,644.00	19,576.00	1,932.00	90.1
100-01-51062	COMPUTERS - SOFTWARE & SUBSCRI	1,047.51	53,984.27	54,400.00	415.73	99.2
100-01-51075	CONTINGENCY EXPENSE	.00	.00	5,000.00	5,000.00	.0
100-01-51080	DUES & MEMBERSHIPS	239.89	3,667.52	3,000.00	(667.52)	122.3
100-01-51092	ENGINEERING - REIMBURSABLE	.00	.00	100.00	100.00	.0
100-01-51140	LEGAL FEES	3,735.00	19,345.00	12,000.00	(7,345.00)	161.2
100-01-51145	LEGAL - PROSECUTING ATTORNEY	1,909.00	22,908.00	22,800.00	(108.00)	100.5
100-01-51150	LIABILITY INSURANCE	.00	42,879.03	42,879.00	(.03)	100.0
100-01-51180	OFFICE EQUIPMENT RENTAL/REPAIR	993.07	9,317.14	7,000.00	(2,317.14)	133.1
100-01-52010	OFFICE SUPPLIES	252.88	4,323.50	6,500.00	2,176.50	66.5
100-01-52040	POSTAGE, COPIES, MAILING	419.77	6,005.07	7,400.00	1,394.93	81.2
100-01-52050	PROFESSIONAL SERVICES	.00	5,714.50	3,000.00	(2,714.50)	190.5
100-01-52060	PUBLISHING	57.20	622.43	200.00	(422.43)	311.2
100-01-52085	STORAGE	70.00	770.00	800.00	30.00	96.3
100-01-52090	SUPPLIES	605.38	1,797.70	2,500.00	702.30	71.9
100-01-52100	TELEPHONE	2,189.91	22,935.71	26,160.00	3,224.29	87.7
100-01-52120	TRAINING & MEETINGS	.00	611.00	2,500.00	1,889.00	24.4
100-01-52124	TRAVEL EXPENSE	.00	286.30	1,000.00	713.70	28.6
100-01-56020	SERVICE CONTRACTS	.00	14,800.00	15,200.00	400.00	97.4
100-01-57000	SAFETY EQUIPMENT	.00	243.16	40.00	(203.16)	607.9
100-01-66900	RECONCILIATION ADJUSTMENT	(.01)	139.38	.00	(139.38)	.0
	TOTAL ADMIN	38,633.54	578,907.69	594,475.50	15,567.81	97.4

CITY OF BELLEVUE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>03 - CD AND P&Z</u>					
100-03-50001 SALARIES & WAGES	11,011.56	140,810.23	161,691.00	20,880.77	87.1
100-03-50010 P/R TAX EXPENSE	841.23	10,759.16	12,369.00	1,609.84	87.0
100-03-50011 INSURANCE - HEALTH	.00	19,448.00	20,840.00	1,392.00	93.3
100-03-50017 RETIREMENT	954.49	15,658.11	19,338.00	3,679.89	81.0
100-03-50020 P & Z COMMISSION	1,302.00	2,436.00	3,605.00	1,169.00	67.6
100-03-51020 ADVERTISING	.00	46.13	600.00	553.87	7.7
100-03-51041 REIMBURSABLE EXPENSE	2,117.50	7,203.69	.00	(7,203.69)	.0
100-03-51075 CONTINGENCY EXPENSE	.00	.00	5,000.00	5,000.00	.0
100-03-51080 DUES & MEMBERSHIPS	305.00	1,938.00	1,200.00	(738.00)	161.5
100-03-51090 ENGINEERING SERVICES	.00	.00	5,000.00	5,000.00	.0
100-03-51140 LEGAL FEES	435.00	1,650.00	5,000.00	3,350.00	33.0
100-03-51300 MISC. GRANT EXPENSES	.00	4,344.79	7,000.00	2,655.21	62.1
100-03-51650 COMPREHENSIVE PLAN	.00	11,371.93	30,000.00	18,628.07	37.9
100-03-52010 OFFICE SUPPLIES	.00	515.09	.00	(515.09)	.0
100-03-52050 PROFESSIONAL SERVICES	3,655.10	33,708.37	45,500.00	11,791.63	74.1
100-03-52060 PUBLISHING	.00	323.32	400.00	76.68	80.8
100-03-52120 TRAINING & MEETINGS	500.00	1,096.17	2,000.00	903.83	54.8
100-03-52124 TRAVEL EXPENSE	.00	2,793.28	1,000.00	(1,793.28)	279.3
100-03-52130 UNIFORMS	.00	191.49	1,000.00	808.51	19.2
100-03-58110 COMPUTER PURCHASE	.00	1,462.70	3,000.00	1,537.30	48.8
TOTAL 03 - CD AND P&Z	21,121.88	255,756.46	324,543.00	68,786.54	78.8

FIRE

100-05-50001 SALARIES & WAGES	5,754.84	67,650.30	73,360.00	5,709.70	92.2
100-05-50010 P/R TAX EXPENSE	440.19	5,174.81	2,918.00	(2,256.81)	177.3
100-05-50014 INSURANCE - LIFE	63.00	863.00	1,500.00	637.00	57.5
100-05-50017 RETIREMENT	273.89	4,649.97	5,332.00	682.03	87.2
100-05-51073 CONTRACT LABOR	.00	.00	2,000.00	2,000.00	.0
100-05-51080 DUES & MEMBERSHIPS	.00	3,742.29	4,000.00	257.71	93.6
100-05-51110 FUEL	209.07	2,268.12	4,000.00	1,731.88	56.7
100-05-51140 LEGAL FEES	.00	.00	200.00	200.00	.0
100-05-51163 R & M - EQUIPMENT (NON-AUTO)	.00	6,652.05	5,000.00	(1,652.05)	133.0
100-05-51167 R & M - AUTOS	395.90	3,177.75	6,000.00	2,822.25	53.0
100-05-51177 MISC EXPENSE	231.61	842.07	1,000.00	157.93	84.2
100-05-52010 OFFICE SUPPLIES	.00	622.28	100.00	(522.28)	622.3
100-05-52080 SMALL TOOLS & EQUIPMENT	.00	1,292.35	2,000.00	707.65	64.6
100-05-52090 SUPPLIES	498.20	763.16	1,000.00	236.84	76.3
100-05-52120 TRAINING & MEETINGS	(84.65)	772.95	2,000.00	1,227.05	38.7
100-05-52124 TRAVEL EXPENSE	.00	1,002.72	1,500.00	497.28	66.9
100-05-52130 UNIFORMS & CLOTHING	.00	635.63	1,000.00	364.37	63.6
100-05-56030 INVESTIGATIONS	.00	.00	150.00	150.00	.0
100-05-56047 RMS/CAD	.00	4,101.28	4,101.00	(.28)	100.0
100-05-57000 SAFETY EQUIPMENT	1,459.70	29,208.06	40,000.00	10,791.94	73.0
100-05-58120 CONSTRUCTION & IMPROVEMENT	.00	15,476.00	15,476.00	.00	100.0
100-05-58150 AUTO/EQUIPMENT LEASE (12+ MOS)	.00	28,683.69	28,683.00	(.69)	100.0
TOTAL FIRE	9,241.75	177,578.48	201,320.00	23,741.52	88.2

CITY OF BELLEVUE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LIBRARY</u>					
100-07-50001 SALARIES & WAGES	3,239.68	40,293.51	42,116.00	1,822.49	95.7
100-07-50010 P/R TAX EXPENSE	243.20	3,010.81	3,222.00	211.19	93.5
100-07-50011 INSURANCE - HEALTH	.00	9,724.00	10,420.00	696.00	93.3
100-07-50017 RETIREMENT	484.34	5,509.35	5,037.00	(472.35)	109.4
100-07-51020 ADVERTISING	.00	.00	200.00	200.00	.0
100-07-51062 COMPUTERS - SOFTWARE & SUBSCRI	.00	1,766.39	2,500.00	733.61	70.7
100-07-51080 DUES & MEMBERSHIPS	.00	1,110.48	175.00	(935.48)	634.6
100-07-51177 MISC EXPENSE	.00	.00	200.00	200.00	.0
100-07-51180 OFFICE EQUIPMENT RENTAL/REPAIR	.00	.00	250.00	250.00	.0
100-07-52090 SUPPLIES	.00	15.69	300.00	284.31	5.2
100-07-52120 TRAINING & MEETINGS	.00	188.00	100.00	(88.00)	188.0
100-07-55000 LIBRARY NEW BOOKS	4.00	1,962.18	1,800.00	(162.18)	109.0
100-07-55010 LIBRARY PROGRAMS	125.35	2,450.61	2,000.00	(450.61)	122.5
TOTAL LIBRARY	4,096.57	66,031.02	68,320.00	2,288.98	96.7

<u>MARSHAL</u>					
100-08-50001 SALARIES & WAGES	39,731.75	387,752.98	413,693.00	25,940.02	93.7
100-08-50010 P/R TAX EXPENSE	3,035.22	29,082.31	31,647.00	2,564.69	91.9
100-08-50011 INSURANCE - HEALTH	.00	37,438.90	52,100.00	14,661.10	71.9
100-08-50017 RETIREMENT	5,554.51	54,157.88	57,834.00	3,676.12	93.6
100-08-50019 AIR AMBULANCE	55.00	55.00	.00	(55.00)	.0
100-08-51062 COMPUTERS - SOFTWARE & SUBSCRI	.00	.00	250.00	250.00	.0
100-08-51075 CONTINGENCY EXPENSE	.00	.00	5,000.00	5,000.00	.0
100-08-51080 DUES & MEMBERSHIPS	250.00	1,000.00	1,000.00	.00	100.0
100-08-51110 FUEL	997.98	15,908.47	15,000.00	(908.47)	106.1
100-08-51130 EQUIPMENT RENTAL	.00	16,681.07	17,000.00	318.93	98.1
100-08-51167 R & M - AUTOS	127.02	8,431.42	7,000.00	(1,431.42)	120.5
100-08-52010 OFFICE SUPPLIES	41.50	949.82	1,200.00	250.18	79.2
100-08-52120 TRAINING & MEETINGS	.00	749.50	6,000.00	5,250.50	12.5
100-08-52124 TRAVEL EXPENSE	.00	1,651.99	4,000.00	2,348.01	41.3
100-08-52130 UNIFORMS & CLOTHING	.00	405.90	3,000.00	2,594.10	13.5
100-08-56010 911 DISPATCH	.00	31,679.85	31,680.00	.15	100.0
100-08-56020 SERVICE CONTRACTS	.00	.00	6,000.00	6,000.00	.0
100-08-56040 MEDICAL/LAB KITS	14.70	234.70	200.00	(34.70)	117.4
100-08-56045 RADIO FEES	.00	2,640.00	2,640.00	.00	100.0
100-08-56047 RMS/CAD	.00	11,012.73	11,013.00	.27	100.0
100-08-56050 SPECIALIZED EQUIPMENT	321.98	2,317.92	5,000.00	2,682.08	46.4
100-08-57000 SAFETY EQUIPMENT	.00	128.90	1,500.00	1,371.10	8.6
100-08-58110 COMPUTER/SOFTWARE PURCHASE	.00	2,951.57	3,000.00	48.43	98.4
100-08-58150 AUTO/EQUIPMENT LEASE	.00	20,309.85	20,310.00	.15	100.0
TOTAL MARSHAL	50,129.66	625,540.76	696,067.00	70,526.24	89.9

CITY OF BELLEVUE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>MAYOR & CITY COUNCIL</u>					
100-11-50001	SALARIES & WAGES	2,500.00	27,750.00	30,000.00	2,250.00	92.5
100-11-50010	P/R TAX EXPENSE	191.28	2,123.19	2,295.00	171.81	92.5
100-11-50017	RETIREMENT	239.20	2,661.10	3,354.00	692.90	79.3
	TOTAL MAYOR & CITY COUNCIL	2,930.48	32,534.29	35,649.00	3,114.71	91.3

CITY OF BELLEVUE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>15 - CITY ASSETS</u>					
100-15-50001 SALARIES & WAGES	15,832.38	191,272.83	205,920.00	14,647.17	92.9
100-15-50009 PREMIUM SALARY & WAGES	.00	.00	1,760.00	1,760.00	.0
100-15-50010 P/R TAX EXPENSE	1,211.19	14,177.05	15,888.00	1,710.95	89.2
100-15-50011 INSURANCE - HEALTH	.00	31,040.22	31,260.00	219.78	99.3
100-15-50017 RETIREMENT	1,893.55	22,893.64	24,839.00	1,945.36	92.2
100-15-51020 ADVERTISING	.00	.00	100.00	100.00	.0
100-15-51073 CONTRACT LABOR	.00	26,479.55	30,000.00	3,520.45	88.3
100-15-51075 CONTINGENCY EXPENSE	.00	.00	10,000.00	10,000.00	.0
100-15-51080 DUES & MEMBERSHIPS	.00	.00	250.00	250.00	.0
100-15-51090 ENGINEERING SERVICES	7,276.22	50,927.96	60,046.00	9,118.04	84.8
100-15-51110 FUEL	305.84	3,985.13	10,000.00	6,014.87	39.9
100-15-51130 EQUIPMENT RENTAL	.00	.00	100.00	100.00	.0
100-15-51140 LEGAL FEES	.00	.00	400.00	400.00	.0
100-15-51160 REPAIRS & MAINTENANCE (GENERAL	.00	1,993.82	600.00	(1,393.82)	332.3
100-15-51161 R & M - BLDGS & GROUNDS	.00	7,274.05	5,000.00	(2,274.05)	145.5
100-15-51162 R & M - PARKS	.00	3,354.93	3,000.00	(354.93)	111.8
100-15-51163 R & M - EQUIPMENT (NON-AUTO)	60.06	3,158.11	10,000.00	6,841.89	31.6
100-15-51164 R & M - STREET MAINTENANCE	.00	7,200.82	5,000.00	(2,200.82)	144.0
100-15-51165 R & M - TREE EXPENSE	9.28	2,143.79	2,000.00	(143.79)	107.2
100-15-51166 R & M - SNOW REMOVAL	.00	13,293.88	50,000.00	36,706.12	26.6
100-15-51167 R & M - AUTOS	159.10	11,543.34	5,000.00	(6,543.34)	230.9
100-15-51168 R & M - STREET LIGHTS	.00	4,683.96	5,000.00	316.04	93.7
100-15-51177 MISC EXPENSE	30.00	63.57	400.00	336.43	15.9
100-15-51180 MISC. GRANT EXPENSE	.00	8,936.28	.00	(8,936.28)	.0
100-15-52010 OFFICE SUPPLIES	.00	.00	250.00	250.00	.0
100-15-52050 PROFESSIONAL SERVICES	375.00	759.75	10,000.00	9,240.25	7.6
100-15-52070 SIGNS	.00	2,073.65	3,500.00	1,426.35	59.3
100-15-52080 SMALL TOOLS & EQUIPMENT	.00	819.49	2,500.00	1,680.51	32.8
100-15-52090 SUPPLIES	285.88	6,327.37	7,500.00	1,172.63	84.4
100-15-52120 TRAINING & MEETINGS	.00	696.00	2,000.00	1,304.00	34.8
100-15-52124 TRAVEL EXPENSE	.00	800.20	600.00	(200.20)	133.4
100-15-52130 UNIFORMS & CLOTHING	643.75	1,004.66	1,500.00	495.34	67.0
100-15-52140 UTILITIES - GAS	100.91	3,056.67	5,000.00	1,943.33	61.1
100-15-52143 UTILITIES - POWER	744.68	8,369.36	8,400.00	30.64	99.6
100-15-52145 UTILITIES - STREET LIGHTS	1,847.08	19,162.92	22,000.00	2,837.08	87.1
100-15-52146 UTILITIES - TRASH/TOILET/RECYC	1,167.07	10,579.83	6,300.00	(4,279.83)	167.9
100-15-56045 RADIO FEES	20.00	220.00	240.00	20.00	91.7
100-15-57000 SAFETY EQUIPMENT	31.06	1,543.80	500.00	(1,043.80)	308.8
100-15-58110 COMPUTER PURCHASE	.00	2,955.18	3,000.00	44.82	98.5
100-15-58120 CONSTRUCTION & IMPROVEMENT	.00	84,815.89	169,843.00	85,027.11	49.9
100-15-58150 AUTO/EQUIPMENT LEASE (12+ MOS)	1,135.67	38,904.51	40,490.00	1,585.49	96.1
100-15-58160 AUTO OR EQUIPMENT PURCHASE	.00	16,570.00	10,000.00	(6,570.00)	165.7
100-15-58190 REAL PROPERTY LEASE	125.00	1,500.00	1,625.00	125.00	92.3
100-15-58250 STREET CONSTRUCTION	.00	75,780.00	68,182.00	(7,598.00)	111.1
TOTAL 15 - CITY ASSETS	33,253.72	680,362.21	839,993.00	159,630.79	81.0
TOTAL FUND EXPENDITURES	158,256.43	2,415,559.74	2,760,367.50	344,807.76	87.5

CITY OF BELLEVUE
BALANCE SHEET
AUGUST 31, 2026

WATER FUND

ASSETS

200-00-10000	CASH ALLOCATION	176,478.26	
200-00-10011	LGIP 1506 WATER	32,974.47	
200-00-10012	LGIP WATER CAP 2442	616,341.60	
200-00-10017	DBF 366 BOND FUND	279,494.81	
200-00-10028	LGIP 4286 WATER AFFF	134,142.91	
200-00-11000	ACCOUNTS RECEIVABLE	(29,919.44)	
200-00-12000	UNDEPOSITED FUNDS	(3,313.15)	
200-00-15001	MACHINERY & EQUIPMENT	345,225.57	
200-00-15020	FACILITY ASSET	5,020,199.53	
200-00-19000	ACCUMULATED DEPRECIATION	(2,898,873.64)	
	TOTAL ASSETS		3,672,750.92

LIABILITIES AND EQUITY

LIABILITIES

200-00-20000	ACCOUNTS PAYABLE	22,439.97	
200-00-26110	COMPENSATED TIME OFF PAYABLE	1,232.82	
200-00-28100	WATER LEASES (WATER LEASE LIAB	119,796.35	
200-00-28500	NET PENSION LIABILITY	26,717.66	
200-00-29000	DEFERRED INFLOWS	11,566.43	
	TOTAL LIABILITIES		181,753.23

FUND EQUITY

200-00-30000	RETAINED EARNINGS	3,342,440.86	
200-00-35000	DEFERRED OUTFLOWS	(5,034.79)	
	REVENUE OVER EXPENDITURES - YTD	153,591.62	
	BALANCE - CURRENT DATE	3,490,997.69	
	TOTAL FUND EQUITY		3,490,997.69
	TOTAL LIABILITIES AND EQUITY		3,672,750.92

CITY OF BELLEVUE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>WATER REVENUE</u>					
200-20-40000 CARRYOVER	.00	.00	152,719.00	152,719.00	.0
200-20-41800 ADMINISTRATIVE FEES	.00	.00	375.00	375.00	.0
200-20-41815 APPLICATION FEES	.00	175.00	125.00	(50.00)	140.0
200-20-41816 CONNECT/INSPECT FEE	.00	600.00	.00	(600.00)	.0
200-20-41910 IDEQ - WATER GRANT/BOND DW2409	47,491.00	435,822.00	3,200,000.00	2,764,178.00	13.6
200-20-41911 IDEQ - WFP 270-2023-21	.00	47,500.00	.00	(47,500.00)	.0
200-20-41950 PERMIT - OTHER	.00	1,356.00	500.00	(856.00)	271.2
200-20-42001 WATER USER FEES	(15,217.98)	401,187.96	480,000.00	78,812.04	83.6
200-20-42002 WATER METER VAULT FEES	.00	15,096.00	5,000.00	(10,096.00)	301.9
200-20-42004 WATER CAP FEE	.00	19,250.00	15,000.00	(4,250.00)	128.3
200-20-42005 LATE FEES	200.00	1,460.00	.00	(1,460.00)	.0
200-20-42006 WATER ON OR OFF	960.00	2,620.00	2,000.00	(620.00)	131.0
200-20-43000 REIMBURSEMENT	.00	2,380.80	.00	(2,380.80)	.0
200-20-45010 AFFF LITIGATION SETTLEMENT	24,106.63	61,992.42	.00	(61,992.42)	.0
200-20-45100 INTEREST EARNED	3,411.03	37,136.24	.00	(37,136.24)	.0
TOTAL WATER REVENUE	60,950.68	1,026,576.42	3,855,719.00	2,829,142.58	26.6
TOTAL FUND REVENUE	60,950.68	1,026,576.42	3,855,719.00	2,829,142.58	26.6

CITY OF BELLEVUE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
200-20-50001 SALARIES & WAGES	5,847.69	66,861.68	75,119.00	8,257.32	89.0
200-20-50010 P/R TAX EXPENSE	447.34	5,080.81	5,747.00	666.19	88.4
200-20-50011 INSURANCE - HEALTH	.00	8,270.83	12,600.00	4,329.17	65.6
200-20-50015 WORKERS COMPENSATION INSURANCE	.00	2,786.00	2,702.00	(84.00)	103.1
200-20-50017 RETIREMENT	699.35	7,977.38	8,984.00	1,006.62	88.8
200-20-51010 ADMIN FEES	.00	61,322.00	122,644.00	61,322.00	50.0
200-20-51020 ADVERTISING	.00	.00	200.00	200.00	.0
200-20-51060 COMPUTER IT SUPPORT	.00	.00	1,920.00	1,920.00	.0
200-20-51062 COMPUTERS - SOFTWARE & SUBS	.00	6,559.45	6,000.00	(559.45)	109.3
200-20-51070 CONJUNCTIVE MANAGEMENT	1,109.38	27,775.02	53,000.00	25,224.98	52.4
200-20-51073 CONTRACT LABOR	.00	48,610.00	85,000.00	36,390.00	57.2
200-20-51075 CONTINGENCY EXPENSE	.00	.00	25,000.00	25,000.00	.0
200-20-51080 DUES & MEMBERSHIPS	.00	580.00	1,000.00	420.00	58.0
200-20-51090 ENGINEERING SERVICES	.00	3,043.13	.00	(3,043.13)	.0
200-20-51110 FUEL	305.82	3,667.57	10,000.00	6,332.43	36.7
200-20-51122 IDWR WATER FEES	.00	.00	4,000.00	4,000.00	.0
200-20-51140 LEGAL FEES	.00	837.00	3,000.00	2,163.00	27.9
200-20-51150 LIABILITY INSURANCE	.00	13,913.15	13,913.00	(.15)	100.0
200-20-51160 REPAIRS & MAINTENANCE (GEN	.00	25,665.02	40,000.00	14,334.98	64.2
200-20-51163 R & M - EQUIPMENT (NON-AUTO)	.00	1,004.88	5,000.00	3,995.12	20.1
200-20-51167 R & M - AUTOS	.00	1,950.49	2,500.00	549.51	78.0
200-20-52010 OFFICE SUPPLIES	.00	162.39	500.00	337.61	32.5
200-20-52040 POSTAGE, COPIES, MAILING	.00	.00	250.00	250.00	.0
200-20-52050 PROFESSIONAL SERVICES	184.35	2,344.13	4,500.00	2,155.87	52.1
200-20-52070 SIGNS	.00	1,177.26	250.00	(927.26)	470.9
200-20-52080 SMALL TOOLS & EQUIPMENT	.00	1,560.15	2,500.00	939.85	62.4
200-20-52090 SUPPLIES	273.09	2,120.35	10,000.00	7,879.65	21.2
200-20-52100 TELEPHONE	96.63	965.70	1,215.00	249.30	79.5
200-20-52110 TEST SAMPLES - WATER	375.00	15,773.74	10,000.00	(5,773.74)	157.7
200-20-52111 TEST SAMPLES - NON-REGULATED	.00	375.00	.00	(375.00)	.0
200-20-52120 TRAINING & MEETINGS	.00	3,186.06	2,500.00	(686.06)	127.4
200-20-52124 TRAVEL EXPENSE	.00	236.34	1,500.00	1,263.66	15.8
200-20-52130 UNIFORMS	.00	119.95	1,500.00	1,380.05	8.0
200-20-52135 WATER DISTRICT FEES	.00	1,390.55	1,100.00	(290.55)	126.4
200-20-52140 UTILITIES - GAS	25.37	228.27	250.00	21.73	91.3
200-20-52143 UTILITIES - POWER	5,341.54	23,768.01	25,000.00	1,231.99	95.1
200-20-56045 RADIO FEES	20.00	220.00	250.00	30.00	88.0
200-20-57000 SAFETY EQUIPMENT	.00	186.97	1,000.00	813.03	18.7
200-20-57500 SCADA MAINTENANCE & REPAIRS	.00	5,064.85	5,000.00	(64.85)	101.3
200-20-58110 COMPUTER PURCHASE	.00	483.50	.00	(483.50)	.0
200-20-58120 CONSTRUCTION & IMPROVEMENT	.00	.00	37,935.00	37,935.00	.0
200-20-58125 WATER IMPROVEMENTS IDEQ	72,084.37	478,493.02	3,200,000.00	2,721,506.98	15.0
200-20-58150 AUTO/EQUIPMENT LEASE (12+ MOS)	1,135.68	38,904.62	40,940.00	2,035.38	95.0
200-20-58160 AUTO OR EQUIPMENT PURCHASE	.00	.00	20,000.00	20,000.00	.0
200-20-58250 STREET CONSTRUCTION	.00	.00	5,000.00	5,000.00	.0
200-20-58260 WATER METER OR VAULT EXPENSE	.00	10,319.53	6,200.00	(4,119.53)	166.4
TOTAL WATER EXPENDITURES	87,945.61	872,984.80	3,855,719.00	2,982,734.20	22.6

CITY OF BELLEVUE
BALANCE SHEET
AUGUST 31, 2026

WASTEWATER FUND

ASSETS

300-00-10000	CASH ALLOCATION	500,332.58	
300-00-10013	LGIP 1694 SEWER	361,058.90	
300-00-10014	LGIP 1927 SEWER CAP	310,403.09	
300-00-10016	LGIP 3195 SEWER BOND	436,262.07	
300-00-11000	ACCOUNTS RECEIVABLE	9,672.59	
300-00-12000	UNDEPOSITED FUNDS	(143.55)	
300-00-15001	MACHINERY & EQUIPMENT	512,771.03	
300-00-15020	FACILITY ASSET	14,075,333.70	
300-00-19000	ACCUMULATED DEPRECIATION	(5,977,530.80)	
	TOTAL ASSETS		10,228,159.61

LIABILITIES AND EQUITY

LIABILITIES

300-00-20000	ACCOUNTS PAYABLE	3,591.94	
300-00-26110	COMPENSATED TIME OFF PAYABLE	2,179.69	
300-00-27500	INTEREST PAYABLE	24,842.91	
300-00-28000	LOANS & BONDS PAYABLE	2,051,507.00	
300-00-28200	WASTEWATER LEASES (WW LEASE LI	119,796.36	
300-00-28500	NET PENSION LIABILITY	19,418.21	
300-00-29000	DEFERRED INFLOWS	8,406.40	
	TOTAL LIABILITIES		2,229,742.51

FUND EQUITY

300-00-30000	RETAINED EARNINGS	8,069,934.41	
300-00-35000	DEFERRED OUTFLOWS	(3,659.25)	
300-00-36000	INTERFUND TRANSFER	(156,760.00)	
	REVENUE OVER EXPENDITURES - YTD	88,901.94	
	BALANCE - CURRENT DATE	7,998,417.10	
	TOTAL FUND EQUITY		7,998,417.10
	TOTAL LIABILITIES AND EQUITY		10,228,159.61

CITY OF BELLEVUE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2026

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>WW REVENUE</u>					
300-30-40000	CARRYOVER	.00	.00	26,931.00	26,931.00	.0
300-30-41800	ADMINISTRATIVE FEES	.00	50.00	300.00	250.00	16.7
300-30-41815	APPLICATION FEES	.00	175.00	200.00	25.00	87.5
300-30-41816	INSPECTION FEES	.00	250.00	.00	(250.00)	.0
300-30-42001	SEWER USER FEES	4,752.03	740,075.66	819,600.00	79,524.34	90.3
300-30-42002	BOND DEBT FEE	102,595.05	410,400.00	410,400.00	.00	100.0
300-30-42004	SEWER CAP FEE	.00	26,490.00	20,000.00	(6,490.00)	132.5
300-30-45100	INTEREST EARNED	3,590.78	42,792.03	.00	(42,792.03)	.0
300-30-48000	CAPITAL FUND RESERVES	156,760.00	156,760.00	638,204.00	481,444.00	24.6
	TOTAL WW REVENUE	267,697.86	1,376,992.69	1,915,635.00	538,642.31	71.9
	TOTAL FUND REVENUE	267,697.86	1,376,992.69	1,915,635.00	538,642.31	71.9

CITY OF BELLEVUE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2026

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WW EXPENDITURES</u>					
300-30-50001 SALARIES & WAGES	5,847.07	75,772.63	75,119.00	(653.63)	100.9
300-30-50010 P/R TAX EXPENSE	447.28	5,770.98	5,747.00	(23.98)	100.4
300-30-50011 INSURANCE - HEALTH	.00	14,521.47	12,600.00	(1,921.47)	115.3
300-30-50015 WORKERS COMPENSATION INSURANCE	.00	2,911.00	2,707.00	(204.00)	107.5
300-30-50017 RETIREMENT	699.35	8,689.08	8,984.00	294.92	96.7
300-30-51010 ADMIN FEES	.00	69,766.00	139,532.00	69,766.00	50.0
300-30-51020 ADVERTISING	.00	.00	200.00	200.00	.0
300-30-51030 BANK CHARGES	.00	138.00	250.00	112.00	55.2
300-30-51041 REIMBURSABLE EXPENSE	.00	1,075.00	.00	(1,075.00)	.0
300-30-51060 COMPUTER IT SUPPORT	.00	.00	4,000.00	4,000.00	.0
300-30-51062 COMPUTERS - SOFTWARE & SUBS	.00	11,012.50	10,500.00	(512.50)	104.9
300-30-51073 CONTRACT LABOR	.00	57,832.50	100,000.00	42,167.50	57.8
300-30-51075 CONTINGENCY EXPENSE	.00	.00	50,000.00	50,000.00	.0
300-30-51080 DUES & MEMBERSHIPS	.00	655.00	500.00	(155.00)	131.0
300-30-51090 ENGINEERING SERVICES	.00	6,672.80	20,000.00	13,327.20	33.4
300-30-51110 FUEL	343.75	6,576.08	10,000.00	3,423.92	65.8
300-30-51140 LEGAL FEES	30.00	180.00	2,000.00	1,820.00	9.0
300-30-51150 LIABILITY INSURANCE	.00	23,625.82	23,642.00	16.18	99.9
300-30-51160 REPAIRS & MAINTENANCE (GEN	.00	126,882.12	70,000.00	(56,882.12)	181.3
300-30-51163 R & M - EQUIPMENT (NON-AUTO)	.00	8,040.21	10,000.00	1,959.79	80.4
300-30-51167 R & M - AUTOS	.00	1,116.49	15,000.00	13,883.51	7.4
300-30-52010 OFFICE SUPPLIES	23.67	23.67	.00	(23.67)	.0
300-30-52020 INTERNET EXPENSE	130.00	390.00	2,500.00	2,110.00	15.6
300-30-52050 PROFESSIONAL SERVICES	39.00	3,303.35	4,000.00	696.65	82.6
300-30-52070 SIGNS	.00	1,177.26	300.00	(877.26)	392.4
300-30-52080 SMALL TOOLS & EQUIPMENT	7.41	2,683.18	3,000.00	316.82	89.4
300-30-52090 SUPPLIES	6.98	95,392.15	45,000.00	(50,392.15)	212.0
300-30-52100 TELEPHONE	45.79	503.68	700.00	196.32	72.0
300-30-52110 TEST SAMPLES - SEWER	2,845.00	27,226.88	10,000.00	(17,226.88)	272.3
300-30-52120 TRAINING & MEETINGS	120.00	788.06	10,000.00	9,211.94	7.9
300-30-52124 TRAVEL EXPENSE	.00	755.75	1,500.00	744.25	50.4
300-30-52130 UNIFORMS/CLOTHING	.00	41.99	1,500.00	1,458.01	2.8
300-30-52140 UTILITIES - GAS	29.27	649.29	1,000.00	350.71	64.9
300-30-52143 UTILITIES - POWER	2,657.60	28,521.29	55,000.00	26,478.71	51.9
300-30-52146 UTILITIES - TRASH/TOILET/RECYC	.00	1,776.56	750.00	(1,026.56)	236.9
300-30-56045 RADIO FEES	20.00	220.00	250.00	30.00	88.0
300-30-57000 SAFETY EQUIPMENT	.00	1,323.51	3,000.00	1,676.49	44.1
300-30-57500 SCADA MAINT & REPAIR	1,518.75	17,878.99	21,900.00	4,021.01	81.6
300-30-58110 COMPUTER PURCHASE	.00	483.50	.00	(483.50)	.0
300-30-58120 CONSTRUCTION & IMPROVEMENT	.00	50,749.33	85,000.00	34,250.67	59.7
300-30-58121 MEMBRANE REPLACEMENT PROJECT	1,950.00	180,160.00	638,204.00	458,044.00	28.2
300-30-58150 AUTO/EQUIPMENT LEASE (12+ MOS)	1,135.68	38,904.63	40,850.00	1,945.37	95.2
300-30-58160 AUTO OR EQUIPMENT PURCHASE	.00	3,500.00	20,000.00	16,500.00	17.5
300-30-58170 IDEQ LOAN	.00	410,400.00	410,400.00	.00	100.0
TOTAL WW EXPENDITURES	17,896.60	1,288,090.75	1,915,635.00	627,544.25	67.2
TOTAL FUND EXPENDITURES	17,896.60	1,288,090.75	1,915,635.00	627,544.25	67.2

Activity Accounting Index

Water Facilities Plan 2021 (DWG-270-2023-21)	Activity 3
Transportation Plan 2021	Activity 1001
Blue Cross Foundation Community Grant - Memorial Park	Activity 1002
Smiles Grant FY 2026 – Downtown Plaza Event.... ..	Activity 1003
Tree Inventory Grant	Activity 1004
Water Improvements Grant/Bond – DW2409LF	Activity 2001
Wastewater Membrane Project	Activity 3001

Date	Payee or Description	Debit Amount	Credit Amount
3			
DWG-270-2023-21 Water Facilities Plan 2021			
200-20-41900 Grants			
11/30/2024 (11/24) Balance			
10/31/2025 Water Facility Plan #1 (1/24/23)			6,490.00-
200-20-41910 IDEQ - Water Grant/Bond DW2409			
11/30/2024 (11/24) Balance			
01/13/2026 Refund Overpay		6,490.00	
200-20-41911 IDEQ - WFP 270-2023-21			
11/30/2024 (11/24) Balance			
01/02/2026 DWG-270-2023-21 Water Facilities Plan 2021 #1 ARPA			6,490.00-
01/02/2026 DWG-270-2023-21 Water Facilities Plan 2021 #2 ARPA			41,010.00-
200-20-58120 Construction & Improvement			
11/30/2024 (11/24) Balance			
10/31/2025 Mountain Waterworks Inv 6951 - Resolution #2271		9,167.50	
10/31/2025 Mountain Waterworks Inv 6808 (1/23/23)		5,515.00	
10/31/2025 Mountain Waterworks Inv 6862 (1/23/23)		7,465.00	
10/31/2025 Mountain Waterworks Inv 7017 (2/27/23)		11,542.50	
10/31/2025 Mountain Waterworks Inv 7053 (4/10/23)		10,190.00	
10/31/2025 Mountain Waterworks Inv 7126 (4/24/23)		9,587.50	
10/31/2025 Mountain Waterworks Inv 7186 (6/12/23)		14,898.33	
10/31/2025 Mountain Waterworks Inv 7237 (7/10/23)		15,887.54	
10/31/2025 Mountain Waterworks Inv 7298 (8/14/23)		7,470.55	
10/31/2025 Mountain Waterworks Inv 7362 (8/28/23)		6,200.00	
10/31/2025 Merrick Inv 7624 (2/12/24)		10,000.00	
200-20-58125 Water Improvements IDEQ			
11/30/2024 (11/24) Balance			
11/12/2025 Merrick & Company		2,000.00	
Total DWG-270-2023-21 Water Facilities Plan 2021:		116,413.92	53,990.00-

Date	Payee or Description	Debit Amount	Credit Amount
1001			
Transportation Plan 2021			
100-00-20000 Accounts Payable			
11/30/2024	(11/24) Balance		
03/10/2025	Forsgren Associates Inc		13,347.49-
03/11/2025	Forsgren Associates Inc	13,347.49	
100-10-41900 Grants			
11/30/2024	(11/24) Balance		
04/07/2025	Transportation Plan Reimb #2		2,782.29-
04/07/2025	Transportation Plan Reimb #1		12,367.78-
05/02/2025	Transportation Plan Reimb. #3		2,783.87-
08/25/2025	DEQ Transportation Plan Reimb. #4		1,842.02-
100-10-51090 Engineering Services			
11/30/2024	(11/24) Balance		
03/10/2025	Forsgren Associates Inc	13,347.49	
03/11/2025	Forsgren Associates Inc	3,002.69	
02/25/2025	Forsgren Associates Inc.	3,004.39	
05/25/2025	Forsgren Associates Inc.	1,987.93	
06/25/2025	Forsgren Associates Inc.	3,763.65	
100-15-41900 Grants - Streets			
11/30/2024	(11/24) Balance		
10/05/2025	ITD Transportation Plan Remb. #5		3,487.40-
11/10/2025	Transportation Plan Reimb #6		7,348.84-
11/17/2025	Transportation Plan Reimb #7		3,660.48-
12/29/2025	FY21 Transportation Plan Reimb #8		12,859.58-
04/06/2026	FY21 Transportation Plan #9		2,288.55-
04/06/2026	FY21 Transportation Plan #10		3,374.20-
04/06/2026	FY21 Transportation Plan #11		8,987.24-
100-15-51090 Engineering Services			
11/30/2024	(11/24) Balance		
07/25/2025	Forsgren Associates Inc.	7,930.97	
08/25/2025	Forsgren Associates Inc.	3,950.44	
09/25/2025	Forsgren Associates Inc.	13,878.24	
01/23/2026	Forsgren Associates Inc.	9,699.16	
10/25/2025	Forsgren Associates Inc.	2,469.84	
11/26/2025	Forsgren Associates Inc.	3,641.48	
03/27/2026	Forsgren Associates Inc.	2,081.61	
06/22/2026	Forsgren Associates Inc.	7,276.22	
999-00-10001 DLE Operating Cash			
11/30/2024	(11/24) Balance		
03/11/2025	Forsgren Associates Inc		13,347.49-
03/11/2025	Forsgren Associates Inc		3,002.69-
08/25/2025	DEQ Transportation Plan Reimb.	1,842.02	
10/05/2025	ITD Transportation Plan Remb. #5	3,487.40	
Total Transportation Plan 2021:		94,711.02	91,479.92-

Date	Payee or Description	Debit Amount	Credit Amount
1002			
BCF Comm. Grant - Memorial Park			
100-15-41898 Grants - Parks			
11/30/2024 (11/24) Balance			
10/01/2025	Blue Cross Foundation Grant		85,000.00-
100-15-51180 Misc. Grant Expense			
11/30/2024 (11/24) Balance			
06/30/2026	C & D Pickleball Nets	4,936.28	
100-15-58120 Construction & Improvement			
11/30/2024 (11/24) Balance			
07/06/2026	Cascade Fence Co. Fencing - BCF Grant	59,650.00	
07/21/2026	SLNCR Panels, LLC. - Wall Panels	8,770.50	
Total BCF Comm. Grant - Memorial Park:		73,356.78	85,000.00-

Date	Payee or Description	Debit Amount	Credit Amount
1003			
Smiles Grant FY26 - Plaza Event			
100-03-51300 Misc. Grant Expenses			
	11/30/2024 (11/24) Balance		
06/11/2026	Clear Creek Disposal	227.33	
06/19/2026	Parker, Brian	31.67	
06/22/2026	DL Evans - Mayor	109.44	
06/22/2026	DL Evans - Mayor	138.49	
06/22/2026	Webb - Plaza Event Trees	2,728.71	
06/29/2026	Band for Plaza Event (The Driven 2)	1,000.00	
06/30/2026	Webb - Plaza Event Trees	109.15	
Total Smiles Grant FY26 - Plaza Event:		4,344.79	.00

Date	Payee or Description	Debit Amount	Credit Amount
1004			
Tree Inventory Grant			
100-15-51180 Misc. Grant Expense			
	11/30/2024 (11/24) Balance		
07/01/2026	Trees Idaho - Inventory Training/Support	4,000.00	
	Total Tree Inventory Grant:	4,000.00	.00

Date	Payee or Description	Debit Amount	Credit Amount
2001			
DW2409LF - Water Improv. Grant/Bond 2023			
200-20-41910 IDEQ - Water Grant/Bond DW2409			
11/30/2024 (11/24) Balance			
02/28/2025	DEQ Reimb #1- Merrick Inv 8045 Drinking Water System Improv.		36,705.00-
02/28/2025	DEQ Reimb McHugh Bromley Inv 1000 4374 - Legal		4,599.00-
02/28/2025	DEQ Reimb Merrick Inv 8084 Drinking Water System Improv.		18,755.00-
02/28/2025	DEQ Reimb Merrick Inv 8123 Drinking Water System Improv.		18,295.00-
04/01/2025	DEQ Reimb Merrick Inv 8170		900.00-
05/02/2025	DW2409LF - Reimbursement #3		7,800.00-
01/02/2026	DW2409LF - Water Grant/Bond 2023 #4LF		118,835.00-
03/24/2026	DW2409LF - 5LF Reimbursement		88,317.00-
04/16/2026	DW2409LF Drinking Water Improv 6LF Reimb		94,958.00-
05/13/2026	DW2409LF - Reimbursement 7LF		39,930.00-
05/29/2026	DW2409LF - Reimbursement 8LF		33,924.00-
07/07/2026	DW2409LF LIF Reimb #9		18,857.00-
08/24/2026	DW2409LF #10 Reimb		47,491.00-

Date	Payee or Description	Debit Amount	Credit Amount
200-20-58125 Water Improvements IDEQ			
11/30/2024 (11/24) Balance			
02/28/2025	McHugh Bromley Attorneys at Law PLLC	1,472.00	
10/25/2024	Merrick & Company	18,755.00	
12/31/2024	Merrick & Company	18,295.00	
01/31/2025	Merrick & Company	900.00	
02/28/2025	Merrick & Company	7,800.00	
04/01/2025	McHugh Bromley Attorneys at Law PLLC	1,184.00	
04/30/2025	McHugh Bromley Attorneys at Law PLLC	768.00	
05/02/2025	Allington, Frederick	915.00	
05/21/2025	Advanced Control Systems, LLC.	1,687.50	
10/31/2025	Water Project Legal	645.00	
11/03/2025	Merrick & Company	40,016.35	
11/10/2025	Merrick & Company	67,676.59	
03/02/2026	Merrick & Company	71,230.48	
03/05/2026	Merrick & Company	17,086.16	
02/28/2026	McHugh Bromley Attorneys at Law PLLC	1,844.00	
03/16/2026	Merrick & Company	94,958.07	
03/31/2026	McHugh Bromley Attorneys at Law PLLC	3,800.00	
04/16/2026	Merrick & Company	38,681.76	
04/16/2026	Merrick & Company	1,248.75	
04/30/2026	McHugh Bromley Attorneys at Law PLLC	4,794.35	
05/06/2026	Merrick & Company	17,288.25	
05/06/2026	Merrick & Company	16,636.32	
05/31/2026	McHugh Bromley Attorneys at Law PLLC	2,318.00	
06/12/2026	Merrick & Company	641.25	
06/12/2026	Merrick & Company	18,215.82	
06/17/2026	Lunceford Excavation, Inc.	217.50	
06/30/2026	McHugh Bromley Attorneys at Law PLLC	4,940.00	
07/06/2026	Allington, Frederick	390.00	
07/01/2026	USA Blue Book	6,573.10	
07/08/2026	Merrick & Company	33,189.57	
07/08/2026	Merrick & Company	2,277.00	
07/31/2026	Hawley Troxell Attorneys & Counselors	21,433.70	
08/04/2026	Allington, Frederick	555.00	
999-00-19999 BANK TRANSFER CLEARING			
11/30/2024 (11/24) Balance			
07/31/2026	Account McHugh Inv 21163 from 11/2024	5,404.00	
Total DW2409LF - Water Improv. Grant/Bond 2023:		523,837.52	529,366.00-

Date	Payee or Description	Debit Amount	Credit Amount
3001			
Wastewater Membrane Project			
300-00-10013 LGIP 1694 Sewer			
11/30/2024	(11/24) Balance		
04/07/2026	For WW Membrane Project		156,760.00-
300-30-58121 Membrane Replacement Project			
11/30/2024	(11/24) Balance		
03/17/2026	Zenon Environmental Corp.	156,760.00	
06/26/2026	Integrity Inspection Solutions Inc.	21,450.00	
07/29/2026	Lunceford Excavation, Inc.	600.00	
07/31/2026	Advanced Control Systems, LLC	1,350.00	
Total Wastewater Membrane Project:		180,160.00	156,760.00-



Memorandum

To: Mayor, City Council

From: Michael Shelamer, Interim Marshal

Re: Mountain Humane

Date: September 28, 2026

Background

Bellevue Marshal's Office has desire to renew the contract with Mountain Humane for facilities and service for the care of impounded animals. As of September 17, 2026 the Bellevue Marshal's Office has responded to 386 animal control calls for service. The largest problem and complaint are dogs running at large. Having this contract with Mountain Humane provides the ability for the Bellevue Marshal's Office to access a safe place to take dogs where they will be properly taken care of. Mountain Humane contract also allows a direct location for our citizens to go and be reunited with their lost dog.

The parties acknowledge that certain operational details, service levels, and applicable rates and fees relating to such services may be further developed by the parties in good faith following the effective date of this Agreement.

The parties further agree that it is in the best interests of Bellevue and the Marshal's Office receiving service under this Agreement to establish and maintain a reliable, and uninterrupted resource for the Bellevue Marshal's Office within the city limits of Bellevue.

Recommendation and Next Steps

- Approval of the resolution.

Michael Shelamer
Interim Marshal
Bellevue Marshal's Office

**CITY OF BELLEVUE, IDAHO
RESOLUTION NO. 26-__**

**A RESOLUTION OF THE CITY OF BELLEVUE, IDAHO, AUTHORIZING THE MAYOR TO
EXECUTE THE RENEWAL OF A SERVICES CONTRACT WITH MOUNTAIN HUMANE FOR
FACILITIES AND SERVICES FOR THE CARE OF IMPOUNDED ANIMALS**

WHEREAS, the City of Bellevue, Idaho (“City”), is a duly organized municipal corporation under the law of the State of Idaho, pursuant to § 50-101; and

WHEREAS, the City previously entered into a Contract with Mountain Humane for facilities and services for the care of impounded animals; and,

WHEREAS, the City continues to need the services of an organization for facilities and services for the care of impounded animals; and,

WHEREAS, the City believes it is in the best interest of the City and its residents to enter into the Contract for said services; and

WHEREAS, the City Council desires to renew the Contract with Mountain Humane.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Bellevue, Idaho, as follows:

Section 1. Approves the Contract for Services between Mountain Humane and the City of Bellevue, Idaho, facilities and services for the care of impounded animals in substantially the form presented at the September 28th, 2026, regular Council meeting attached hereto as **Exhibit “A”**.

Section 2. The Mayor is authorized to execute the renewal of Contract for Services from October 1, 2026, to September 30, 2027, for facilities and service for the care of impounded animals, with Mountain Humane and the City of Bellevue, Idaho.

PASSED AND ADOPTED by the Bellevue Common Council and signed by the Mayor on this 28 day of September , **2026**.

Christina Giordani, Mayor

ATTEST:

Chloe Sullivan, Interim Clerk

**CITY OF BELLEVUE, IDAHO
CONTRACT FOR SERVICES
MOUNTAIN HUMANE**

THIS AGREEMENT is in effect from October 1, 2026 to September 30, 2027, by and between the City of Bellevue, Idaho, a body corporate and politic and a subdivision of the State of Idaho, hereinafter referred to as "The City" and Mountain Humane, a non-profit corporation, Blaine County, Idaho, hereinafter referred to as "Mountain Humane".

RECITALS:

1. The City is authorized pursuant to Idaho law to impound animals that are running at large or pose a danger to the public health safety and welfare.
2. Blaine County Code, Title 4, Chapter 4, Animal Control, establishes requirements for dog licensing and impoundment of dangerous animals and at-large dogs; authorizes fees for violation of terms of the Code and redemption of animals; and provides definitions and other regulations related to the administration of animal control.
3. Mountain Humane is willing to provide facilities and services for the care and safe housing of animals found in the City of Bellevue that are impounded by the City animal control officer, city law enforcement, or taken to Mountain Humane by citizens.
4. It is necessary for the proper operation of a city animal control program to have facilities and personnel available for the care and housing of impounded animals, for communication and exchange of information to the public and the sale and record keeping of the County dog licenses and animal microchips.
5. The parties believe that paying a flat fee for services is a more flexible and fair approach than charging on an individual impound basis. The City's payment of a flat fee reduces administrative costs and recognizes the valuable public and private function served by Mountain Humane. The flat fee shall reasonably reflect the level of service provided by Mountain Humane, including but not limited to, the numbers and types of animals from the City of Bellevue, and may be adjusted annually during the county's budget process which starts in June of each year.

NOW, THEREFORE, in consideration of the mutual agreement hereinafter contained and subject to the terms and conditions hereinafter stated, it is hereby understood and agreed by the parties hereto as follows:

1. TERM: This Agreement shall be in full force and effect upon execution. The contract period will be until September 30, 2027, and then renewed and will remain in effect for one year.
2. RENEWAL: Consideration for services shall be reviewed on a yearly basis by both parties, with Mountain Humane submitting a budget proposal in June of each year so that the city may consider the request in the City's annual budget process.
3. RECEIPT AND HOUSING OF ANIMALS: MOUNTAIN HUMANE hereby agrees to receive, house and feed all animals found in the City and delivered to Mountain Humane by the police, City animal control officer or citizens. The location of pickup shall be documented to establish the jurisdiction of origin for the purposes of this Contract. Any officer or citizen delivering an animal found in the City of Bellevue to Mountain Humane must verify that the animal being impounded was found within the City borders and provide a written statement detailing the reasons why the animal(s) was(were) impounded. The capacity of Mountain Humane is 50 dogs and 50 cats. In the ordinary course of operations, inflow of animals does not exceed capacity. If a situation arises that exceeds capacity, temporary declination of Mountain Humane to accept City impounds shall not be a breach of this agreement. In such an event Mountain Humane shall exercise its best efforts to shorten the period of over-capacity or find alternate locations for acceptance.
4. RABIES VACCINATION AND LICENSING: Pursuant to Idaho law, dogs over six (6) months of age must be vaccinated for rabies and have on them a collar with a current license. Dogs impounded at Mountain Humane that are not wearing a collar with a current license tag will be vaccinated for rabies and issued a license. An owner claiming said dog will be charged both for a rabies vaccination and license along with any impound fees. Dogs will not be released without payment for services. If an impounded dog has a microchip or a collar with identification tags, but no current license tag Mountain Humane will check for current licensing and vaccination status within its database. If no current license is found Mountain Humane will vaccinate for rabies if necessary and issue a license at the owner's expense.
5. ADMINISTRATIVE DUTIES: Mountain Humane agrees to provide facilities and personnel to perform any administrative duties necessary to the City's animal control program including, but not limited to, the sale and record keeping of the County's dog license program.

The City authorizes Mountain Humane to collect impound fees for animals impounded or taken up pursuant to this Agreement. Mountain Humane agrees not to release impounded animals to their owners unless and until the impound fees set forth by the City, if any, have

been paid and procedures have been followed. Furthermore, Mountain Humane shall require any impounded dog be licensed or microchipped before releasing said animal back to its owner in accordance with County ordinance.

6. CONSIDERATION: In consideration for the services performed by Mountain Humane according to the terms of this contract, the City shall pay Mountain Humane a total sum of \$1,440 for the fiscal year 2026-27 to be paid in either quarterly installments of \$360 per quarter. In addition, the City shall allow all revenues generated from Mountain Humane's sale of dog licenses for the City and the collection of impound fees from pet owner's retrieving their animals to remain with Mountain Humane.
7. QUARTERLY REPORTS: Mountain Humane shall provide the City with quarterly reports that include the following information:
 - a) Numbers and types of animals impounded;
 - b) Location of animal pickup. Any officer or citizen delivering an animal to Mountain Humane shall verify, to the greatest extent feasible, that the animal being impounded was found within The City of Bellevue borders and provide a written statement detailing the reasons why the animal(s) was impounded. Impound records shall be submitted to The City quarterly.
 - c) Veterinary and euthanasia statistics
8. INDEMNIFICATION: Mountain Humane agrees fully to indemnify, save and hold harmless The City and their respective officers, agents and employees from and against all claims and actions and all expenses incidental to the investigation and defense thereof, based upon or arising out of damages or injuries to third persons or their property, caused by the fault or negligence in whole or in part of Mountain Humane, its agents, subtenants, or employees in the operation of Mountain Humane and the dispatch of the obligations incurred under this Agreement. The City agrees to fully indemnify, save and hold harmless Mountain Humane, its Board of Directors, officers, agents and employees from and against all claims and actions and all expenses incidental to the investigations and defense thereof, based upon or arising out of damages or injuries to third persons or their property, caused by the fault or negligence in whole or part of the City, their agents, officers, or employees incurred in the enforcement and administration of an animal control ordinance or other law.
9. MOUNTAIN HUMANE, A PRIVATE FACILITY: The parties agree that Mountain Humane is a private facility with its own policies and procedures for the housing and care of animals. Animals impounded or accepted by Mountain Humane pursuant to this Agreement shall become the property of Mountain Humane after three (3) days at which time Mountain Humane shall

assume financial responsibility for the continued care and housing of the animals.

10. TERMINATION: Any party to this Agreement may terminate its obligations under this Agreement upon providing the other parties with thirty (30) days written notice.

11. MODIFICATION: There shall be no modification of this Agreement unless executed in writing by the parties.

Executed and effective by the undersigned parties,

DATED THIS _____ DAY OF _____, 2026.

Attest:

For Mountain Humane
Stephanie Eisenbarth

For City of Bellevue, Idaho
Christina Giordani

EXECUTIVE DIRECTOR
Title

MAYOR
Title



Memorandum

To: Bellevue Common Council & Planning & Zoning Commission

From: Brian Parker, Community Development Director

Re: Gannett Ranch Pre-Annexation

Date: September 28, 2026

Background

The owner of the 191-acre property east of Gannett Road is requesting annexation into the City of Bellevue. This property was the subject of an annexation application from 2022, which is still technically active. As there is an entirely new Mayor, Council, Community Development Staff, Public Works Staff, and new State law regarding annexations, it is Staff's recommendation for the applicant to resubmit an updated application and begin the hearing process from the start. Pursuant to Bellevue City Code Section 13-1-3, the initial step is to conduct a pre-annexation hearing with the Common Council to determine compliance with Idaho Code 50-222. During the 2024 Session, the Idaho Legislature passed Senate Bill 1293 to amend Idaho Code 50-222. The previous A-C category system was replaced by a series of criteria to make a property eligible to be annexed. As long as the property owner consents to the annexation, the majority of the State-level requirements are waived, and the City must only find the following to proceed with annexation:

- The land is contiguous to or surrounded by the City;
- The property owner consents to the annexation;

Bellevue City Code Section 13-1-3 also states that the "Council may also consider and determine appropriate costs and fees associated with processing the request." The Annexation Review Fee Agreement from the 2022 application is attached and included a \$50,000 application fee. Staff feels that the existing agreement is appropriate and no changes are needed at this time.

Procedure

The intent of this meeting is to have a work session. The Council and Commission should provide feedback to Staff and the applicant on the proposed annexation. To maintain focus and allow the public to adequately review the materials provided by the applicant, no public comment will be taken during this meeting, but public comment will be taken as part of the action items adopting the findings described above during the Commission's October 5, 2026 regular meeting, and the Council's October 13, 2026 regular meeting.

The applicant will consider the feedback provided by the Commission, Council, and public, and incorporate modifications based on this information into the completed application. Once a completed application has been submitted, Staff will review the materials provided and make a determination of completeness. From there, a public hearing will be scheduled before the Planning & Zoning Commission, where they will make findings on the following criteria (Bellevue City Code Section 13-1-9):

- A. Whether the proposed annexation meets the requirements under Idaho Code section 50-222 for the particular category being sought.
- B. Whether the proposed annexation will be harmonious and in accordance with specific goals and policies of applicable components of the Bellevue Comprehensive Plan.
- C. Whether the proposed project is compatible with adjacent neighborhood(s).
- D. Whether the applicable natural resources (e.g., water rights, water courses, springs, streams, wildlife, and access to public lands) and natural hazards (e.g., avalanche, floodplains, and floodways) are incorporated into proposed project and/or mitigated.
- E. Whether the proposed annexation will protect Bellevue's established or proposed wellhead protection zones.
- F. Whether the annexation will impact the existing municipal infrastructure and services (e.g., water, sewer, streets, library, police, fire, and parks).
- G. A finding that the impacts of the development will be offset by contributions and/or dedications from the applicant.

The Commission shall also make a recommendation that the property sought to be annexed should be zoned as one or more particular zoning districts, as more fully described in the Bellevue Zoning Ordinance. The Commission shall forward those findings and conclusions in writing to the Council and the applicant.

The Council will then have their own duly noticed public hearing to make a final decision whether or not to annex the land. Although there are specific findings identified in City Code to aid in the decision, annexations are a legislative action of the Council and the Council has broad latitude to determine if the proposal is in the best interests of the City.

Recommendation and Next Steps

The Commission and Council should provide feedback to Staff and the Applicant regarding the proposed annexation application. Staff will prepare findings regarding compliance with Idaho Code 50-222 as described above to be adopted at subsequent meetings where public comment will be taken.



KEY MAP

- 1 Park / Trails
 - 2 Civic Center +/- 5.2 AC
 - 3 Amphitheater / Market +/- 1.3 AC
 - 4 Townhomes +/- 65 Units
 - 5 Multi-Family +/- 225 Units
 - 6 Commercial +/- 10,000 sq/ft
 - 7 Flex Industrial +/- 100,000 sq/ft
- Single Family Residential
- | | |
|------------|-------------|
| 40' x 90' | +/- 34 lots |
| 60' x 120' | +/- 97 lots |
| 70' x 140' | +/- 18 lots |

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Memorandum

To: Bellevue Common Council and Planning & Zoning Commission

From: Brian Parker, Community Development Director

Re: Analysis of Draft Code Language for Business Zones

Date: September 28, 2026

Background

The City has been working on improvements to Title 10 – Zoning Regulations to enable development to more positively contribute to Bellevue’s economic vitality and built environment.

Goals

- Improve Walkability
- Increase Property Tax Revenue
- Increase Business Activity
- Provide Housing

Recommendations

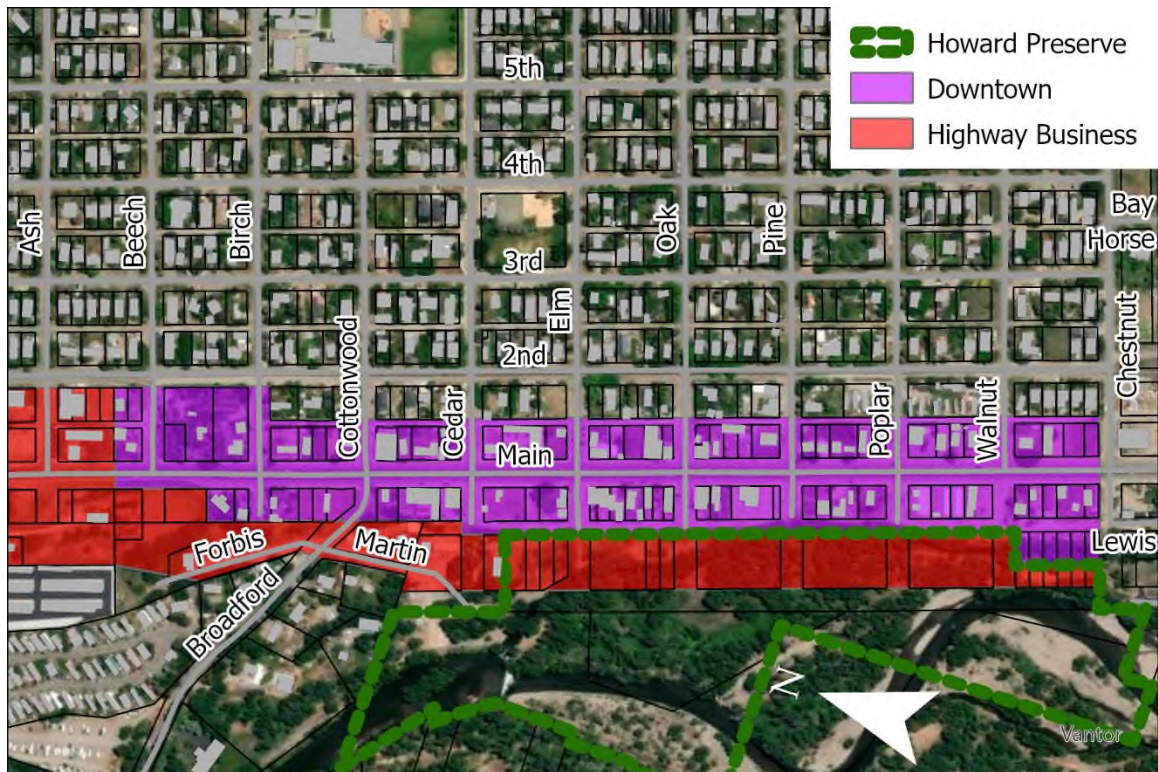
Zoning Districts

Currently, there are two (2) business zones in Bellevue, the B – Business zone and the LB/R – Limited Business/Residential zone. The recommended updates to the LB/R zone are relatively limited and primarily focused on improving clarity and legibility, although the name is being updated to “Neighborhood Mixed Use (NMU)” to be more reflective of the purpose and intent of the zone. The B zone should be divided into two (2) zones: DT – Downtown and HB – Highway Business. By doing so, the traditional core of the City can have different uses and dimensional standards than the peripheral areas.

Category	Downtown Zoning District	Highway Business Zoning District
Primary Purpose	Promote a vibrant, pedestrian-friendly, mixed-use town center.	Accommodate medium-to-larger-scale commercial development.
Typical Uses	Retail, restaurants, offices, residential above storefronts.	Grocery stores, drive-thru restaurants, motels, apartments.

Category	Downtown Zoning District	Highway Business Zoning District
Building Height Limits	1–4 stories to maintain small-town character.	1-3 stories
Lot Sizes	Smaller, compact lots to support walkability.	Larger lots for parking and expansive building footprints.
Parking Requirements	Limited parking screened from view; shared or on-street parking emphasized.	On-site parking required.
Design Standards	Focus on walkable, traditional design, allowing for updated materials and diverse architectural styles.	Balances the design needs of larger format businesses with local historical development patterns and local landscape
Transportation Access	Emphasis on walkability, biking, and public transit.	Designed for safe movement of cars and people.
Landscaping	Streetscape improvements, planters, and public spaces.	Buffer zones and larger setbacks with parking lot landscaping.
Signage	Smaller, pedestrian-scaled signage.	Larger signage visible from highways.
Environmental Impact	Encourages more efficient use of space.	Larger lot area allows for drainage swales and environmental buffering
Community Interaction	Encourages social gathering (through plazas, cafes, etc.) and cultivates a distinct sense of place.	Focused on serving travelers and commuters.

As the Downtown zoning designation is likely to yield more sustainable and charismatic development, and it is difficult to retrofit automobile oriented development to a more traditional design typology, the limit of the DT zone should be the point where the development pattern has already substantially shifted. Staff suggests the following DT zone:



An interactive map with the proposed zoning map changes can be found at <https://experience.arcgis.com/experience/e717dbcb6eaf4740960d5a95ce7a8772>.

Land Uses

Below are suggested permitted (P), conditional (C), and prohibited (-) land uses within the DT, HB, and NMU zoning districts:

Land Use	DT	HB	NMU
Accessory Dwelling Unit	P	P	P
Auto Repair	-	C	-
Bars	P	C	C
Building Supply	-	C	-
Car Wash	-	-	-
Drive-Thru	-	C	-
Garden Center	-	P	C
Gas Station	-	C	-
Home Occupation	P	P	P
Indoor Recreational Uses	P	P	C
Large Scale Grocery Store	-	C	-
Light Industrial Use	-	C	-
Mixed Use Development	Defer to the Most Restrictive of Proposed Uses. Mixed Use Development allowed in DT, HB, LB/R Zones.		

Land Use	DT	HB	NMU
Motel/Hotel	C	P	C
Motor Vehicle Sales	-	C	-
Multi-family housing	P	C	C
Neighborhood Grocery Store	P	P	P
Offices	P	P	P
Other Uses Not Identified	C	-	-
Outdoor Recreational Uses	C	C	-
Parking lot or garage not associated with a structure (public parking owned by the City to be excluded)	-	C	-
Personal Services	P	P	P
Religious Facilities	P	C	C
Restaurants	P	P	P
Retail	P	P	P
Self-Storage	-	C	-
Single Family Residential	-	-	P
Small Engine Repair	-	C	-
Warehouse	-	C	-

Dimensional Standards

Downtown Zone

The primary purpose of establishing a Downtown Zone is to prioritize small business development, walkability, and granular development consistent with historical patterns. To achieve this, dimensional requirements should include the following:

- Building heights of 1-4 stories (see Housing Incentives discussion below)
- Site design with the structure at the front property boundary
- Requiring the use of alleys for vehicle access, trash storage, loading, parking access, etc.
- Limitations on blank walls at pedestrian levels (including requirements for ground floor glass/transparency and pedestrian access points)
- Use of high-quality materials to encourage quality architecture.

Highway Business

Larger lot, parking dominated “big box” development does not typically align with the stated goals of this amendment. However, the need for these services is a part of modern society, there is already a fair amount of this development typology in existence in Bellevue. Eliminating it entirely would create high numbers of nonconformities, which would discourage maintenance and improvements. As such, the dimensional standards should generally allow more automobile-oriented design than the Downtown Zone, but should still prioritize safety and community character.

Parking

While convenient, ample parking is not generally compatible with economically vibrant urban areas, nor does it encourage the use of active transportation, provide safety for pedestrians, or enable lower-cost market rate development. It is important to balance the desire for the ability to park near a given location with the geometric reality of development in small spaces. Because of this, parking requirements for non-residential uses in the DT and NMU zones are reduced by 50% compared to the existing requirements in Bellevue City Code Section 10-21-4. Because residential uses generally have lower rates of parking turnover, the reduction in required parking does not apply, unless as an incentive for local housing (see below). There is also a parking maximum of 150% of the required parking in the DT and NMU zones. The only modification to the parking requirements in the HB zone are related to local housing incentives.

Housing Incentives

Multifamily housing is proposed to be a permitted use in the DT, HB, and NMU zones. In the DT zone, the dimensional standards are designed to be consistent with the historical development pattern. Historically, Bellevue's downtown was constructed of tight-spaced, 1-2 story structures. If a development wishes to exceed this intensity, they may do so up to four (4) stories provided that the development includes a proportion of the square footage dedicated to local housing dwellings, and may omit one (1) required parking space per local housing dwelling unit. "Local housing dwelling" is defined as "A dwelling unit deed restricted as the primary residence of one or more of the following:

1. An employee working a minimum of thirty (30) hours per week for a business located in Bellevue with an active City of Bellevue business license
2. A person working a minimum of thirty (30) hours per week in a healthcare, emergency services, or public safety within Blaine County
3. A person over the age of sixty-five (65) years
4. A Disabled Person residing in Blaine County who was a Full-Time Employee in Blaine County immediately prior to his/her disability and who currently lives in Blaine County as his/her Primary Residence"

This definition is intended to ensure that the units resulting from the increased development intensity are reserved for individuals and families contributing to Bellevue's economy, as well as being in compliance with the Fair Housing Act. No income restrictions or public subsidy are proposed for the local housing incentive program. As the local housing dwellings, by definition, are for individuals primarily employed in Bellevue, there is less need for parking, and an additional incentive of reducing the total required parking in the DT and HB zones by one (1) parking space per local housing dwelling unit.

Fiscal Impacts

Idaho Statute 63-802 limits the annual increase in property tax revenue to three percent (3%) of the highest of the previous three (3) years. This has the effect of divorcing the revenue generated by property tax value from the economic vitality of a city. However, the City may exceed the three percent (3%) cap through new construction and annexation, which enables the annual increase to expand up to eight percent (8%). The new construction (improvements only) portion of the tax roll is added at 90% of

the assessed value of the improvements. Thus, the pathway to increasing the property tax base is to increase new construction activity to take advantage of the extra five percent (5%) year over year. However, there are additional factors to consider:

- Low density growth requires expansions of public infrastructure (such as road widening and extending infrastructure and service areas) and tends to yield short term revenue increases but burdens the City with unsustainable long-term maintenance obligations.
- Until the Bellevue Urban Renewal District sunsets in 2031, all property tax revenue within the Revenue Allocation Area of the District goes to the Bellevue Urban Renewal Agency.
 - Upon termination of the District, the value of the district is incorporated into the City's tax roll at 80%. This amount is not included in the 3%/8% cap.
 - As urban renewal is not a "taxing district" as defined in Idaho Statute 63-201, the limits in Idaho Statute 63-802 are not applicable. The annual revenue generated within the district is strictly tied to the value of the properties within the district.
- Additional development of commercial property would decrease the proportion of total valuation within the City of residential properties, meaning that residential property owners would have a lower burden of the total budget.

As has been discussed in previous meetings, the City has a significant backlog of deferred maintenance on streets and facilities. In order to expand the revenue available to correct this deficiency, the City should aim to:

- Focus development to areas already served by infrastructure and services
- When development does require expansion, it should be of sufficient intensity to pay for the maintenance of the additional infrastructure
- Develop within the BURR revenue allocation area so that upon expiration of the district, the new revenues to the City are maximized beyond the 8% cap.
- Target 5% annual growth in new valuation added to the valuation of the City outside of the BURR revenue allocation area. Last year, the City added \$10,627,111 or 1.88% of the total valuation to the City. To reach the 5% threshold, the valuation of new construction would need to be \$28,249,858.

Process Modifications

Under this proposal, the following procedural changes are proposed:

- Design Review would become a public hearing, but minor modifications such as façade changes, small accessory structures, and landscape modifications.
- Conditional use permits would be decided by the Common Council, with the Planning & Zoning Commission serving as a recommending body.

Other Proposed Changes

To support the other changes proposed, minor modifications to parking standards, including provisions for bicycle parking are included, and the standards for lighting are substantially updated to be more quantifiable and enforceable.

Next Steps

The Council and Commission should discuss and provide feedback to Staff on the proposed code changes. Staff will be scheduling focus group meetings and encourages interested individuals to reach out. Meetings can be scheduled at <https://bookings.cloud.microsoft/bookwithme/user/94053a24286d4a73a72f81ae90343a4e@bellevueidaho.us?anonymous&ismsaljsauthenabed&ep=plink>. Staff will begin the public hearing process with a target adoption of February 2027.

Enclosures

1. Draft Ordinance

Blue italics at the start of each section indicate Staff annotations.

CHAPTER 2 DEFINITIONS

10-2-1: DEFINITIONS:

Definitions updated to reflect additional land uses added to zones.

- 5 When used in this title, the following words and terms shall have the meanings ascribed to them in this section:

ADU (ACCESSORY DWELLING UNIT):

- 10 An attached or detached dwelling which is secondary in nature to a primary structure located on the same lot. An accessory dwelling unit provides complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation.

ACCESSORY USE:

- 15 A use or structure subordinate to the principal use on the same lot or premises and serving a purpose customarily incidental to the permitted use of the principal building. Accessory uses are authorized uses which do not require a conditional use permit.

AFFECTED PERSON:

One having an interest in real property which may be affected by the issuance or denial of a permit authorizing development.

AGRICULTURAL PURPOSES:

- 20 Refers to the growing of timber or crops, including grazing, horticulture, floriculture, nurseries, fruit trees, berry bushes, and the necessary accessory uses for processing, packing, treating, or storing the produce. The operation of any such accessory use shall be secondary to that of normal crop or timber growing and shall not include feedlots, slaughterhouses, rendering plants, or sawmills.

25 *ANIMAL HOSPICE:*

A facility where lost animals are temporarily housed until permanent homes are either found for them or they are destroyed.

ANIMAL HOSPITAL:

30 A place used for the care, grooming, diagnosis, and treatment of sick or injured animals, and for the care of those who are in need of medical or surgical attention, including overnight accommodations for recuperation and observation purposes.

APPRECIABLE DEGRADATION:

35 Any dust, odor, fumes, detectable pollution, noise or flashing light which is perceptible without instruments more than two hundred feet (200') from the boundaries of the construction or maintenance work.

ARTIST STUDIO/GALLERY:

The use of a site for the production, display and sale of individually crafted artwork including painting, sculpture, jewelry, pottery, leather craft, stitchery, and photography.

ASPHALT BATCH PLANT:

40 A facility which manufactures asphalt.

AUTO WRECKING YARD:

Any use of premises whereon currently nonlicensed motor vehicles not in operating condition are standing more than sixty (60) days, or on which such motor vehicles or parts thereof are dismantled or stored.

45 *AUTOMOTIVE REPAIR:*

An enclosed facility which provides for the maintenance of vehicles, RVs, ATVs, and snowmobiles, including, but not limited to, engine repairs, transmission work, body fender repair, painting and detailing.

BLANK WALL:

- 50 A street facade that is characterized by a lack of transparency into which the pedestrian can see.

BREWERY, DISTILLERY, OR WINERY:

A facility that brews ales, beers, meads, distilled drinks, wines, and/or similar beverages on site that may be sold on-site or through distributed retailers.

BREW PUB, MICRO-DISTILLERY, OR MICRO-WINERY:

- 55 A facility that brews ales, beers, meads, distilled drinks, wines, and/or similar beverages on site not to be sold off-site.

BUILDING:

Any structure used or designed to be used for supporting or sheltering any use or occupancy per City adopted International Building Code.

- 60 *BUILDING, AGRICULTURAL:*

A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or horticultural products, but not for the purpose of human habitation or processing of agricultural products.

BUILDING COVERAGE:

- 65 The total square footage contained by the exterior building foundation, plus all horizontal projections which constitute a "building" as defined in this section, but not including roof overhangs that are three feet (3') or less or uncovered decks less than thirty inches (30") above grade.

BUILDING, EXISTING:

- 70 A building erected prior to the effective date hereof, or one for which a valid building permit has been issued prior to the effective date hereof.

BUILDING FAÇADE:

The outer wall of a building, regardless of whether it faces a street, alley, public area, natural feature, or other developed or undeveloped property.

75 ***BUILDING FOOTPRINT:***

That area of a building that is within the perimeter of the foundation or the exterior walls on the building and including, without limitation, all enclosed or covered portions, such as attached garages, carports, decks, porches, solariums and similar enclosed extensions.

BUILDING, PRINCIPAL:

80 Buildings in which permitted uses are conducted on a lot.

BUILDING SETBACK LINE:

An imaginary line that requires all buildings to be set back a certain distance from property boundary lines or lot lines, measured from the drip line of the building, not the wall or foundation, to the boundary line or lot line.

85 ***BUILDING SUPPLY, GARDEN CENTER, OR LUMBER YARD:***

An establishment that sells large, bulky, or heavy goods generally used in constructing buildings or structures including but not limited to materials such as brick, stone, lumber, decking materials, plumbing supplies, electrical and other wiring, and/or agricultural goods, such as hay, grain, bulk garden supplies, tools, and equipment.

90 ***BULK REQUIREMENTS:***

The combination of land use regulations that establishes the maximum size of a building and its location on the lot, including, without limitation:

A. Building setback, height, and size requirements for the particular zoning district the building is located in; and

95 B. The size and shape of the building and other structures in relation to the neighboring buildings and structures.

BUSINESS USE:

100 The purchase, sale or other retail transaction, indoor or outdoor, involving the handling or disposition of any article, service, substance or commodity for livelihood or profit, or the ownership or management of office buildings, offices, recreation or amusement enterprises or the maintenance and use of business offices by professionals and tradespeople rendering services.

CAMPGROUND:

A facility where camper/recreational vehicles may stop or park overnight for short periods of time.

105 *CEMETERY:*

Land used or intended to be used for the burial of the human dead, including crematoria, mausoleums, and mortuaries if operated in connection with and within the boundaries of such cemetery.

CITY:

110 City of Bellevue, Idaho.

COMMERCIAL USE:

115 The purchase, sale or other transaction involving the handling or disposition of any article, service, substance, or commodity for livelihood or profit, or the ownership or management of office buildings, offices, recreation or amusement enterprises, or the maintenance and use of offices by professionals and tradespeople rendering services.

COMMISSION:

The Bellevue City Planning and Zoning Commission.

COMMUTER RIDE FACILITY, PRIVATE AND PUBLIC:

120 Land and/or structures used twenty four (24) hours a day, seven (7) days a week for the parking and storing of commuter vans, buses, associated patron vehicle parking and associated patron customer services.

COMPREHENSIVE PLAN:

The Bellevue Comprehensive Land Use Plan, as amended from time to time.

CONDITIONAL USE:

- 125 A use permitted only upon issuance of a conditional use permit.

CONTRACTOR'S OFFICE:

The business office and shop for building contractors, carpenters, plumbers, electricians, and similar tradespeople rendering services to the public.

CONTRACTOR STORAGE YARD:

- 130 Indoor or outdoor storage of building materials and equipment owned by the contractor and commonly used in the construction business.

COUNCIL:

The Common Council of Bellevue, Idaho.

DENSITY:

- 135 A unit of measurement; the number of dwelling units per acre of land.

DENSITY, GROSS:

The total area of a development, including public and private rights-of-way, divided by the total number of dwelling units.

DENSITY, NET:

- 140 The number of dwelling units allowed per acre in a subdivision after subtracting the land occupied by public or private rights-of-way.

DIMENSIONAL STANDARDS:

Bulk and setback regulations.

DUPLEX:

145 A building which contains two (2) dwelling units.

DWELLING, LOCAL HOUSING:

A dwelling unit deed restricted as the primary residence of one or more of the following:

1. An employee working a minimum of thirty (30) hours per week for a business located in Bellevue with an active City of Bellevue business license
- 150 2. A person working a minimum of thirty (30) hours per week in a healthcare, emergency services, or public safety within Blaine County
3. A person over the age of sixty-five (65) years
4. A Disabled Person residing in Blaine County who was a Full-Time Employee in Blaine County immediately prior to his/her disability and who currently lives in Blaine County
- 155 as his/her Primary Residence

DWELLING, MULTI-FAMILY:

A structure or portion thereof designed for and used as the living quarters for two (2) or more families or housekeeping groups.

DWELLING, SINGLE-FAMILY:

160 A structure designed for and used as the living quarters for a single-family or housekeeping group and which contains no more than one kitchen. A mobile home shall not be considered a single-family dwelling unless it is a unit from which the wheels and tongue have been removed, which is on a permanent foundation, which satisfies the Building Code, and which meets the definition of and requirements for manufactured housing set forth in this title. Manufactured

165 housing shall not be considered a single-family dwelling unless it meets definition of and requirements for manufactured housing set forth in this title.

DWELLING UNIT:

A single building or part thereof providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, eating and sanitation.

170 *EASEMENT:*

A nonpossessory interest in real property which gives the holder of such interest the right to use some part, or all, of the real property of another.

EXTRACTION:

175 Removal and processing of any mineral; mining, quarrying, separating, or cleaning mineral resources.

FEEDLOT:

An open area where domesticated livestock, which have been purchased from other ranches, are grouped together for intensive feeding purposes prior to their sale for slaughter.

FLOOD OF ONE HUNDRED YEAR FREQUENCY:

180 A flood, the magnitude of which has a one percent (1%) chance of being equaled or exceeded in any given year, as determined by probability analysis of historical hydrological data.

FLOODWAY:

185 The channel, watercourse, or portion of the floodplain adjoining the channel which is reasonably required to carry and discharge the bulk of the floodwaters of any river or stream, with a maximum allowable rise of one foot (1') due to potential building encroachment.

GRAVEL OR SHALE PIT:

Any point where stone, sand, gravel or other mineral resources are removed, extracted, crushed or stockpiled.

GROCERY STORE, LARGE-SCALE:

190 A retail establishment offering fresh and pre-packaged food products, household items, and similar goods and having a gross floor area of greater than four thousand (4,000) square feet.

GROCERY STORE, NEIGHBORHOOD:

A retail establishment offering fresh and pre-packaged food products, household items, and similar goods and having a gross floor area of less than or equal to four thousand (4,000) square
195 feet.

GROSS FLOOR AREA:

The square footage within the building footprint plus the square footage of additional floors measured from the exterior of the walls.

GROUPED RETAIL TRADE:

200 A combination of two (2) or more individual retail trades (e.g., a shopping center)

HAZARDOUS AREA OR DISTRICT:

A parcel of land that is determined to be susceptible to physical hazards such as flooding, avalanche, geologic instability, steep slopes, or low flying aircraft.

HEAVY INDUSTRIAL USE:

205 Any manufacturing, processing, or testing of goods and materials, including the production of power, where the byproducts of such use include noise, smoke, odor, glare, gas, vibration, dust, light, or traffic which may have a detrimental effect on neighboring property.

HEIGHT OF BUILDING:

The vertical distance measured at any point from the highest point of the roof directly to the
210 lowest point of natural grade along the building foundation perimeter prior to any site excavation, grading or filling or to the lowest point of the grade existing as of the effective date hereof, whichever is lowest. This definition shall not apply to flagpoles, lightning rods, weather vanes, antennas or chimneys, but not chases constructed with regard thereto.

HIGH WATER MARK:

215 See definition of bank.

HOME OCCUPATION:

Self-employment by the inhabitant in a dwelling, which is clearly incidental and secondary to its use as a dwelling.

HOSPITAL:

220 An institution devoted primarily to the maintenance and operation of facilities for the medical or surgical care of patients, but distinguished from a nursing home by offering primarily short term rather than long term care.

HOUSE TRAILER:

225 Shall mean any device which is built on a permanent chassis, designed to be occupied as a dwelling unit, drawn by another motor vehicle, and is not required to have a State license.

HOUSEKEEPING GROUP:

A group of unrelated persons living together.

INDIVIDUAL RETAIL TRADE:

230 Any retail business or business allowed in an applicable zoning district that: a) shares check stands or storage areas; or b) shares management; or c) is owned, leased, possessed or otherwise controlled, in any manner, directly or indirectly, by the same or different individual(s) or entity(ies), including, without limitation, corporation(s), partnership(s), limited liability company(ies) or trust(s) where:

235 A. Such individuals or entities have a controlling ownership or contractual right with other individuals or entities; or

B. The same individual(s) or entity(ies) acts in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), and is located within one or more separate buildings or structures within three hundred feet (300') of one another.

JUNKYARD:

240 An outdoor space where waste, discarded or salvaged materials are bought, sold, exchanged,
baled, packed, dismantled, stored, or hauled.

KENNEL:

Any lot or premises on which six (6) or more domesticated animals are housed, groomed, bred,
boarded, or trained in return for compensation, or sold, and which may offer incidental medical
245 treatment.

LIGHT INDUSTRIAL USES:

Warehousing, manufacturing, and/or processing of goods and materials which do not emit
offensive odor, dust, smoke, glare, gas, light, noise, or vibration which cannot be confined to the
site itself. Wholesaling will be allowed as a light industrial use only if the items are
250 manufactured on site and are not for sale as retail merchandise to the general public.

LOT:

A parcel, plot, tract, or other contiguous land area.

LOT AREA:

The area of any lot exclusive of street and road easements.

255 *LOT LINE, FRONT:*

The property line dividing a lot from a street. On a corner lot, only one street property line shall
be considered the front lot line, and the shorter street frontage shall be considered the front lot
line, unless determined otherwise by the Administrator based on the orientation and layout of the
lot and surrounding lots in order to have a uniform front lot line for all such lots.

260 *LOT LINE, REAR:*

The property line opposite the front lot line. For lots in blocks containing an alley, the rear lot
line shall be the property line dividing the lot from the alley.

LOT LINE, SIDE:

Any lot line other than the front lot line and the rear lot line.

265 *LOT OF RECORD:*

A lot which is part of a subdivision recorded in the Office of the County Recorder; or a lot or parcel described by metes and bounds, the description of which has been so recorded prior to the effective date hereof; or a lot recorded as part of the official plat of the City of Bellevue.

MANUFACTURED HOUSING:

270 A structure constructed after June 15, 1976, according to HUD/HFA mobile home construction and safety standards, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or is forty (40) body feet or more in length, or when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected
275 to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except, that the term shall include any structure which meets all the requirements of this definition, except the size requirements and, with respect to which the manufacturer, has filed all certifications required by the Secretary of HUD and complies with the standards established under 42 USC 5401, et seq., and all applicable laws of the State of Idaho
280 and the City of Bellevue, Idaho.

MECHANICAL AREAS:

Those spaces within a building devoted exclusively to furnaces/heating systems, cooling systems, elevators, walk-in freezers and similar systems, which are not habitable spaces.

MEZZANINE:

285 An intermediate level or levels between the floor and ceiling of any story of a building with a floor area of not more than one-third (1/3) of the area of the room or space in which the level or levels are located. Such mezzanines shall be part of the calculation of the gross floor area of a building.

MOBILE HOME:

290 A single-family dwelling which may be transported on flatbed or other trailers, which arrives on a site complete and ready for occupancy except for minor assembly operations, location on jacks or foundation, and connection to utilities, and which may be disassembled and moved to another location. A mobile recreational or camper vehicle specifically designed for highway travel on its own wheels shall not be considered a mobile home.

295 *MOBILE HOME SUBDIVISION:*

A subdivision designed for mobile home residential use.

MOTEL:

A building or group of buildings which contain: a) separate sleeping accommodations, each with its own exterior entrance, offered for rent to the traveling public on a nightly basis; and b) has an
300 on site office with a person in charge twenty four (24) hours per day.

MUSEUM:

An institution devoted to the procurement, care, study, and display of objects of lasting interest or value.

NET FLOOR AREA:

305 The floor area square footage of that portion of a building consistently used by customers, patrons and employees of the use. Net floor area shall not include areas used exclusively for kitchens, hallways, elevators, bulk storage and freezer areas, employee break areas, restrooms, and mechanical rooms. Net floor area shall be calculated for the entire building and each portion thereof.

310 *NONCONFORMING BUILDING:*

Any building existing at the effective date hereof, or any amendment hereto, which does not conform to the use regulations of this title, or any amendment hereto.

NONCONFORMING USE:

Any use existing at the effective date hereof, or any amendment hereto, which does not conform
315 to the use regulations of this title, or any amendment hereto.

NURSERY, COMMERCIAL:

A combination of land, buildings, and structures for the sale of live trees, plants, shrubs, or gardening products, or landscaping services.

NURSERY FOR CHILDREN:

320 A facility charging a fee to provide care for preschool age children; includes daycare centers.

NURSERY, OUTDOOR:

A farm or plantation growing trees, shrubs, and plants intended for transplanting elsewhere, whose commercial use is limited to the sale of those mentioned above actually grown on the premises.

325 *NURSING HOME:*

A facility for the care and treatment of more than three (3) elderly patients; includes rest homes and retirement homes.

OFF STREET LOADING AREA:

An open, hard surfaced tract of land, other than a street or public way, the principal use of which
330 is for motor vehicle standing, loading, and unloading.

OFF STREET PARKING:

An open area, other than a street or public way, for the temporary location of motor vehicles.

100-YEAR FLOODPLAIN:

The low land near the channel of a river, street, or other body of water which has been or may be
335 covered by the water of the flood of one hundred (100) year frequency, as established by the engineering practices of the Federal Emergency Management Agency.

OPEN SPACE:

A land or water area devoid of buildings, streets, or other physical structures.

OWNER:

340 The individual, firm, association, syndicate, partnership, corporation, or other entity having
proprietary interest in the land to be subdivided. A leasehold interest is excluded from such
proprietary interest.

PARK AND RIDE FACILITY, PUBLIC OR PRIVATE:

345 A parcel of land located in the Light Industrial District essential to being utilized for parking of
unattended vehicles for an unlimited number of days and hours, and cycling of commuter vans
and buses. This conditional use may be allowed only on lands zoned Light Industrial, and such
use shall be set back a minimum of two hundred fifty feet (250') from all Main Street/Highway
75 rights- of-way.

PERMITTED USE:

350 An authorized use in a particular zone district which does not require a conditional use permit
but which is subject to the restrictions particular to that district.

PERSONAL SERVICES:

355 A commercial enterprise which primarily offers services to the general public such as, without
limitation, barbershops, beauty salons, shoe repair, watch repair, and similar activities; also
referred to as "repair and personal services".

PUBLIC FACILITIES:

Structure for the use and benefit of the community limited to a school, hospital, or cultural or
civic buildings.

PUBLIC SPACE:

360 Open space available to the public.

PUBLIC UTILITY AND PUBLIC SERVICE FACILITIES:

Structures essential to furnishing the public with electric power, gas, water supply, water treatment, services, including power plants or substations, water treatment plants or pumping stations, fire stations or police stations.

365 *RECREATIONAL USE, INDOOR:*

The use of an enclosed building for active or passive leisure, athletic, entertainment, or fitness activities conducted primarily for personal enjoyment, exercise, or social interaction, where such activities are not incidental to another principal use.

RECREATIONAL USE, OUTDOOR:

370 The use of open land, unenclosed structures, or partially covered facilities for active or passive leisure, athletic, entertainment, or fitness activities conducted primarily in the open air, except those contained within Bellevue City Parks.

RECREATIONAL VEHICLE (RV):

375 A motor home, travel trailer, truck camper, fifth-wheel trailer, a park model recreational vehicle (as defined by Idaho Code, Titles 39 and 49), converted bus, van or other vehicle, or camping trailer that is designed and used for temporary living quarters. The RV may be under its own power or be mounted or drawn by another vehicle. In no case shall a recreational vehicle be considered a dwelling.

RELIGIOUS FACILITIES:

380 A building or property that is used primarily for religious worship and related social, service, care, or educational activities.

RETREAT:

385 A building or complex of buildings which may include overnight accommodations and kitchen facilities, specifically intended to provide an opportunity to individuals or groups of people for one or more of the following: spiritual renewal, a change of pace from normal daily routines,

post-professional educational training, educational seminars, professional counseling, or pursuit of the arts.

RIGHT-OF-WAY:

390 A strip of land dedicated or acquired for use as a public thoroughfare, which normally includes streets, sidewalks, and other public utilities or service areas.

STREAM BANK:

The ordinary high water level of a stream, river, lake or impoundment which, in the absence of evidence to the contrary, shall be presumed to be the edge of the riparian vegetation growing along the shore.

395 *STREET:*

A right-of-way which provides access to adjacent properties and that has been officially accepted. Street shall include the terms highway, thoroughfare, parkway, road, avenue, boulevard, and place.

SUBDIVISION:

400 The division of a lot, tract, or parcel of land into two (2) or more parts for the purpose of sale, lease, or building development, whether immediate or in the future.

TOURIST HOMES:

Establishments located in traditionally residential structures which provide short term occupancy (less than 30 continuous days) to the traveling public; also referred to as "bed and breakfast
405 inns".

TOWNHOUSE DEVELOPMENT:

A planned project of two (2) single-family units with a common adjoining wall, each unit being separated from the adjoining unit by a one hour fire resistant wall or walls extending from the basement floor to the roof along the dividing townhouse subplot line, each unit having its own
410 access to the outside, and no unit located over another unit in part or in whole. All townhouse developments shall be platted under the procedures contained in the subdivision ordinance in

effect and shall be required to obtain design review approval prior to building permit issuance. There shall be separate water and sewer connections for each unit.

TOWNHOUSE SUBLOTS:

415 Minimum six thousand (6,000) square foot lots resulting from platting a townhouse development. Sublots shall not be buildable for structures other than a townhouse unit as defined herein. Platting of sublots shall follow the procedures set forth in the subdivision ordinance and other applicable codes in effect.

Each townhouse unit may have a detached garage, and it must be sited on the same townhouse
420 subplot as the residential unit.

TOWNHOUSE UNIT:

One or more rooms, including a bathroom and a single kitchen, designed for or occupied as a unit by one family for living and cooking purposes, located in a townhouse development on a platted townhouse subplot.

425 *TRAILER:*

Any unit operated under its own power or drawn by or mounted on another vehicle that is designed for or used as a temporary living quarter. This definition includes, without limitation, a travel trailer, camping trailer, truck camper, fifth-wheel camper, motor home, and recreational vehicle.

430 *TRANSPORTATION FACILITIES:*

Roads, parking areas, turnarounds, bike paths, horse trails, ski or scenic lifts, or any other thoroughfare associated with moving people or materials.

UNDUE HARDSHIP:

Special conditions depriving the applicant of rights commonly enjoyed by other property owners
435 in the same district under the terms of this title, but not merely a matter of convenience and profit.

URBAN AGRICULTURE:

Land used to grow plants and harvest food or ornamental crops for educational purposes, donation, and use by those cultivating the land, or for sale locally. This does not include gardens
440 that are accessory to a home or business.

USE:

The specific purposes for which land or a building is being used.

USE, EXISTING:

Any use legally existing at the effective date hereof.

445 **UTILITIES:**

Installations for conducting water, sewage, gas, electricity, television, stormwater, and similar facilities providing service to and used by the public.

YARD:

An open space on the same lot with a principal building, which is unoccupied and unobstructed.

450 **ZONE DISTRICT:**

A portion of the incorporated territory of Bellevue defined by this title and designated on Zoning Maps to which the provisions of this title apply. (Ord. 2015-02, 4-20-2015; amd. 2018 Code; Ord. 2019-06, 7-30-2019)

CHAPTER 3 ADMINISTRATION AND ENFORCEMENT

455 **10-3-2: PLANNING AND ZONING COMMISSION:**

Consolidating notice requirements to enable single reference across application types.

A. Commission Established: A Planning and Zoning Commission is hereby established.

B. Membership; Appointment And Term:

1. The membership and appointment of the commission shall be governed by the provisions of Idaho Code section 67-6504, as amended, and applicable ordinances of the City. (Ord. 2015-02, 4-20-2015)

2. The commission shall consist of no more than five (5) voting members. Each member shall be appointed by the Mayor and confirmed by the Council. The Council, in creating the commission, shall provide that the areas and interests within its jurisdiction are broadly represented on the commission. Each member shall have been a resident of the City for the two (2) years prior to appointment to the commission and shall be a resident of the City at the time of appointment; except, that one member may reside outside the corporate limits of the City but within the City's Area of Impact, in which case, the member shall have been a resident of Blaine County for the two (2) years prior to appointment. Each member shall serve for a term of three (3) years from the date of his/her appointment. No person shall serve more than two (2) full consecutive terms without specific concurrence by two-thirds (2/3) of the Council adopted by motion and recorded in the minutes. (Ord. 2015-02, 4-20-2015; amd. 2018 Code)

C. Compensation: Commission members may receive such compensation as provided by the Council for reimbursement for related associated costs to perform the functions or the duties as Planning and Zoning Commissioners.

D. Organization: The commission shall elect a Chair and create any additional offices it may deem necessary. The commission may establish subcommittees, advisory committees, or neighborhood groups to advise and assist in carrying out the responsibilities under this section. The commission may enact a set of bylaws to guide its operation.

E. Meetings, Records And Voting: At least one regular meeting shall be held each month for not less than nine (9) months in a year. Additional special or workshop meetings may be scheduled as necessary. All meetings and records shall be open to the public. A record of meetings, hearings, resolutions, studies, findings, permits, and actions taken shall be maintained. All members shall have voting rights. A majority of the members of the commission shall constitute a quorum.

F. Responsibilities And Duties: The commission shall hold public meetings, hearings, surveys, etc., to obtain input to the planning process. The commission may also conduct informational meetings to consult with public officials and agencies, civil or professional organizations, etc. As a result of such meetings, the commission may submit recommendations to the Council concerning the planning process. Further, the commission shall:

1. Initiate amendments to this title, the subdivision ordinance, and the Comprehensive Plan.
2. Periodically review all privately proposed amendments to this title, the subdivision ordinance and the Comprehensive Plan, and make recommendations to the Council.
3. Review development proposals according to the process outlined in the subdivision ordinance.
4. Review applications for zoning reclassification and make recommendations to the Council.
5. Review, grant, or deny conditional use permit applications and applications for variances.
6. Hear and decide appeals when it is alleged that an error has been made by the Administrator.

G. Conflict Of Interest: A member or employee of the commission shall not participate in any proceeding or action when the member or employee (or his employer, business partner, associate, or any person related to him by affinity or consanguinity within the second degree) has an economic interest in the procedure or action.

H. Retroactive Effect Of Amendments: The amendments to this section shall apply retroactively to commission members appointed before the effective date hereof.

I. Public Notice Procedures: When a public hearing is required by this Title, the following procedures shall be followed:

1. Notice shall be placed in the official newspaper at least fifteen (15) days prior to the hearing date.

- 515 2. Notice shall be mailed by regular first class U.S. mail to each property owner within three hundred feet (300') of the exterior boundary of the the subject property, and to all others as required by state law. The notice shall be mailed at least fourteen (14) days prior to the hearing.
3. At least one notice, in a form approved by the Administrator, shall be conspicuously posted on the subject property, at least fifteen (15) days prior to the hearing.
- 520 4. The failure to receive notice by any person entitled thereto by law or by this chapter does not affect the validity of any action taken pursuant to the procedures set forth in this chapter.
- 525 5. When notice of a hearing on a proposed zoning map amendment, conditional use, variance, scenic route application, planned unit development, or other zoning action is required to two hundred (200) or more property owners or purchasers of record, notice otherwise required by subsection (2) of this section need not be given; provided, that the published notice under subsection (1) of this section includes a map identifying the property together with text indicating the general nature of the zoning change proposed. The format of notice shall be provided by the administrator.

CHAPTER 4 ZONING DISTRICTS AND MAP

10-4-2: DISTRICTS CREATED:

530 *Update to reflect new/renamed districts.*

The following districts are created:

AVO	Avalanche Overlay District
DT	Downtown District
GR	General Residential District
HB	Highway Business District
NMU	Neighborhood Mixed-Use

LI	Light Industrial District
LI/B	Light Industrial/Mixed Business District
RGB	Recreation Green Belt District
T	Transitional District

10-4-3: OFFICIAL ZONING MAPS:

Update with latest revision at time of adoption.

535 Official Zoning Maps, dated _____, depicting the boundaries of the zoning districts described in this chapter are hereby established as shown on the Official Zoning Maps of the City. These Official Zoning Maps are located in the City Clerk's Office in the City Hall and on the City website, and are hereby adopted by reference.

CHAPTER 7 BUSINESS DISTRICTS

10-7-1: PURPOSE:

540 *Improved purpose statement and description of new districts.*

It is the purpose of the Business Districts to designate space for business, to promote a diverse local economy, to provide space for mixed use development, and to improve the quality of life for Bellevue's residents.

- 545 A. Downtown (DT) District: The DT District is intended to preserve and enhance the traditional Bellevue downtown area. A variety of retail, service, and mixed-use establishments associated with historic, pedestrian-oriented development patterns. are permitted.
- B. Highway Business (HB) District: The HB District supports medium-to-larger scale commercial and mixed-use development.

550 **ARTICLE A. DT DOWNTOWN DISTRICT**

10-7A-1: PERMITTED USES:

Updated to be more consistent with common, generally appreciated downtown uses.

Permitted uses for this district are limited to the following:Artist Studio/Gallery

Bars

555 Brewpub, Micro-Distillery, or Micro-Winery

Community and Cultural Facilities

Home Occupations

Indoor Recreational Uses

Offices

560 Institutional Uses

Museums

Multi-family Dwellings

Neighborhood Grocery Store

Personal Services

565 Public Facilities

Public Spaces

Religious Facilities

Restaurants, cafés and coffee shops

Retail

570 Urban Agriculture

10-7A-2: ACCESSORY & MIXED USES:

Slightly updated ADU standards to reflect the overall development pattern and land use intensity. When multiple uses are proposed, the most restrictive standards would apply.

The accessory uses for this district include, but are not limited to, the following:

- 575 One accessory dwelling unit for each individual primary structure on the parcel; provided that it;
1. Is in the same building as a primary use; be it permitted, conditional, or lawfully nonconforming;
 2. Is located behind or above the primary structure;
 3. Contains an equal amount of, or less floor area than, the primary use of the structure; and
 - 580 4. Is accessed from a separate exterior entrance from the primary use of the structure.
 5. Accessory dwelling units are subject to a separate water and sewer capitalization fee from the primary structure in accordance with Title 8 of this Code.

Temporary buildings incidental to construction work on the premises; such buildings to be removed upon completion of construction work.

- 585 A. All accessory uses within this district must be accompanied by a permitted primary use on the property.
- B. Mixed use developments shall be reviewed using the regulations applicable to the most restrictive use proposed.

10-7A-3: CONDITIONAL USES:

- 590 *Updated to be consistent with common downtown uses which are more likely to have greater externalities to consider. To provide flexibility and opportunities for creative entrepreneurship, uses not identified as permitted, accessory, or prohibited in the DT zone are treated as conditional uses.*

Conditional uses for this district are limited to the following:

- 595 Breweries, distilleries, and wineries

Hotels/Motels

Outdoor recreational usesPublic utility and public service facilities

Uses not identified in this chapter

10-7A-4: PROHIBITED USES:

600 *Uses that are not desirable or consistent with a downtown area. As Bellevue City Code currently treats all uses not listed as permitted, accessory, or conditional as prohibited, this is a new section.*

The following uses are prohibited in this district:

Auto Repair

605 Building Supply, Garden Center and Lumber Yards

Car Wash

Drive-Through Services

Gas Station

Heavy Industrial Uses

610 Large-Scale Grocery Store

Light Industrial Uses

Motor Vehicle Sales and Rental

Parking lot or garage not associated with a structure

Self-Storage

615 Single-Family Residential

Small Engine Repair

Warehouse

10-7A-5: DIMENSIONAL, BULK AND BUILDING COVERAGE STANDARDS AND REQUIREMENTS:

620 *These standards are intended to maintain a development pattern consistent with the historic use of Main Street*

The dimensional, bulk, and building coverage standards and requirements for this district are the following:

625 A. Maximum Building Height: The maximum height of a building shall be two (2) stories above ground level or thirty-five feet (35'), whichever is more restrictive, except in accordance with the provisions of Section 10-14-10 of this title. Minimum Lot Width and Area: The minimum lot width shall be twenty-five feet (25'), and the minimum lot area shall be three thousand (3,000) square feet.

630 B. Maximum Façade Length: The maximum street-side façade length of any single structure shall be one hundred feet (100').

C. Building Setbacks:

1. Minimum Building Setbacks: No minimum building setbacks are required.

2. Maximum Building Setback: No building shall be located more than ten feet (10') from the front property line without Design Review approval. Setbacks greater than
635 ten feet (10') shall only be approved to allow for public space, outdoor seating for a café, restaurant, or similar. No front setback greater than thirty feet (30') shall be permitted.

D. Parking and Vehicle Access:

1. Parking Minimum: Standard parking requirements are established by Chapter 21 of
640 this title. Reductions in the number of parking spaces required may be approved by the Commission in accordance with one or more of the following provisions:

a) Parking Reductions for Non-Residential Uses: The minimum number of parking spaces required by Chapter 21 of this title may be reduced by up to fifty percent (50%).

- 645 b) Parking reductions in accordance with Section 10-14-10 of this code.
2. Parking Maximum: Off-street parking on any site shall not exceed one hundred fifty percent (150%) of the parking amount required by Chapter 21 of this title, save for when a Joint Use agreement is approved in accordance with Section 10-21-3 of this title.
- 650 3. Parking location: Parking shall be located to the rear or interior side of the structure(s). Exceptions may be granted through design review in instances where the location of existing structures precludes the use of the rear portion of the property for parking. In such instances, the Commission must make a finding that pedestrian and visual impacts have been minimized.
- 655 4. Parking Access:
- a. Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
- b. Any parking area (except for public on-street parking) shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public or private street shall be traveling in a forward motion.
- 660
- c. Exceptions may be granted through design review in instances where the location of existing structures makes compliance with these standards impractical. In such instances, the Commission must make a finding that pedestrian and visual impacts
- 665 have been minimized.

10-7A-6: DESIGN STANDARDS AND REQUIREMENTS

Rather than having a single set of design standards for all zones where Design Review is required, the Downtown and Highway Business zones would have specific standards, in addition to the design standards identified in Chapter 17.

- 670 A. Pedestrian Entrance Number and Location:

1. Each structure must be provided at least one (1) usable pedestrian entrance per fifty feet (50') of linear street frontage. Pedestrian entrances must be visible and accessible from the street.
2. Structures at street corners may provide one (1) corner-facing pedestrian entrance in lieu of two (2) required pedestrian entrances which would have been on either side of the street corner and parallel to public streets.
3. At least one (1) pedestrian entrance to each structure must be a clearly-identifiable and prominent main entrance.

B. Dumpsters and trash cans: These shall be fully contained within an enclosure and sited away from pedestrian thoroughfares when possible. Consolidated enclosures serving multiple buildings are encouraged and may be required by the Commission when multiple buildings are proposed as part of one development. Enclosures are subject to approval by the solid waste service provider.

C. Visual Transparency: Where facing a public street or public space, the ground floor of each structure must be at least fifty percent (50%) visually transparent within the area between three (3) and eight (8) feet in height along the building façade. Each successive floor must be at least fifteen percent (15%) visually transparent.

D. Blank Walls: Where the ground floor of any structure faces a public street or public space, blank walls over ten feet (10') in width shall be prohibited.

E. Materials: Where facing a public street or public space, exterior walls of a structure must be faced with at least eighty percent (80%) high-quality traditional materials. In all other locations, exterior walls must be faced with at least twenty five percent (25%) high-quality traditional materials.

1. High-quality traditional materials include brick, ceramic tile, wooden siding, glass, logs, or stone. Other materials shall qualify if determined by the Commission to be of high quality and traditionally used in regional downtown environments on visible façades. Fire-resistant or energy efficient alternatives to

the aforementioned high-quality traditional materials are acceptable provided that the alternatives are generally indistinguishable from the actual materials.

700 High-quality traditional materials shall not include vinyl siding, tilt-up concrete walls, or metal. The Planning & Zoning Commission may grant exceptions this section when it can be demonstrated that the modification of existing structures to bring the property into compliance with this section is unreasonable.

ARTICLE B: HB HIGHWAY BUSINESS DISTRICT

705 10-7B-1: PERMITTED USES:

Permitted uses in the HB zone are similar to those in the DT zone, but also includes larger scale, more vehicle oriented uses more consistent with the development pattern currently in place.

Permitted uses for this district are limited to the following: Cafés and restaurants

Garden Center

710 Home Occupations

Hotels/Motels

Indoor Recreational Uses

Neighborhood Grocery Stores

Offices

715 Personal Services

Restaurants

Retail

10-7B-2: ACCESSORY & MIXED USES:

Effectively the same as in the DT zone.

720 The accessory uses for this district include, but are not limited to, the following:

One accessory dwelling unit for each individual primary structure on the parcel; provided that it;

1. Is in the same building as a primary use; be it permitted, conditional, or lawfully nonconforming;
2. Is located behind or above the primary structure;
- 725 3. Contains an equal amount of, or less floor area than, the primary use of the structure; and
4. Is accessed from a separate exterior entrance from the primary use of the structure.
5. Accessory dwelling units are subject to a separate water and sewer capitalization fee from the primary structure in accordance with Title 8 of this Code.

730 Temporary buildings incidental to construction work on the premises; such buildings to be removed upon completion of construction work.

Urban Agriculture

Mixed use developments shall be reviewed based upon the most restrictive use proposed. All accessory uses within this district must be accompanied by a permitted primary use on the property.

735 **10-7B-3: CONDITIONAL USES:**

Larger scale, more intensive, typically less attractive uses are conditionally permitted in the HB zone. As uses not listed in this zone are prohibited, a more comprehensive list is included.

Conditional uses for this district are limited to the following:

Auto Repair

740 Bars

Breweries, distilleries, and wineries

Brewpub, Micro-Distillery, or Micro-Winery

Building Supply and Lumber Yards

Drive-Through Services

- 745 Gas Stations
- Large-Scale Grocery Stores
- Light Industrial Uses
- Motor Vehicle Sales and Rental
- Multi-Family Dwellings

- 750 Outdoor Recreational Uses
- Parking Lots or Garages Not Associated with a Structure
- Religious Facilities
- Self-Storage
- Small Engine Repair

- 755 Warehouse

10-7B-4: PROHIBITED USES:

All uses not identified in this article are prohibited in the HB District.

10-7B-5: DIMENSIONAL, BULK AND BUILDING COVERAGE STANDARDS AND REQUIREMENTS:

- 760 *The dimensional standards of this section are intended to balance and blend the more traditional, pedestrian friendly design pattern with the more automobile-oriented development pattern that is already in place.*

The dimensional, bulk, and building coverage standards and requirements for this district are the following:

- 765 A. Maximum Building Height: The maximum height of a building shall be three stories above ground level or forty feet (40'), except in accordance with the provisions of Section 10-14-10 of this title.

B. Minimum Lot Width and Area: The minimum lot width shall be fifty feet (50'), and the minimum lot area shall be six thousand (6,000) square feet.

C. Parking:

1. Parking shall be located to the rear or interior side of the structure(s). Exceptions may be granted through design review in instances where the location of existing structures precludes the use of the rear portion of the property for parking. In such instances, the Commission must make a finding that pedestrian and visual impacts have been minimized.

2. Parking requirements may be reduced in accordance with Section 10-14-10 of this code.

D. Maximum Floor Area:

1. The gross floor area for structures in the HB district shall not exceed thirty-six thousand (36,000) square feet. All structures in excess of twenty-eight thousand (28,000) square feet shall be considered a conditional use and subject to the requirements of Chapter 10-15 of this Code.

2. Public facilities shall be exempt from the maximum floor area provision.

E. Building Setbacks: No minimum or maximum building setbacks are required.

10-7B-6: DESIGN STANDARDS AND REQUIREMENTS

The design considerations in the HB zone are similar to the DT zone, but more relaxed and accommodating to larger structures.

A. Pedestrian Entrance Number and Location:

1. Each structure must be provided at least one (1) usable pedestrian entrance per one hundred feet (100') of linear street frontage. Pedestrian entrances must be visible and accessible from the street.

2. At least one (1) pedestrian entrance to each structure must be a clearly-identifiable and prominent main entrance.

795 B. Dumpsters and trash cans shall be contained within an enclosure and sited away from pedestrian thoroughfares when possible. Consolidated enclosures serving multiple buildings are encouraged and may be required by the Commission when multiple structures are proposed as part of one development. Enclosures are subject to approval by the solid waste service provider.

800 C. Visual Transparency: Where facing a public street, the ground floor of each structure must be at least fifteen percent (15%) visually transparent within the area between three feet (3') and eight feet (8') in height along the building facade. Each successive floor which faces a public street must be at least ten percent (10%) transparent.

a. Visual transparency may be provided by non-opaque windows, non-opaque doors, patios, or balconies.

805 b. The Commission may approve a reduction in visual transparency if necessary for a proposed use, provided that the Commission finds that no substantial decrease in visual and pedestrian interest will result from said reduction.

D. Blank Walls: Where the ground floor of any structure faces a public street or public space, blank walls over thirty feet (30') in length shall be prohibited.

810 E. Materials: Where facing a public street, exterior walls of a structure must be faced with at least fifty percent (50%) high-quality traditional materials. In all other locations, exterior walls must be faced with at least fifteen percent (15%) high-quality traditional materials.

815 a. High-quality traditional materials include brick, glass, granite, logs, rock, stone, and wood. Other materials shall qualify if determined by the Commission to be of high quality and commonly used in downtown environments on visible façades. Fire-resistant or energy efficient alternatives to the aforementioned high-quality traditional materials are acceptable provided that the alternatives are generally indistinguishable from the actual materials.

820 b. High-quality traditional materials shall not include vinyl siding, tilt-up concrete walls, or metal. The Planning & Zoning Commission is authorized to grant exceptions this section when it can be demonstrated that the modification of

existing structures to bring the property into compliance with this section is unreasonable.

CHAPTER 8 NMU NEIGHBORHOOD MIXED USE DISTRICT

825 10-8-1: PURPOSE:

Updated purpose statement to more clearly identify the intent of the zone.

The purpose of the Neighborhood Mixed Use District is to provide for a mix of uses within a traditional neighborhood form. Single-family residences, small scale multi-family residences, and compatible business uses are intended to mutually exist in this zone where quality design
830 and walkability are emphasized.

10-8-2: PERMITTED USES:

Permitted uses in the NMU zone are generally limited to very low impact uses consistent with the existing and desired characteristics of 2nd Street.

Permitted uses for this district are limited to the following:

835 Cafes and restaurants

Community and Cultural Facilities

Galleries

Museums

Urban Agriculture

840 Offices

Home occupations

Multi-family dwellings, up to four (4) units

Neighborhood Grocery Store

Nursery for Children

845 Public Spaces

Personal Services

Religious Facilities

Retail

Retirement Facility, Recovery Residence, Nursing Home, Group Living, or Similar

850 Single-family dwellings

10-8-3: ACCESSORY USES:

ADU standards are simplified, but similar to what is existing.

A. The accessory uses for this district include the following:

One accessory dwelling unit for each three thousand (3,000) square feet of lot area; provided,
855 that it:

1. Is eight hundred (800) square feet or less in total floor area.
2. Is subject to a separate water and sewer capitalization fee from the primary structure in accordance with Title 8 of this Code.

Accessory/garden buildings and other storage buildings not to exceed two hundred (200) square
860 feet.

Detached garages for vehicle storage up to six hundred (600) square feet per six thousand (6,000) square foot lot. If additional lot(s) are included, the garage square footage may be increased by one hundred (100) square feet for every three thousand (3,000) square feet of additional land included, up to a maximum of one thousand two hundred (1,200) square feet.

865 Storage of boats, campers, and travel trailers by resident owners in off street parking areas.

Temporary buildings incidental to construction work on the premises; such buildings to be removed upon completion of construction work.

Urban Agriculture

- B. All accessory uses within this district must be accompanied by a permitted primary use on the property.

10-8-4: CONDITIONAL USES:

A very limited set of potential uses.

Conditional uses in this district are limited to the following:

Bars

~~Churches~~ Religious Facilities

Parking lots not associated with a structure

Public Utility and Public Service Facilities

10-8-5: DIMENSIONAL AND BULK STANDARDS:

Simplified standards, and setbacks more in alignment with the historic homes along 2nd Street.

The minimum dimensional and bulk standards for limited business and residential applications in this district are the following:

- A. Minimum Lot Width and Area: The minimum lot width shall be fifty feet (50'), and the minimum lot area shall be six thousand (6,000) square feet.

B. Building Setbacks:

1. Front Setbacks: The front setback shall be fifteen feet (15') except for a front porch, for which the front setback shall be eight feet (8'). Front porches between fifteen feet (15') and eight feet (8') from the front property line may be covered but not enclosed, and shall not exceed fifteen feet (15') in height.
2. Side and Rear Setbacks: The side and rear setbacks shall be six feet (6'). Side setbacks may be reduced to four feet (4') with design review approval.
3. Multi-Family Dwellings: Minimum front, side and rear setbacks for multi-family dwellings shall meet the same setback requirements as indicated in this section;

except that, townhouse units shall be allowed zero setbacks from the common wall lot lines created by a townhouse subplot.

895 C. Building Height: No building shall be more than two (2) stories above ground level or thirty five feet (35') in height. No accessory building shall be more than twenty feet (20') in height, excluding structures containing accessory dwelling units.

D. Parking Requirements:

900 1. Parking Minimum: Standard parking requirements are established by Chapter 21 of this title. A reduction of the number of parking spaces required may be approved by the Commission in accordance with the following provisions. The reduction of parking due to any one of the following provisions shall not preclude the gaining of approval for another or remainder of the provisions.

905 a) Parking Reductions for Non-Residential Uses: The minimum number of parking spaces required by Chapter 21 of this title may be reduced by up to fifty percent (50%).

3. Parking Maximum: Off-street parking on any site shall not exceed one hundred fifty percent (150%) of the parking amount required by Chapter 21 of this title, except when a Joint Use agreement is approved in accordance with Section 10-21-3 of this title.

910 4. Parking location: Parking (including garages for dwelling units) shall be located to the rear or interior side of the structure(s). Exceptions may be granted through design review in instances where the location of existing structures precludes the use of the rear portion of the property for parking. In such instances, the Commission must make a finding that pedestrian and visual impacts have been minimized.

915 E. Maximum Density: The maximum density of dwelling units, regardless of the type or classification thereof, may not exceed one (1) dwelling unit per two thousand (2,000) square feet of lot area on any one parcel.

10-8-6: DESIGN STANDARDS AND REQUIREMENTS

D. Pedestrian Entrance Number and Location:

- 920 1. Each structure must be provided at least one (1) usable pedestrian entrance. Pedestrian entrances must be visible and accessible from the street.
- E. Dumpsters and trash cans: These shall be fully contained within an enclosure and sited away from pedestrian thoroughfares when possible. Consolidated enclosures serving multiple buildings are encouraged and may be required by the Commission when multiple buildings
925 are proposed as part of one development.
- C. Visual Transparency: Where facing a public street, the ground floor of each structure must be at least fifteen percent (15%) visually transparent within the area between three feet (3') and eight feet (8') in height along the building facade. Each successive floor which faces a public street must be at least ten percent (10%) transparent.
- 930 1. Visual transparency may be provided by non-opaque windows, non-opaque doors, patios, or balconies.
- D. Blank Walls: Where the ground floor of any structure faces a public street or public space, blank walls over twenty feet (20') in width shall be prohibited.
- E. Materials: Where facing a public street or public space, exterior walls of a structure must be
935 faced with at least eighty percent (80%) high-quality traditional materials. In all other locations, exterior walls must be faced with at least twenty five percent (25%) high-quality traditional materials.
1. High-quality traditional materials include brick, glass, granite, logs, rock, stone, and wood. Other materials shall qualify if determined by the Commission to be of high
940 quality and traditionally used in the vicinity of the property.
2. High-quality traditional materials shall not include vinyl siding, tilt-up concrete walls, or metal. The Planning & Zoning Commission is authorized to grant exceptions this section when it can be demonstrated that the modification of existing structures to bring the property into compliance with this section is unreasonable.
- 945 F. Landscaping: For any parcel wherein a major improvement occurs;

1. No fewer than one (1) tree shall be provided per one thousand five hundred (1,500) square feet of lot area.
2. No more than fifty percent (50%) of the lot area not occupied by any structure may be utilized for non-native or non-drought resistant landscaping.
3. Artificial grass turf may not be used on any front or side yard adjacent to the street.

CHAPTER 14 GENERAL ZONING PROVISIONS

10-14-10: HOUSING INCENTIVES

New section outlining when development may be able to utilize incentives for providing local housing units.

A. Purpose: The purpose of this section is to encourage housing development that serves Bellevue's economy and to enable the provision of a variety of housing types for current and future residents.

B. General provisions:

1. Deed restricted local housing units in a development shall be mixed with, and not clustered together or segregated in any way from, market-rate units.
2. Unless otherwise exempted in this section, all developments shall meet the dimensional and other standards of the zone involved.

C. Incentives:

1. In the DT zoning district, the following incentives may be applied:

Incentive	Requirement
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Maximum building height increased to forty-five feet (45') or three (3) stories. See Note (a) following this table.	At least twenty-five percent (25%) of the residential square footage in the development must be within deed restricted local housing units.
Maximum building height increased to sixty feet (60') or four (4) stories. See Note (a) following this table.	At least fifty (50%) of the residential square footage in the development must be deed restricted local housing units.
Reduction of one (1) required parking space	For each deed restricted local housing unit.

- a) Where facing a public street or public space, the third (3rd) story of any structure within the DT zoning district shall feature a step-back of ten feet (10') from the edge of the façade of the second (2nd) story. The fourth (4th) story shall not require a further step-back but must maintain that of the third (3rd) story. Decorative façade elements may encroach upon the required step-back up to two feet (2').

2. In the HB zoning district, the following incentives may be applied:

Incentive	Requirement
Reduction of one (1) required parking space	For each deed restricted local housing unit.

CHAPTER 15 CONDITIONAL USE PERMITS

10-15-1: PERMIT REQUIRED:

- A. It is recognized that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to

protect the public welfare and ensure conformance with the Comprehensive Plan, permits are required for such uses upon review by the commission.

B. In any zone, a conditional use permit shall be required for "aquaculture", which is defined as the commercial raising of fish in a fish hatchery. The operation of a processing plant shall be considered a conditional use and must be secondary to the fish hatchery. (Ord. 2015-02, 4-20-2015)

10-15-3: STANDARDS OF EVALUATION:

The changes to this chapter would make the Common Council the deciding body on Conditional Use Permits.

The Commission shall review and recommend to the Council whether the particular facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

A. Will, in fact, constitute a conditional use as established for the zoning district involved;

B. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Plan and/or this title;

C. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;

D. Will not be hazardous or disturbing to existing or future neighboring uses;

E. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

F. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community;

G. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water pollution or safety hazards;

1005 H. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;

I. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and

1010 J. Will be adequately screened from public ways and neighboring properties by means of fencing or landscaping. (Ord. 2015-02, 4-20-2015)

10-15-4: PUBLIC HEARING AND NOTICE:

Updated to reference consolidated public notice procedures section.

A. Each application will be reviewed at a public hearing, noticed as required by Section 10-3-2(I) of this Title.

1015 B. A completed application will be heard by the commission at a public hearing within forty five (45) days of its receipt.

10-15-5: ACTION BY COMMISSION AND COUNCIL; NOTICE OF DECISION:

Updated to reflect process.

1020 A. The commission shall provide a recommendation to the Council, documented in an order recommending approval, conditional approval, or disapproval of the application within fifteen (15) days after conclusion of the public hearing, together with the reasons therefor. The Bellevue Common Council shall conduct a duly noticed public hearing and enter an order approving, conditionally approving, or disapproving the application. Conditional uses are subject to the conditions specified prior to issuance of their permits. Conditions which may be attached
1025 include, but are not limited to, those which will:

1. Minimize adverse impact on other development.

2. Control the sequence, timing, and duration of development.
3. Assure that development is maintained properly.
4. Designate the exact location and nature of development.
- 1030 5. Require the provision for on site or off site public facilities or services.
6. Mitigate foreseeable social, economic, fiscal, and environmental effects.
7. Require more restrictive standards than those generally required in this title.

B. The Administrator shall give the applicant written notice of the commission's decision by mail within ten (10) days after the commission has reached a decision. (Ord. 2015-02, 4-20-
1035 2015)

CHAPTER 17 DESIGN REVIEW

10-17-3: DESIGN REVIEW APPROVAL REQUIRED:

Updated to allow administrative approval for small projects.

- A. Business, Limited Business/Residential, Light Industrial, Light Industrial/Mixed
1040 Business, And Transitional Districts: No person shall commence construction repairs on
any new building, or placement of any building upon property, or construction of any
addition, alteration, or change to or demolition of the exterior of any building, excluding
necessary maintenance, within the Business Zoning District, Limited
Business/Residential Zoning District, Light Industrial/Mixed Business Zoning District,
1045 Light Industrial Zoning District, or Transitional Zoning District in the City without first
receiving applicable design review approval as required by this chapter. No application
for a building permit, demolition permit or other permit shall be received or such permit
issued by the City for such construction or other work, excluding necessary maintenance,
until design review approval has been obtained as applicable herein.
- 1050 B. Change Of Use: Change of use shall require an approved large scale conditional use
permit for any building exceeding a twenty eight thousand (28,000) square foot building

per parcel or lot and shall be in compliance with defined uses per sections 10-7-2 and 10-7-4 of this title and shall comply with chapter 16 of this title.

C. ADU (Accessory Dwelling Unit), Multi-Family And Townhouses In All Zoning

1055 Districts: No person shall commence construction or placement of any ADU, multi-
family dwelling or townhouse, or make any addition, alteration or change to the exterior
of any such building, or commence demolition, excluding necessary maintenance thereof,
within any zoning district within the City without first having obtained design review
approval therefor under the procedures, requirements, standards and criteria of this
1060 chapter. The design review application shall provide all the information required in
section 10-17-4 of this chapter. In order to receive approval, the application shall meet
the standards and criteria set forth in subsections 10-17-5A1 through A10, inclusive;
subsections 10-17-5B1b through B1d; and subsections 10-17-5C1 through C7, inclusive,
of this chapter.

1065 D. The Administrator may review and approve the following Design Review applications:

- a. Exterior modifications to existing structures, including lighting.
- b. Accessory dwelling units
- c. Accessory structures and additions to existing buildings less than two hundred
(200) square feet.
- 1070 d. Landscaping and site modifications involving no structures.

10-17-4: APPLICATION PROCEDURE:

Updated to be consistent with electronic submittals and to require public hearings for Design Review applications.

1075 A. The following materials and information, together with the application form and fees,
shall constitute a complete application for design review and shall be filed by the
applicant prior to consideration of the application by the commission:

1. Site map of the property upon which the proposed construction is to occur shall be
submitted in sufficient detail to show the following:

- a. Exterior boundary lines of the property, together with dimensions.
 - 1080 b. Location of proposed and existing structures, with dimensions thereof, showing the setback of each structure from the nearest property line.
 - c. Location of on site parking spaces, ADA accessible spaces, loading zones and access thereto, including the dimensions of the spaces and the width and length of access.
 - 1085 d. Location and dimensions of snow storage areas.
 - e. Location of dumpster and/or garbage can storage areas including the dimensions and proposed fencing or other screening.
 - f. Designation of the zoning district in which the project is located.
 - g. Location of vehicular and pedestrian circulation patterns, easements and proposed improvements with regard thereto.
 - 1090 h. Contour lines of five foot (5') intervals to show proposed slope and topography of the property.
 - i. Location of existing and proposed adjacent street rights-of-way, fire hydrants, sewer lines, water lines and other utilities, and plans for the separate connection to and extension of each utility to each unit or building.
 - 1095 j. Indication of direction of snow slide from the roof and drip line of all buildings.
 - k. Location of existing structures on adjacent properties.
 - l. Location of on site trash and personal property storage.
 - m. One large vicinity map and one reduced vicinity map depicting adjacent streets, floodplains, and applicable zoning and comprehensive land use designations.
 - 1100
2. Preliminary schematic drawings of the proposed construction shall be submitted to show the following:
- a. Floor plan at not less than one-eighth inch (1/8") scale.

- b. Exterior elevations with facades and other exterior elements shown in color.
- 1105 c. Type and color of exterior materials and roofing, with samples thereof.
- d. Location and type of exterior lighting.
- e. A colored model for all new buildings not including additions or buildings less than three thousand (3,000) square feet.
4. Landscape plan and legend shall be submitted in sufficient detail to show the
- 1110 following:
- a. Proposed landscape plans of the project including calculations depicting percentage of land area being landscaped, types and size of trees, ground cover and other vegetation.
- a. Proposed excavation or land fill including resulting slope grades.
- b. Location and height of walls or fences.
- 1115 c. Drip or other low consumption irrigation system for landscaping.
- d. Drainage plan including off site improvements.
- A. At a noticed Planning and Zoning Commission meeting, the application shall be presented, together with required materials and information. The hearing shall be noticed in accordance with Section 10-3-2(I) of this title. The commission shall approve, deny or
- 1120 conditionally approve the application based on design review standards and criteria, and notify the applicant of the commission's decision by the close of the commission's next noticed scheduled meeting, not to exceed thirty (30) days from the design review meeting, except the commission may table an application until it receives requested information, or for additional review due to the complexity of the application, or
- 1125 problems with regard thereto. (Ord. 2015-02, 4-20-2015)

10-17-5: DESIGN REVIEW STANDARDS AND CRITERIA:

Strengthens Planning & Zoning Commission's powers to determine suitable design, improved snow storage standards, eliminates strict adherence to 1880-1910 architectural design, eliminates minimum setback on Main Street.

1130 The following list of design review criteria shall be met by each applicant seeking design review approval. The Planning and Zoning Commission shall use said criteria to determine whether a project is to be approved or denied. If a development project is to be built in phases, each phase shall be subject to the design standards and criteria described in this section, and each phase independently shall meet said criteria and standards.

1135 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.
- 1140 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
1145 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
1150 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
1155 with the following requirements:
 - a. Use of sidewalks and required parking areas for snow storage is prohibited.

- 1160
- 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, provided that the landscaping is salt tolerant and can tolerate the weight of stacked snow.
 - 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.
 - 1165 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 (1/3) of the hard surfaces proposed with the project. The one-third (1/3) amount may be reduced by the use of a snowmelt system, or for good cause demonstrated.
 - 1170 h. Where snow storage areas are adjacent to fences or walls, the fences or walls shall be constructed of textured concrete or other suitable materials to withstand snow stacking and removal operations.
 - i. 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.
 - 1175

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.

- 1180
- 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.

1185 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.

1190 12. Adequate unobstructed access for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project shall be provided.

B. Architecture:

1. Generally:

1195 a. 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.

1200 b. All exterior mechanical equipment shall be screened on all sides with materials and colors matching the approved structure.

c. Mechanical equipment shall be hidden or de- emphasized.

1205 d. 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.

- 1210 e. 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.
- f. Accessory dwelling unit sizes shall comply with the requirements of the zoning district in which they are located.
- 1215 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.
- 1220 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 aesthetics 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
- 1225 architectural style and materials of the general vicinity.
- 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.
- 1230 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.

- 1235 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.
- 1240 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.
- 1245 7. Adequate drainage shall be provided on site.
- 1245 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.
- 1250 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.
- 1255 10. Street trees shall be a minimum of three inch (3") caliper and planted at spacing not less than one tree for every thirty five feet (35') of public street right-of-way, excluding alleys. All trees shall comply with the latest adopted City of Bellevue Tree Guidelines.

1260 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

1265 shall be constructed in accordance with the applicable construction standards and ordinances of the City. (Ord. 2015-02, 4-20-2015)

CHAPTER 21 OFF STREET PARKING AND LOADING

10-21-2: GENERAL PARKING AND LOADING REQUIREMENTS:

Minor adjustments to reflect potential multistory, mixed use buildings and requires higher quality surfacing in Business zones.

1270 A. Design And Location Of Parking And Loading Areas:

1. Whenever a new parking or loading area is located in or adjacent to a residential area, it shall be effectively screened on all sides that adjoin or face any property used for residences on the ground floor by a wall, fence, or planting screen not less than six feet (6') in height. The space between such fence, wall, or planting screen and the lot line of the adjoining premises in
1275 any residential district shall be landscaped with grass, hardy shrubs or evergreen ground cover, and maintained in good condition.

2. Parking spaces for commercial, industrial, or institutional uses shall be located not more than four hundred feet (400') from such use, provided such parking shall not be located in a residential zoning district.

1280 3. Parking spaces for apartments, dormitories, or multi-family dwellings shall be located not more than three hundred feet (300') from such use.

B. Access: All spaces must have unobstructed access to and from streets or alleys by means of a driveway not less than ten feet (10') wide. The total width of access points onto any one street shall be limited to twenty feet (20'), except there shall be no limitation for parking accessed from
1285 an alley. Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.

C. Surface And Drainage: Off street parking and loading areas shall be surfaced with asphalt, concrete, compacted gravel, crushed rock, or other dust free durable material. Compacted gravel

1290 or crushed rock surfacing shall not be permitted in the DT – Downtown or HB – Highway
Business districts. Drainage of surface water adequate to prevent flows of water onto adjacent
properties or walkways shall be provided.

**D. Increase In Intensity Of Use; Change Of Use: When the intensity of any use of any
building, structure, or premises is increased through the addition of dwelling units, net
1295 floor area, seating capacity or other units of measurement as specified in this title, parking
and loading facilities as required herein shall be provided for such increased intensity of
use. If the building was erected prior to the effective date hereof, additional parking and
loading facilities are mandatory only in the amount by which the requirements for the new
use would exceed those for the existing use. No required off street parking space may be
1300 converted to any other use unless an equivalent amount of additional parking space is
provided. 10-21-3: ADDITIONAL PARKING REQUIREMENTS:**

A. Parking Space Dimensions: The minimum parking dimensions are as follows:

Angle	Width	Length	Aisle Width
90°	9.0'	19'	24'
60°	9.0'	21'	16'
45°	9.0'	19.8'	15'
Parallel	8.0'	23'	14'

B. Lighting: Any lights used to illuminate a parking area shall be in accordance with Chapter
1305 10-22B of this Title.

C. Joint Use: When times of use for several buildings do not normally overlap, off street
parking may be provided collectively and used jointly after obtaining approval from the Council.
Such joint use shall be evidenced by a recorded agreement between the property owners and the
City, which shall be approved by the City Attorney.

1310 D. Curbside Parking Is Counted: All existing improved parking spaces along the public
rights-of-way adjacent to a parcel of real property shall be counted toward the on site parking

requirements of such parcel set forth in this title, provided such parking spaces are asphalt and have curbs, gutters, sidewalks and drainage facilities installed in accordance with the City street standards ordinance, and subsequent amendments thereto.

1315 E. Credits For On Street Parking Improvements:

1. Nonresidential uses within the Business Zoning Districts and Neighborhood Mixed Use Zoning District may improve City public street rights-of-way within said zoning districts within six hundred feet (600') of the real property on which the use is located and may be credited with one on site parking space for each two (2) on street parking spaces created by that right-of- way improvement as provided in this subsection.

2. Any real property or business owner wishing to construct such on street parking improvements shall make written application to the Common Council. The application shall include construction drawings of the proposed improvements stamped by a civil engineer licensed in the State of Idaho. The application form shall be furnished by the City, and the applicant shall provide all other information as may be reasonably required by the City. The applicant shall also reimburse the City for all engineering costs incurred by the City in the review of the application prior to final consideration of the application by the City. The Council shall determine the location of new parking spaces to be created by such on street parking improvements. Such on street parking requirements shall include concrete curbs, gutters and sidewalks, asphalt paving, storm drainage, street trees and irrigation, parking lines, street lighting and any other improvements considered necessary or appropriate by the Council. The location of the construction of such on street parking improvements shall begin at street corners and thereafter be constructed in a continuous manner. If construction of such on street parking improvements begins at a corner, then the applicant shall improve the entire corner to the point where parking spaces may begin again. The Administrator shall give notice by United States mail to each property owner within three hundred feet (300') of the external boundaries of the land being considered for parking improvements of the date of the meeting at which the City Council shall consider the application.

3. All on street improvements for parking spaces shall be constructed in accordance with the City street standards ordinance and other applicable City standards.

4. No parking created within any public right-of-way shall be held or used for the exclusive parking of any business or property, but shall be open to the use by the general public subject to the police powers of the City and Idaho Transportation Department. (Ord. 2015-02, 4-20-2015)

10-21-4: NUMBER OF PARKING SPACES:

1345 *Updated to include multifamily residential parking requirements.*

Every use shall provide at least the minimum number of parking spaces required for that use based on the formula listed in this section. Off street parking spaces, each containing at least one hundred eighty (180) square feet or as set forth in subsection 10-21-3A of this chapter shall be required in all districts for residential, commercial, industrial, and institutional uses, as follows.

1350 All areas counted as off street parking space shall be unobstructed and free of other uses and shall be located totally outside of any street or alley right-of-way. Parking requirements for a use not specifically mentioned shall be the same as for a use specified below which has similar traffic generating characteristics, as determined by the Planning and Zoning Administrator or Commission. Where the number of parking spaces required by this chapter is a fractional
1355 number, the number of parking spaces required shall be rounded down to the next whole number.

A. Residential Uses: The following are the off street parking requirements for residential uses in all zoning districts:

Type Of Use	Number Of Spaces Required
Accessory Dwelling Units	1 space per bedroom, up to 3
Boarding and rooming houses, dormitories	1 space for each sleeping room or every 3 beds, whichever is greater
Duplexes and twin house developments	2 spaces for each residential unit
Manufactured/mobile home parks	2 spaces for each mobile home
Single-family residences	2 spaces minimum with a maximum of 5 spaces
Multi-family residences	1.5 spaces for each residential unit

B. Business District Uses: The following are the off street parking requirements for the uses within the Business Zoning District:

Type Of Use	Number Of Spaces Required
For all uses not listed in this subsection	1 space for every 800 square feet of net floor area
Auditoriums, arenas, theaters	1 space for each 4 persons at the rated maximum occupancy of the building (per Fire Code)
Auto gas stations	1 space for each gas pump (spaces adjacent to gas pumps count), plus 1 space for each on shift employee
Auto rental	1 space for each vehicle to be rented
Auto service stations and repair garages	2 spaces for each service bay (excludes interior bay space), plus 1 space for each on shift employee and 1 space for every 600 square feet of net floor area; 1 exterior space in front of each service bay door may be counted
Automobile sales	1 space for each 5,000 square feet of lot area, plus 1 space for each vehicle displayed
Bowling alleys	3 spaces for each bowling lane, plus 1 space for each 250 square feet of restaurant and/or cocktail lounge floor area
Car washes	2 spaces for each bay or stall (interior bay spaces count), plus 1 space for each vacuum or drying machine
Cartage, express, and parcel delivery and trucking businesses	1 space for each 3 employees, plus 1 space for each vehicle maintained and 1 space for each 250 square feet of net floor area
Convenience stores	1 space for each 200 square feet of net floor area, plus 1 space for each employee on shift
Funeral parlors, mortuaries	1 space for each 200 square feet of net floor area

Hotels, motels, and tourist homes	1 space for each sleeping room, plus 1 space for each 2 employees on shift
Offices, administration buildings	1 space for each 300 square feet of net floor area
Outdoor areas for display of goods for sale, lease, or rental	1 space for each 1,000 square feet of land area used as such
Outdoor athletic fields, parks, or basketball or tennis courts	1 space for each 5,000 square feet of gross land area
Restaurants, taverns, bars, nightclubs	1 space for each 500 square feet of net floor space
Retail stores	1 space for each 500 square feet of net floor area
Tennis courts (indoor)	1 space for each tennis court, plus the spaces required for accessory uses

C. Institutional Uses: The following are the off street parking requirements for institutional uses in all zoning districts:

Type Of Use	Number Of Spaces Required
Cemeteries	1 space for each employee on shift
Churches	1 space for each 4 persons at the rated maximum occupancy of the building (per Fire Code)
Hospitals	1 space for each 2 beds, plus 1 space for each 2 employees on shift
Libraries	1 space for each 400 square feet of net floor area
Medical and dental clinics	1 space for each 200 square feet of net floor area
Nursing homes, homes for the aged	1 space for each 3 beds, plus 1 space for each 2 employees on shift

Post Office	1 space for each 100 post office boxes, plus 1 space for each 2 employees on shift
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D. Schools: The following are the off street parking requirements for schools in all zoning districts:

Type Of Use	Number Of Spaces Required
Colleges and trade schools	1 space for each 3 students and 1 space for each teacher and each employee on shift
Elementary schools	1 space for each teacher and for each employee on shift or 1 space for every 2 persons rated capacity of assembly areas (per Fire Code), whichever is greater
High schools	1 space for each 5 students and 1 space for each teacher and for each employee on shift, or 1 space for each 2 persons rated capacity of all assembly areas (per Fire Code), whichever is greater
Junior high/middle schools	1 space for each teacher and for each employee on shift, or 1 space for every 2 persons rated capacity of assembly areas (per Fire Code), whichever is greater
Nursery schools, daycare centers	1 space for each 500 square feet of net floor area; minimum of 2 spaces per building

1365

E. Light Industrial Uses: The following are the off street parking requirements for all types of manufacturing, storage, wholesale distribution and all other light industrial uses:

Type Of Use	Number Of Spaces Required
For all uses except those as set forth in this subsection	1 space for each 600 square feet of net gross floor area
Auto repair service	2 spaces per service bay, plus 1 space per employee, plus 1 space per every 600 square feet of net gross floor area; 1 exterior space in front of each service bay door may be counted; 1 interior space per service bay may be counted

Industrial laundry use and manufacturing/processing	1 space for each 600 square feet of net gross floor area
Landscape nurseries and lumberyards	1 space per every 250 square feet of net gross retail floor area, plus 1 space per each 2,500 square feet of net gross warehouse area or land area, plus 1 space per each company owned vehicle used for the subject business
Light industrial uses	1 space for each 600 square feet of net gross floor area
Offices	1 space for each 600 square feet of net gross floor area
Storage	1 space for each 750 square feet of net gross floor area

10-21-5: ADDITIONAL LOADING REQUIREMENTS:

1. Adequate off street loading spaces for commercial, industrial and institutional uses shall be provided so that loading need not take place from public streets.
- 1370 2. Off street loading facilities such as a dock or platform shall not project into the public right-of-way setback area. They shall be conveniently accessible from streets or alleys.
3. The required off street loading berths shall not be part of the same area used to satisfy the off street parking requirements.
- 1375 4. Only alleys located west and east of Main Street/Highway 75 in the Business, Light Industrial, Light Industrial/Mixed Business, and Limited Business/Residential Districts shall be allowed to be used as a required off street loading space/facility.

10-21-6: BICYCLE PARKING:

New section for standards on bicycle parking.

- 1380 A. Bicycle parking spaces shall be compatible with standard u-locks, provide adequate space for maneuvering, and provide two (2) points of contact with bicycles. Bicycle parking which supports one (1) single wheel shall not meet this criteria.

B. One (1) bicycle parking space shall be provided per one thousand (1,000) square feet of non-residential building area. Partial spaces shall be rounded to the nearest whole number. Spaces required by this provision shall be located so they are accessible by the public from adjacent sidewalks.

C. In addition to the above, one (1) bicycle parking space shall be provided per three (3) dwelling units for multifamily developments. Partial spaces shall be rounded to the next whole number. Spaces required by this provision shall be located near the main exterior entrance(s) to these dwelling units and shall be covered.

CHAPTER 22 SIGNS, LIGHTING AND FENCES

ARTICLE B. LIGHTING

10-22B-2: DEFINITIONS:

Updated definitions in support of the other changes to this chapter.

Unless specifically defined in this section, words or phrases used in this article shall be interpreted so as to give them the meanings they have in common usage and to give this article its most reasonable application. When used in this article, the following words and terms shall have the meanings ascribed to them in this section:

AREA LIGHT:

A luminaire equipped with a lamp that produces over one thousand eight hundred (1,800) lumens. Area lights include, but are not limited to, streetlights, parking lot lights and yard lights. (See section 10-22B-9, table 1 of this article for light output of various lamps.)

ASTRONOMIC TIME SWITCH:

An automatic lighting control device that switches outdoor lighting relative to time of solar day with time of year correction.

1405 *AVERAGE HORIZONTAL FOOT-CANDLE:*

The average level of illuminance for a given situation (with snow cover if that is to be expected in the given situation), measured at ground level, with the light meter placed parallel to the ground.

BUILDING INSPECTOR:

1410 The City of Bellevue building inspector.

BACKLIGHT:

The amount of light emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the fixture.

BACKLIGHT-UPLIGHT-GLARE (BUG) RATING:

1415 The EIS developed rating system for outdoor lighting which describes the amount of backlight, uplight, and glare produced by a luminaire.

CITY:

The City of Bellevue, Idaho.

CORRELATED COLOR TEMPURATURE (CCT):

1420 The measured color appearance of white light using units of kelvin (K).

EIGHTY FIVE DEGREE CUTOFF TYPE OF LUMINAIRES:

Luminaires that do not allow light to escape above an eighty five degree (85°) angle, measured from a vertical line from the center of the lamp extended to the ground (see section 10-22B-9, figure 2 of this article).

1425 *EXTERIOR LIGHTING:*

Temporary or permanent lighting that is installed, located or used in such a manner to cause light rays to shine outdoors. Luminaires that are indoors that are intended to light something outside are considered exterior lighting for the purpose of this article.

FLOODLIGHT:

- 1430 A lamp that produces up to one thousand eight hundred (1,800) lumens and is designed to flood a well defined area with light. (See section 10-22B-9, table 1 of this article for light output of various lamps.)

FOOT-CANDLE (FC):

The illuminance produced by a source of one candle at a distance of one foot (1').

- 1435 *FULL CUTOFF LUMINAIRES:*

A luminaire designed and installed where no light is emitted at or above a horizontal plane running through the lowest point on the luminaire. (See section 10-22B-9, figure 1 of this article.)

FULLY SHIELDED:

- 1440 The luminaire incorporates a solid barrier (the shield), which permits no light to escape through the barrier. (See section 10-22B-9, figure 4 of this article.)

GLARE:

Stray, unshielded light striking the eye that may result in:

- A. Nuisance or annoyance glare such as light shining into a window;
- 1445 B. Discomfort glare such as bright light causing a squinting of the eyes;
- C. Disabling glare such as bright light reducing the ability of the eyes to see into shadows; or
- D. Reduction of visual performance.

HOLIDAY LIGHTING:

- 1450 Strings of individual lamps where the output per lamp is not greater than fifteen (15) lumens.

IESNA:

Illuminating Engineering Society of North America (IES or IESNA). The professional society of lighting engineers.

IESNA RECOMMENDED PRACTICES:

1455 The current publications of the IESNA setting forth illuminance levels.

ILLUMINANCE:

The amount of light falling on any point of a surface measured in foot-candles or lux.

LAMP:

1460 A. The generic term for an artificial light source, to be distinguished from the whole assembly (see definition of luminaire). Commonly referred to as "bulb".

B. The form of radiant energy acting on the retina of the eye to make sight possible.

LED:

A type of lamp which uses one or more light emitting diodes of any color.

LIGHT POLLUTION:

1465 Any adverse effect of manmade light including, but not limited to, discomfort to the eye or diminished vision due to glare, light trespass, uplighting, the uncomfortable distraction of the eye, or any manmade light that diminishes the ability to view the night sky.

LIGHT TRESPASS:

Artificial light entering a property or right-of-way without permission.

1470 *LIGHTING:*

Any or all parts of a luminaire that function to produce light.

LIGHTING ADMINISTRATOR:

The Bellevue Planning and Zoning Administrator-Development Service Director who shall administer, interpret, and enforce this article and make recommendations hereunder.

1475 *LUMEN:*

The unit used to quantify the amount of light energy produced by a lamp at the lamp. Lumen output of most lamps is listed on the packaging. For example, a sixty (60) watt incandescent lamp produces nine hundred fifty (950) lumens while a fifty five (55) watt low pressure sodium lamp produces eight thousand (8,000) lumens.

1480 *LUMINAIRE:*

A complete lighting unit, consisting of a lamp or lamps, together with the parts designed to distribute the light, to position and protect the lamps and to connect the lamps to the power. When used, the term includes ballasts and photocells. Commonly referred to as "fixture".

MAINTAINED ILLUMINANCE:

1485 The condition that occurs after two hundred (200) hours of lamp use prior to a point where luminaire cleaning is necessary. Measurements are taken at ground level with the sensor parallel to the ground for horizontal illuminance and measured at five feet (5') above the ground with the sensor perpendicular to the ground for vertical illuminance.

NONESSENTIAL LIGHTING:

1490 Lighting that is not necessary for an intended purpose after the purpose has been served. The term does not include any lighting used for safety and/or public circulation purposes.

OPAQUE:

The effect of a part or parts of a luminaire that provide(s) a barrier above and, in some cases, around, the lamp, that does not allow any light to pass through.

1495 *PARTIALLY SHIELDED:*

The luminaire incorporates a translucent barrier, the "partial shield" around the lamp, that allows some light to pass through the barrier while concealing the lamp from the viewer. (See section 10-22B-9, figure 3 of this article.)

PHOTOELECTRIC SWITCH:

1500 A control device employing a photocell or photodiode to detect daylight and automatically switch lights off when sufficient daylight is available.

PLANNING AND ZONING ADMINISTRATOR-DEVELOPMENT SERVICE DIRECTOR:

The City of Bellevue Planning and Zoning Administrator.

SKYGLOW:

1505 The overhead glow from light emitted sideways and upwards. Skyglow is caused by the reflection and scattering of light by dust, water vapor and other particles suspended in the atmosphere. Skyglow reduces one's ability to view the night sky.

TEMPORARY LIGHTING:

Lighting that is intended to be used for a special event for seven (7) days or less.

1510 *TIME SWITCH:*

An automatic lighting control device that switches lights according to time of day.

TRANSLUCENT:

The effect of a part or parts of a luminaire that provide(s) a barrier around the lamp that allows some light to pass through the barrier in a diffused manner such that the lamp cannot be clearly distinguished. (See section 10-22B-9, figure 3 of this article.)

1515

UNSHIELDED:

The luminaire only incorporates clear glass, which permits all light to escape. (See section 10-22B-9, figure 5 of this article.)

UPLIGHTING:

1520 Lighting emitted above the horizontal plane of a luminaire

WALL WASH:

The reflectivity of artificial lighting from the exterior surface of a building or structure. (Ord. 2015-02, 4-20-2015)

10-22B-3: GENERAL STANDARDS:

1525 *Updated with more quantifiable standards regarding light trespass and color temperature.*

A. All exterior lighting, excluding street lighting and lighting associated with law enforcement facilities and emergency response facilities, shall be designed, located and lamped in order to prevent or minimize:

1. Overlighting.

1530 2. Energy waste.

3. Glare.

4. Light trespass.

5. Skyglow.

6. Public nuisance.

1535 A. All nonessential exterior commercial, recreational, and residential lighting shall be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. Residential exterior lighting shall not create a public nuisance by light trespassing.

1540 B. Canopy lights, such as service station lighting or covered entries, shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights-of-way or adjacent properties.

C. Area lights, excluding public street lighting shall be a minimum of eighty five degree (85°) full cutoff type luminaires.

1545 D. Idaho Power shall not install any luminaires after the effective date hereof that lights the public right-of-way without first receiving approval for any such application by the Lighting Administrator.

E. Light trespass, measured at the property boundary, shall not exceed the following:

1. On residential properties: 0.1 foot-candles.
2. On waterways or natural areas: 0.01 foot-candles.
- 1550 3. On commercial properties: 0.5 foot-candles.
4. On public or private rights-of-way: 0.5 foot-candles

F. The correlated color temperature on new exterior lighting or for replacement bulbs on existing exterior lighting shall not exceed three-thousand (3,000) Kelvin.

10-22B-4: TYPES OF LUMINAIRES:

1555 Updated standards with two broad categories: single family residential and all other properties, with standards scaled to be appropriate for the development typology, as well as being more understandable, achievable, and enforceable.

On properties developed as single family residences:

- A. No unshielded or clear glass luminaires shall be allowed.
- 1560 B. All exterior luminaires with a maximum output in excess of one thousand (1,000) lumens per fixture, regardless of the number of lamps, shall be use full cutoff fixtures and be fully shielded.
- C. Floodlights are permitted, provided:
 1. The luminaire has external shielding,
 - 1565 2. The luminaire not be angled above thirty degrees (30°) (measured from the vertical line from the center of the light extended to the ground), and
 3. The luminaire does not create glare or light trespass.

D. Holiday lighting from November 1 to March 15 is permitted provided that the lights are turned off by 11:00 P.M.

1570 E. Festoon string lighting where no individual lamp emits more than 50 lumens, and the lumen density of the string is no greater than 25 lumens per foot are permitted.

F. Sensor activated luminaires are permitted, provided:

1. They are located in such a manner as to prevent glare and light trespass off of the subject property or into a public right-of-way.

1575 2. The luminaire is set to only go on when activated and to go off within five (5) minutes after activation has ceased.

3. The luminaire shall not be triggered by activity off the subject property.

On all other properties:

1580 A. Where a property is adjacent to residential properties, all outdoor lighting fixtures shall have a BUG rating of B1-U0-G1 or lower.

B. Where a property is adjacent to nonresidential properties, all outdoor lighting fixtures shall have a BUG rating of B2-U0-G2 or lower.

C. Floodlights are permitted, provided:

1. The luminaire has external shielding,

1585 2. The luminaire not be angled above thirty degrees (30°) (measured from the vertical line from the center of the light extended to the ground), and

3. The luminaire does not create glare or light trespass.

1590 D. The lamp is controlled by a photoelectric switch, astronomical switch, or time switch set to turn off no later than 11:00 P.M. Holiday lighting from November 1 to March 15 is permitted provided that the lights are turned off by the later of the close of business or 11:00 P.M.

E. Festoon string lighting where no individual lamp emits more than 50 lumens, and the lumen density of the string is no greater than 25 lumens per foot are permitted.

F. Sensor activated luminaires are permitted, provided:

- 1595
1. They are located in such a manner as to prevent glare and light trespass off of the subject property or into a public right-of-way.
 2. The luminaire is set to only go on when activated and to go off within five (5) minutes after activation has ceased.
 3. The luminaire shall not be triggered by activity off the subject property.

10-22B-5: PLACEMENT AND HEIGHT OF LUMINAIRES:

1600 *Establishes height standards based on distance from property line to reduce potential for intrusive lighting. Again, this is separated into single family residential properties (or adjacent to), and all other properties.*

A. When the subject property or adjacent properties have been developed as single family residences:

- 1605
1. The maximum mounted height of any outdoor light, except streetlights, shall be the lesser of twelve feet (12') or the result of the following formula:

$$H = \frac{d}{4} + 3$$

Where H is the maximum permissible height in feet and d is the distance in feet to the nearest property boundary

1610 B. In all other instances:

1. The maximum mounted height of any outdoor light, except streetlights, shall be the lesser of seventeen feet (17') or the result of the following formula:

$$H = \frac{d}{3} + 3$$

1615 Where H is the maximum permissible height in feet and d is the distance in feet to the nearest property boundary

B. Streetlights used on arterial roads may exceed seventeen feet (17') in height, with the approval of the Common Council, and only with a finding that exceeding seventeen feet (17') is necessary to protect the safety of the residents of the City.

1620 C. Luminaires used for playing fields shall be exempt from the height restriction, provided all other provisions of this section are met, and the light is used only while the field is in use.

10-22B-6: ILLUMINANCE LEVELS AND TYPES OF LAMPS:

Minor adjustments to improve enforceability.

1625 A. Illuminance levels for parking lots, sidewalks, and other walkways affected by side mounted building lights and freestanding sidewalk lights (non-streetlights) shall not exceed illuminance levels listed in the most current IESNA Recommended Practices. The City recognizes that not every such area will require lighting.

B. Parking lot and parking structure lighting shall not exceed an overall average illumination of 1.5 foot-candles.

1630 C. The use of flood lighting for exterior wall washing is prohibited.; the use of recessed eave lighting or fully shielded, full-cutoff wall mounted lights to achieve wall washing is permitted. Maximum average limits for wall washing are:

1. Dark colored exterior surfaces: 1.0 foot-candle.
2. Light colored exterior surfaces: 0.5 foot-candle.

1635 Illuminance measurements of indirect light creating wall wash shall be measured with an illuminance meter four feet (4') from ground level, with the meter held horizontally and touching the wall surface. Streetlights shall be high pressure sodium, low pressure sodium or metal halide, unless otherwise determined that another type is more efficient. Streetlights along residential streets shall be limited to a seventy (70) watt high pressure sodium (hps) light with a lumen output of six thousand four hundred (6,400). Streetlights along nonresidential streets or at
1640 intersections shall be limited to one hundred (100) watts hps, with a lumen output of nine thousand five hundred (9,500); except, that lights at major intersections on State highways shall be limited to two hundred fifty (250) watts hps. If a light type other than high pressure sodium is

permitted, then the equivalent output shall be the limit for the other light type (see section 10-22B-9, table 1 of this article).

- 1645 D. All existing and/or new exterior lighting, excluding street lighting and lighting associated with law enforcement facilities and emergency response facilities, shall not cause light trespass and shall protect adjacent properties from glare and excessive lighting.

10-22B-7: PROCEDURES:

- 1650 A. All applications for design review, conditional use permits, subdivision approvals, applicable sign permits, or building permits shall include lighting plans showing location, type, height, lumen output, and illuminance levels in order to verify that lighting conforms to the provisions of this article. The Lighting Administrator may waive the requirement for illuminance level information only if the Lighting Administrator finds that the illuminance levels conform to this article. For all other exterior lights which must conform to the
- 1655 requirements of this article, an application shall be made to the Lighting Administrator showing location, type, height, lumen output and illuminance levels.
- B. The Lighting Administrator shall review any new exterior lighting or any existing exterior lighting on subject property that is part of an application for design review, conditional use permit, subdivision approval, applicable sign permits or building permit to determine
- 1660 whether the exterior lighting complies with the standards of this article.
- C. The Lighting Administrator shall convey in writing a recommendation whether the exterior lighting complies with the standards of this article to the Building Official, the City Planning and Zoning Commission, or the Mayor and Common Council of the City, as the case may be, before any review or hearing on a building permit, design review, conditional use permit,
- 1665 subdivision application, or applicable sign permit.
- D. For all other exterior lighting which must conform to the requirements of this article, the Lighting Administrator shall issue a decision whether the exterior lighting complies with the standards of this article. All such decisions may be appealed pursuant to subsection 10-3-3A of this title, as amended, to the City Planning and Zoning Commission within thirty (30) days
- 1670 of the decision.

10-22B-8: VIOLATIONS:

Reference back to general enforcement procedures.

If the Lighting Administrator finds that any provision of this article is being violated, the Lighting Administrator shall proceed with enforcement in accordance with Section 10-3-4 of this Title.

1675

This is not helpful or up to date.



MERRICK®

City of Bellevue // September, 2026

Preliminary Engineering Report

Seamans Creek Transmission Main Improvement Project

Draft Submission to Water Team



Prepared for
City of Bellevue

Prepared by
Merrick & Company

.....
1161 W. River St. Ste# 130
Boise, ID 83702
(208) 780-3990 • idaho@merrick.com
Firm License No. C-1108
www.merrick.com

(101566)

Acronyms and Abbreviations

ACAS	Amended Compliance Agreement Schedule (March 2024)
ADD	Average Day Demand
ARPA	American Rescue Plan Act
AWWA	American Water Works Association
BCC	Birds of Conservation Concern
BGS	below ground surface
BWRGWMA	Big Wood River Groundwater Management Area
CAS	Compliance Agreement Schedule (February 2022)
CFR	Code of Federal Regulations
cfs	cubic feet per second
City	City of Bellevue
CWA	Clean Water Act
DE	diatomaceous earth
DWB	drinking water grant
ECWAG	Emergency Community Water Assistance Grant
EDU	equivalent dwelling unit
EPA	Environmental Protection Agency
ESFS	East Fork South Fork Salmon River
ESWTR	Extended Surface Water Treatment Rule
FEMA	Flood Emergency Management Agency
ft	feet
GAAPs	Generally Accepted Accounting Principles
gpd	gallons per day

gpm	gallons per minute
HGL	hydraulic grade line
IDAPA	Idaho Administrative Procedure Act
IDEQ	Idaho Department of Environmental Quality
IDWR	Idaho Department of Water Resources
IESWTR	Interim Enhanced Surface Water Treatment Rule
IPaC	Information for Planning and Consultation
IUP	Intended Use Plan
Kgd	granodiorite
L	liter
LIF	Leading Idaho Funds
LOI	Letter of Interest
LT1ESWTR	Long Term 1 Enhanced Surface Water Treatment Rule
µg	microgram
MCGL	maximum contaminant level goal
MDD	Maximum Day Demand
MCL	maximum contaminant level
MF	microfiltration
mm	millimeter
MPA	Microscopic Particulate Analyses
NFIP	National Flood Insurance Program
NPDWS	National Primary Drinking Water Standards
NSDWR	National Secondary Drinking Water Regulations
NTU	nephelometric turbidity units
O&M	operation and maintenance

PLC	Programmable Logic Controller
POD	point of diversion
PRV	pressure reducing valve
psi	pounds per square inch
PWS	public water system
Qaf	alluvium-fan deposits
Qal	alluvium
Qg	glacial deposits
Qgo	glacial outwash deposits
Ranch	EE-DA-HO Ranch
RO	reverse osmosis
ROW	right of way
SCADA	supervisory control and data acquisition
SDWA	Safe Drinking Water Act
SRF	State Revolving Fund
SWA	source water assessment
SWTR	Surface Water Treatment Rule
UF	ultrafiltration
USACE	United States Army Corps of Engineers
USDA-RD	United States Department of Agriculture-Rural Development
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WTP	water treatment plant

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Appendix E: Seamans Creek Transmission Line Hydraulic Model Results
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SECTION 1 INTRODUCTION

1.1 Background

The City of Bellevue, Idaho (City) owns and operates Public Water System ID5070004 (PWS) to serve the community. The City is located in Blaine County, Idaho, along State Highway 75. A vicinity map is provided in Figure 1-1. The City's water system is currently comprised of two groundwater wells (Chestnut Street and Chantrelle wells), the Springs that are tributary to Seamans Creek ("Seamans Creek Spring"), an approximately 1,000,000-gallon ground level storage tank, the Strahorn booster station, and the transmission and distribution system. The water system currently serves a total of 1,096 connections comprised of 34 commercial connections, 6 school connections, and 1,056 residential connections. The City is currently considering implementing a new water rate structure based on consumption in addition to a standard base rate utilizing recently installed meters.

Seamans Creek Spring, diverted by the City pursuant to Water Right No. 37-1208, is comprised of an infiltration gallery spring source collection system paired into two conveyance groups: Springs 1, 2, and 3, and the Upper and Lower Springs (see Figure 1-2). The existing spring has been in use since 1880.

Seamans Creek Spring had deficiencies identified by a 2021 sanitary survey, many of which have been resolved. Remaining deficiencies include locations susceptible to potential contamination, proper spring sampling locations, and some inadequate inspection capability. To meet the requirements of IDEQ's 2nd Amended Compliance Agreement Schedule dated January 2026 (see Appendix A), the City has been working with landowners along Seamans Creek to secure easements and agreement to construct the improvements.

1.2 Project Purpose

The purpose of this project is to replace approximately 13,250± linear feet of aging water transmission main and approximately 4,000 linear feet of spring conveyance and collector lines associated with Seamans Creek Spring. The project will also relocate and upgrade the chlorination system, improve flow measurement, and correct any remaining sanitary survey deficiencies. An overview map of planned project improvements is included in **Figure 1-3**.

The transmission line replacement component of the project serves two purposes. First, the transmission line is aging and has reached its expected service life, warranting replacement. Second, the location of the existing transmission main is largely unknown and only accessible in a few locations.

The water source improvement project component aims to improve the chlorination process, flow measurement, inspection capability, and resilience to contaminant intrusion of the Seamans Creek Spring. Spring collector lines and junction boxes will be improved to correct remaining deficiencies. A new disinfection building and flow control structure will be added downstream of the spring collection area. The new chlorination and flow measurement capabilities will provide better chlorination process control, improve functionality for water supply system operators, and improve flow measurement for water right management.

1.3 Project Location, Facility Ownership, and General Site Description

The proposed water source improvement and transmission main replacement project will occur from the City's water storage tank connection in Muldoon Canyon Rd. to approximately 3 miles east of the City of Bellevue along Muldoon Canyon Rd..

The transmission main replacement project will primarily take place within the existing Muldoon Canyon Rd. right-of-way, which passes through the EE-DA-HO ranch property. Select portions of the main will be installed on EE-DA-HO ranch property within utility easements, where required.

The City is working with the current Ranch owner to relocate the proposed transmission line and infrastructure to locations that work for optimum operation for both the City and EE-DA-HO ranch.

A flow control structure and disinfection building are two main structures that are being proposed as part of this project. The location and easement of this infrastructure is being coordinated with the Ranch.

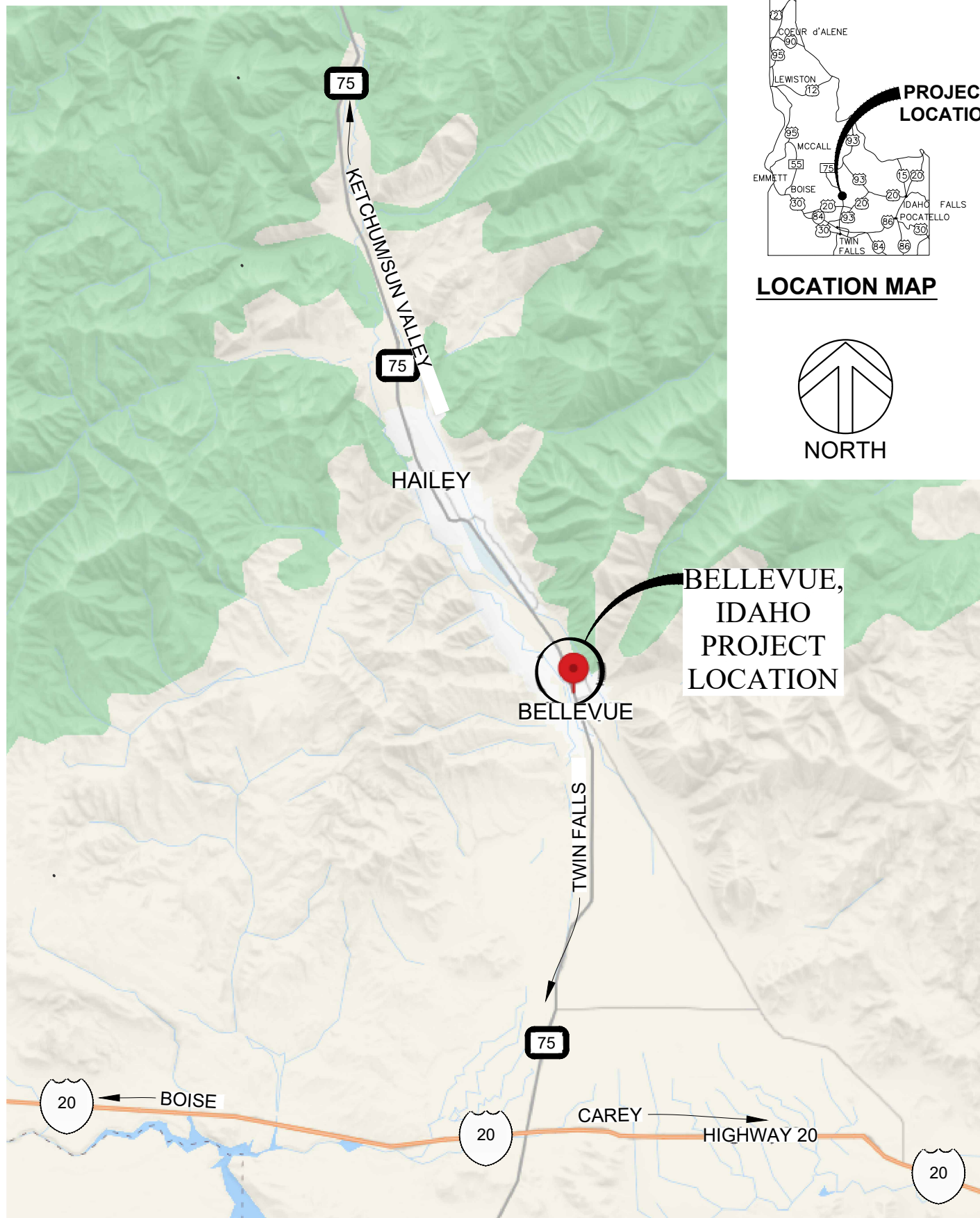
The existing water source infrastructure and facilities are entirely owned by the City, while the property is owned by the Ranch, with the City possessing easements and rights of way to operate the surface water system. Since the infrastructure is located on Ranch property, the Ranch requests notification in advance of inspection or maintenance activity to avoid disruption of the Ranch's operations.

1.4 Access and Utilities

Muldoon Canyon Rd. is paved until the Ranch property then continues as a gravel road up the canyon. In winter months, access beyond Muldoon Canyon Extension Rd. can be restricted by snowfall due to limited plowing services. Overhead power service exists along Muldoon Canyon Rd., extending along the entire project alignment and past the spring sites. The overhead power is typically well beyond the road edge and is not anticipated to create issue for the project construction. New power service drops will be required if power is needed for City infrastructure at locations other than the existing chlorine building.

Along the transmission main alignment, potential utility conflicts are primarily limited to ~650-ft of the alignment, as the transmission main approaches its' connection with the City's water tank. Utilities in this section include sanitary sewer, city water main, gas line, underground telephone, and the existing transmission main; overhead power is present, but it is outside of the project alignment. Construction of this project will need to avoid impacting the existing transmission main in this area in order to minimize interruption of service. Two residential water services, serving four residences, exist along the transmission main alignment, and they will be reconnected as part of the project. Shallow drainage culverts also exist along Muldoon Canyon Rd. and may impact the installation depth of the transmission main.

The existing spring points of diversion have limited to no potential utility conflicts present that would impede rehabilitation. Two small ponds are adjacent to the existing spring, but they are not anticipated to conflict with project improvements.



BELLEVUE, IDAHO

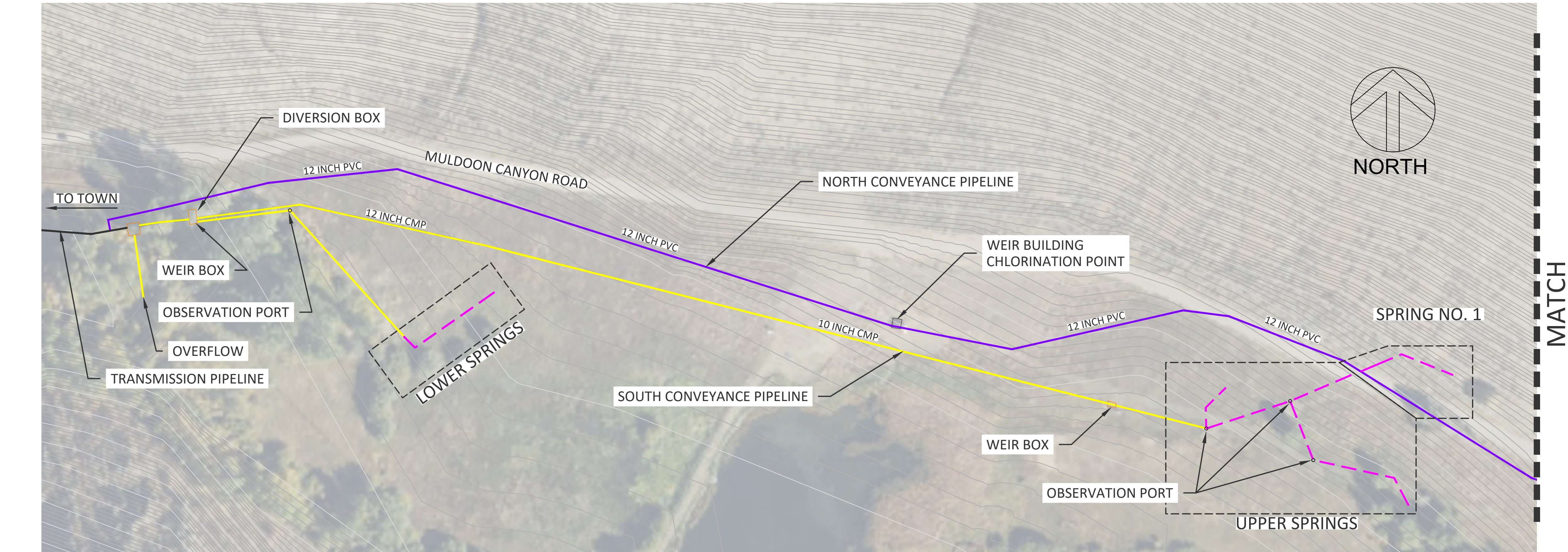
VICINITY MAP

PROJECT NO.:
101566

SHEET NO.
FIGURE 1-1

THIS AND ANY OTHER ELECTRONIC MEDIA, CONTAINED HEREIN, IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY, FOR A PERIOD OF 90 DAYS FROM THE DATE OF DELIVERY. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR RELIANCE IN WHOLE OR IN PART ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECTS. MERRICK AND COMPANY SHALL BE AT THE SOLE RISK FOR THE UNAUTHORIZED REUSE, WITHOUT LIABILITY, OF ANY INFORMATION CONTAINED HEREIN.

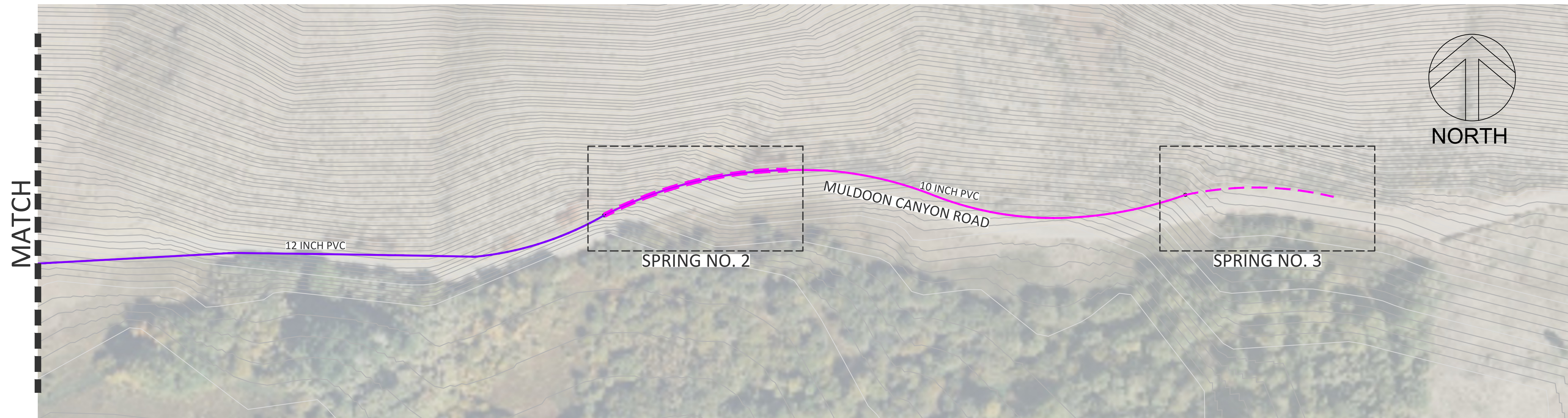
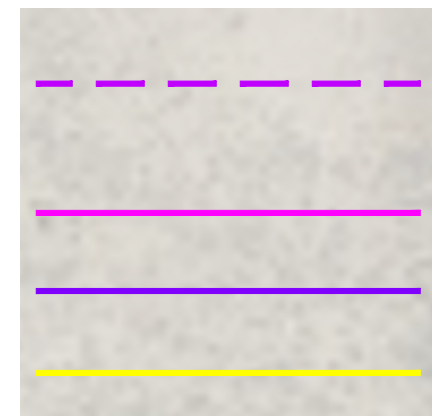
File Location: Q:\Water\Projects\A-DBellevue_2870030_DWICAD\Seamans Creek\Exhibits\Bellevue_Figure 3-2 SC ESCS.dwg Plot Date: 9/10/2026 9:52 AM Last Saved By: STEVE BENNETT



1 UPPER SPRING, LOWER SPRING, SPRING 1 COLLECTION SYSTEM
SCALE: 1" = 150'

LEGEND

COLLECTION PIPE (PERFORATED)
10-INCH PVC
12-INCH PVC
10-INCH CMP



2 SPRINGS 2 & 3 COLLECTION SYSTEM
SCALE: 1" = 150'



SEAMAN'S CREEK
EXISTING SPRING COLLECTION SYSTEM
BELLEVUE, IDAHO

DATE: 3/2/2026
FIGURE 1-2

TOPOGRAPHIC SURVEY
FOR: MERRICK & COMPANY
LOCATED IN THE N1/2 OF SECTION 3, THE N1/4 OF SECTION 32,
THE N1/4 OF SECTION 33, THE NW1/4 OF THE NW1/4 SECTION 34,
GOVERNMENT LOTS 3 & 4 OF SECTION 28, AND GOVERNMENT LOT 7 OF SECTION 29,
T. 2 N., R. 19 E., B.M., BLAINE COUNTY, IDAHO
2025

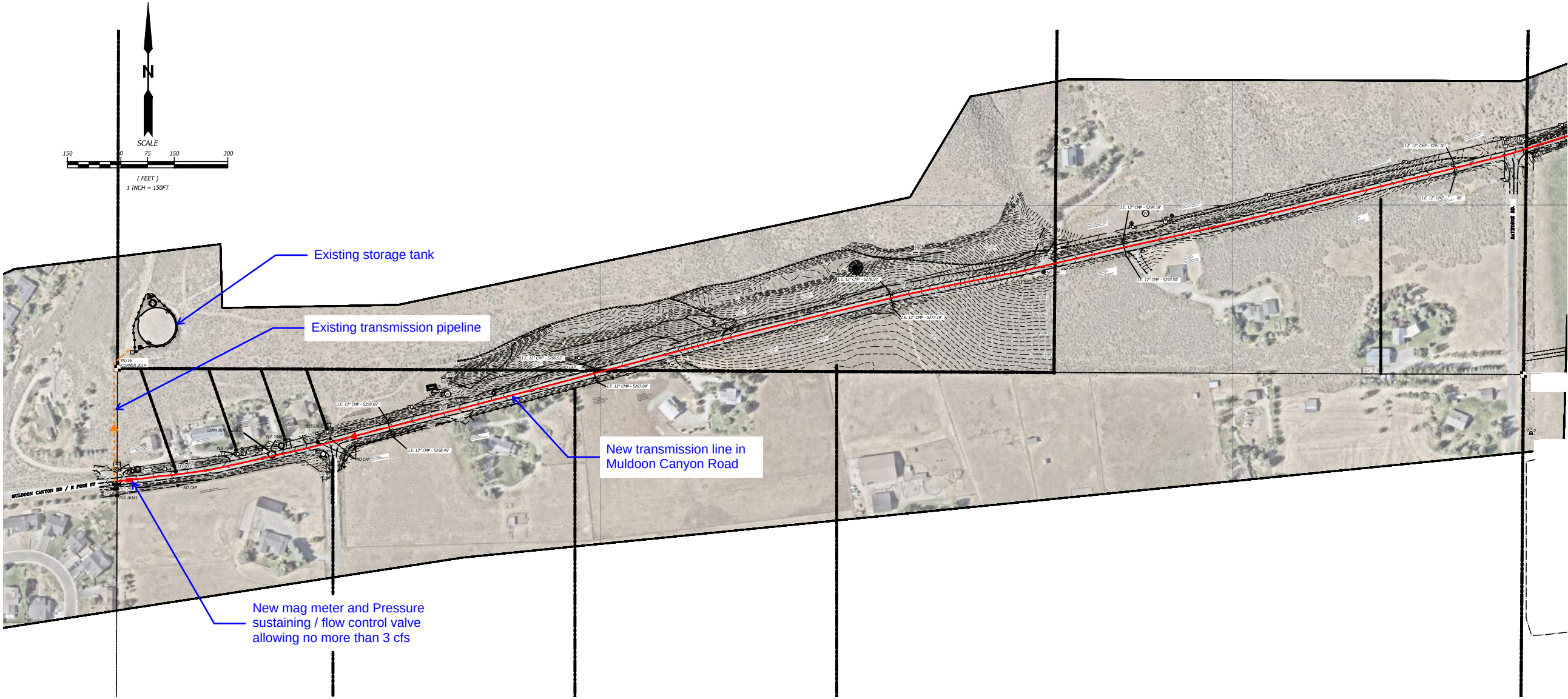


FIGURE 1-3

TITLE: TOPOGRAPHIC SURVEY T. 2 N. R. 19 E. BLAINE COUNTY IDAHO		OWNER/DEVELOPER: MERRICK & COMPANY PO BOX 996, BOISE IDAHO 83707 208-207-5980		NO.		BY		DATE		DESCRIPTION	
				REVISIONS							
DATE: 02/2026	DESIGNED BY: -	DRAWN BY: KK	CHECKED BY: CH	PROJECT #		DRAWING #		SHEET			
				287.0030		1 of 4		WATER RIGHTS			

TOPOGRAPHIC SURVEY
FOR: MERRICK & COMPANY
LOCATED IN THE N1/2 OF SECTION 3, THE N1/4 OF SECTION 32,
THE N1/4 OF SECTION 33, THE NW1/4 OF THE NW1/4 SECTION 34,
GOVERNMENT LOTS 3 & 4 OF SECTION 28, AND GOVERNMENT LOT 7 OF SECTION 29,
T. 2 N., R. 19 E., B.M., BLAINE COUNTY, IDAHO
2025

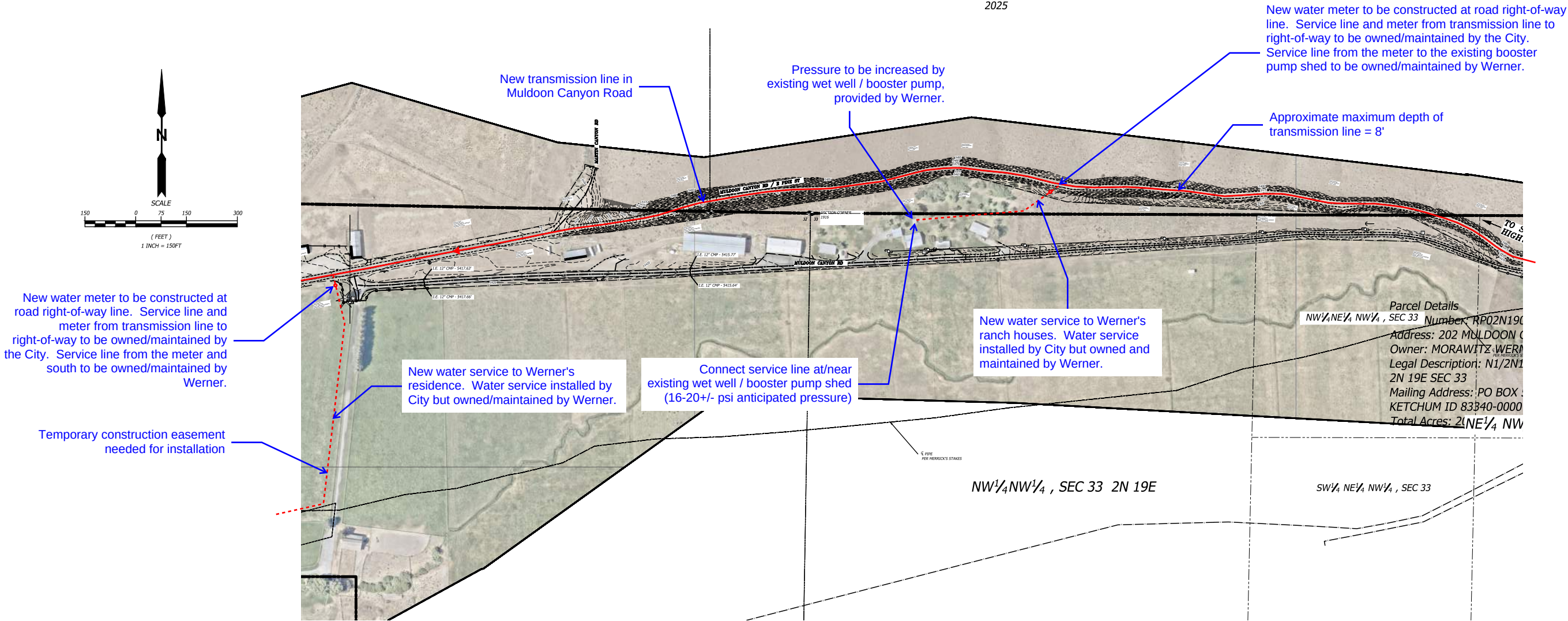
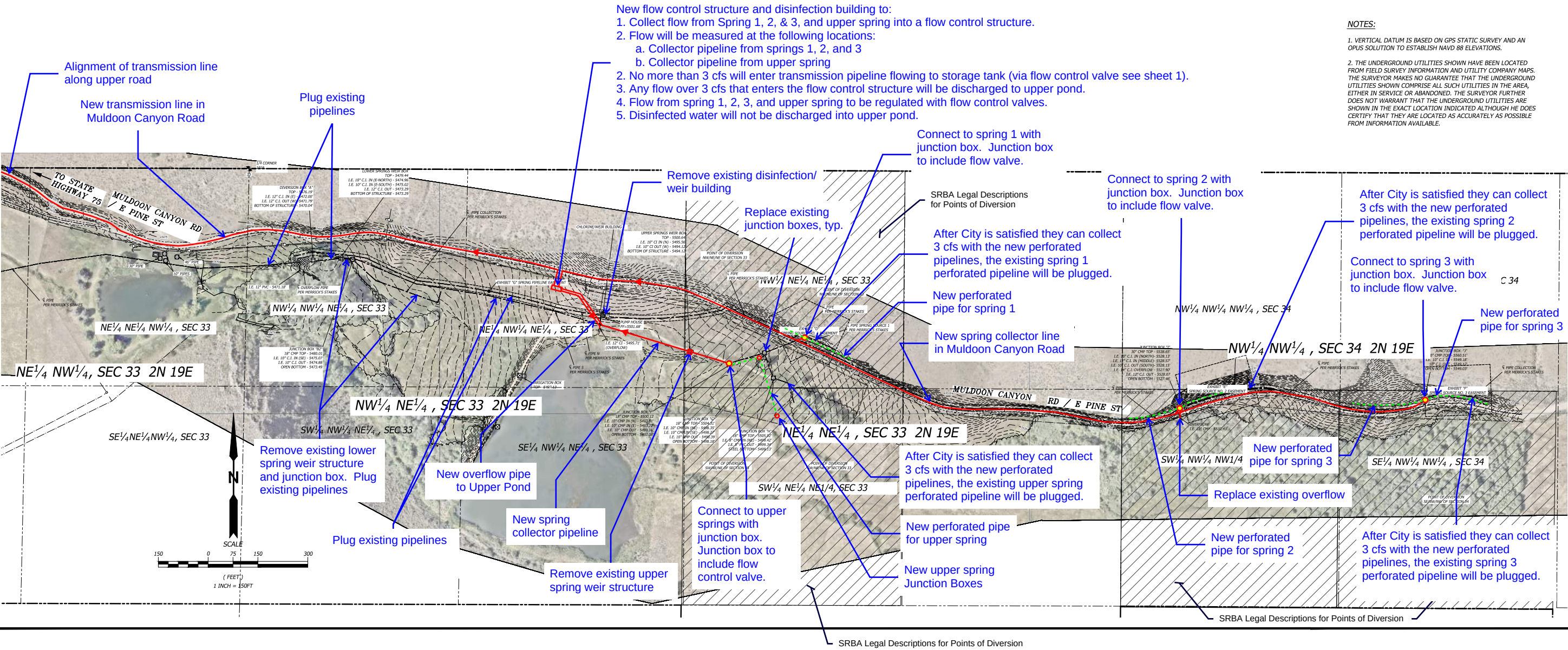


FIGURE 1-3

NO.		BY	DATE	DESCRIPTION
REVISIONS				
OWNER/DEVELOPER:				
MERRICK & COMPANY				
PO BOX 996,				
BOISE IDAHO 83707				
208-207-5980				
MERRICK®				
TITLE: TOPOGRAPHIC SURVEY				
T. 2 N. R. 19 E.				
BLAINE COUNTY				
IDAHO				
DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	PROJECT #
02/2026	-	KK	CH	287.0030
SHEET	3 of 4	DRAWING #	WATER RIGHTS	

FIGURE 1-3



NOTES:

1. VERTICAL DATUM IS BASED ON GPS STATIC SURVEY AND AN OPUS SOLUTION TO ESTABLISH NAVD 88 ELEVATIONS.

2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

OWNER/DEVELOPER:		DESCRIPTION	
MERRICK & COMPANY PO BOX 996 BOISE IDAHO 83707 208-207-5980 WATER RIGHTS 287.0030			
TITLE: TOPOGRAPHIC SURVEY T. 2 N. R. 19 E. BLAINE COUNTY IDAHO		DATE	
DATE: 02/2026		BY	
DESIGNED BY: -		No.	
DRAWN BY: KK		REVISIONS	
CHECKED BY: CH			
PROJECT # 287.0030			
SHEET 4 of 4			

1.5 Terrain and Surrounding Land Use

The surrounding land use primarily includes vacant hillsides (BLM property) on the uphill side, and agricultural property associated with the ranch in the valley bottom. Recreational users frequently walk the gravel portion of Muldoon Canyon Rd.. About one (1) mile of the transmission main replacement project (as the pipeline approaches the City's water storage tank) passes through a low-density residential zone (R-5).

1.6 Floodplains and Wetlands

Existing spring sources and appurtenances along Seamans Creek are near the Seamans Creek Special Flood Hazard Area (SFHA). Locations relative to the SFHA are listed below:

- Spring 1 collection system is adjacent to the SFHA, Zone AE.
- Spring 2 and 3 collection systems are on the uphill side of Muldoon Canyon Rd. and outside of the SFHA.
- Upper Spring collection system is within the SFHA, Zone AE.
- Lower Spring Weir box lies outside of the SFHA and near (possibly within) the 500-yr floodplain (Zone X)
- Junction of Springs 1-3 conveyance pipeline with the Lower & Upper Spring conveyance line may lie within the SFHA (Zone AE), Zone X, or outside of the mapped floodplain.

All proposed spring components will be constructed outside of the regulatory floodway. The Seamans Creek SFHA through the project area is mapped Zone AE, which includes base flood elevations. All public water system access points will be constructed watertight up to 24" above the base flood elevation. Project area FIRM maps are included in **Appendix B**.

Impact to wetland areas are anticipated during this project. The project is planned to be permitted through the US Army Core of Engineers, Section 404 Permit Program, under the Maintenance Activities General Permit. A map of area wetland types is included in **Appendix C**.

1.7 Security

Discussion of the proposed project's planned security features is included in the following subsections.

1.7.1 Spring Collection System

Security of the spring sources will be provided by including lockable and/or tamper proof covers at all access points. Access points, such as maintenance, observation, or sampling locations, will be minimized or combined where possible.

1.7.2 Transmission Line

The replacement transmission line and associated valves will be buried below the natural ground surface. Security of the transmission line is not a concern.

1.7.3 Disinfection

The existing disinfection building will be removed and replaced with a new building and disinfection system. The new building will be locked to prevent unauthorized entry.

SECTION 2 EXISTING FACILITIES

The Bellevue Water Distribution System is owned, operated, and maintained by the City of Bellevue. The City's PWS is generally comprised of:

- A spring water source: Seamans Creek Spring collection system
- Two groundwater wells: Chestnut Street and Chantrelle Wells
- One finished water storage tank (1,000,000 gallons)
- One booster station
- Distribution piping and isolation valves
- Fire Hydrants
- Chlorine injection capability at all three (3) water sources
- ¾-inch and 1-inch residential water services and meters
- Backflow prevention devices where required

An overview map of the PWS existing system components is included in **Figure 2-1**.

2.1.1 Current System Demands

2.1.1.1 Customer Base

City of Bellevue owns and operates their PWS (PWS #ID5070004). This section presents the existing water demands in the system and develops design demands on an equivalent dwelling unit (EDU) basis for use in analysis of existing water system facilities.

The population and EDU count used below is derived from the City's recently approved water facility plan.

Table 2-1: 2022 Population and EDUs

Location	Population	EDUs ¹
Bellevue	2,684	1,125

Note:

1. EDU numbers provided by City, equates to 2.4 people/EDU.

2.1.1.2 Water Production

The system has three sources: two wells and a spring collection system. The spring collection system is the primary source, followed by the Chantrelle Well, with the Chestnut Street Well being used only during the summer months. Operators record production from each source daily. Well production data is read from flow meters within each well house. Production from the spring collection system is read from a newly-installed flow meter on the fill line to the water storage tank, which was installed in March 2025. As each of these systems have some variability in both daily production and when each of the systems are read a 5-day moving average was used to smooth this inherent variability. Total daily production data is presented in **Figure 2-2**.



ENGINEERING AND ENVIRONMENTAL SOLUTIONS 1161 W. RIVER ST. SUITE 130 BOISE, IDAHO 83702 208.780.3990	EXISTING WATER SYSTEM OVERVIEW		PROJECT NO.: 101566.01
MERRICK® IDAHO OFFICES BOISE - LEWISTON - MCCALL	City of Bellevue, Idaho		SHEET NO.: FIGURE 2-1

Production data is further broken down by month in **Table 2-2** and seasonally in **Table 2-3**. The high production in February is due to a main break event in 2022. There is a large irrigation demand on the system which can be seen based on the difference in production between the summer months, May through September, and the winter months. Average summer demand is over three times average winter demand.

Table 2-2: Daily Production Data Summarized by Month (thousands of gallons)

Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Average	490	656	504	556	992	1,685	2,705	2,249	1,596	786	510	428
Max	548	1,601 ¹	574	781	1,427	2,329	3,301	3,138	2,426	1,248	628	473

Note:

1. Recorded line break in February 2022.

Table 2-3: Seasonal Average Production (gallons)

	Winter ¹	Summer ²
Average	580,000	1,848,000

Notes:

1. Winter is October through April
2. Summer is May through September

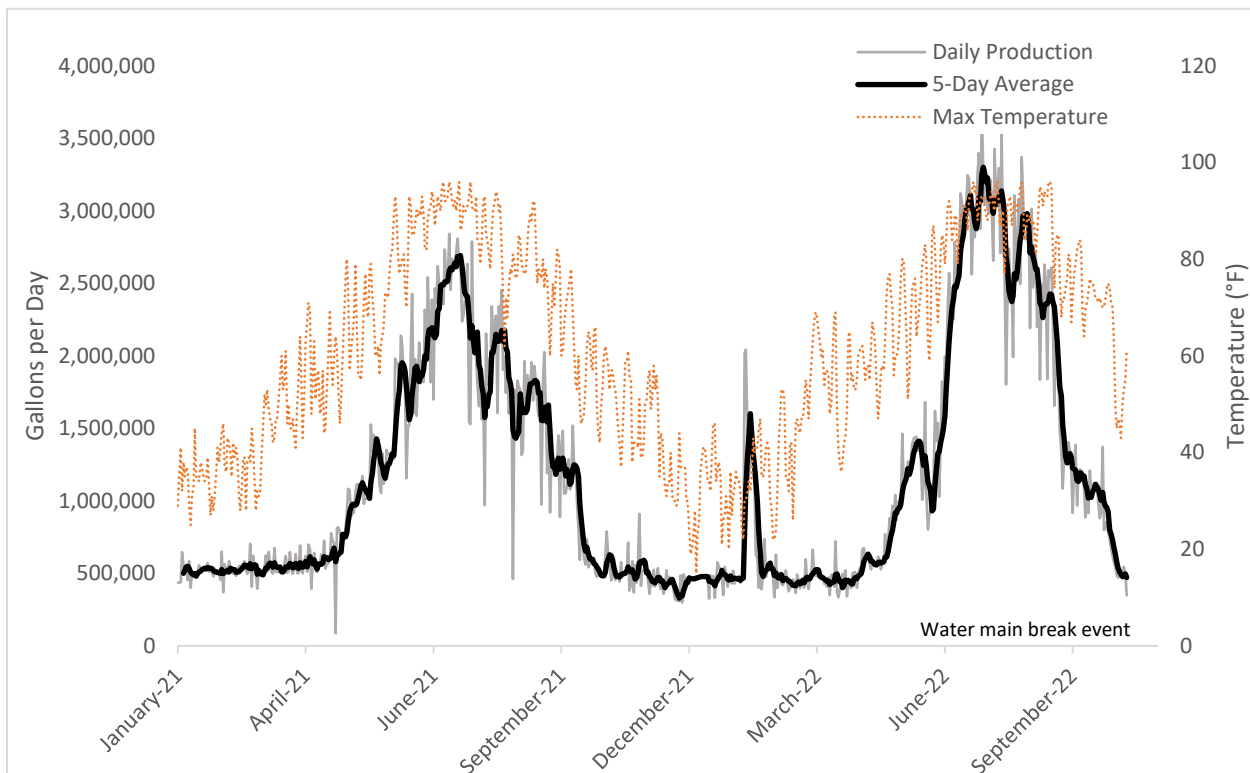


Figure 2-2: Daily Production and Temperature

2.1.1.3 Non-Revenue Water Estimates

The City is currently in the process of switching to a meter read payment system but has not implemented the new rate base system. Due to the lack of historical consumer meters in the system, the amount of non-revenue water in the system is unknown. However, it is expected that there are significant leaks throughout the system due to the age and material of some of the distribution system. These leaks are expected to be unseen on the surface because the City is sited on a historic riverbed with good vertical drainage through the soil strata.

2.1.1.4 Water System Design Demand Development

As aforementioned, the water system has not fully switched to a meter read type base rate. Taking this into account, it was assumed that water demand is distributed uniformly across the EDUs, and no further breakdown in demands is provided.

Design demands were developed from the production data. The Average Day Demand (ADD) is from the daily production data, the Maximum Day Demand (MDD) was calculated from the 5-day moving average, and the Peak Hour Demand (PHD) was calculated using the ADD and a peaking factor of 4.

Table 2-4: Current Water System Design Demands

Parameter	Flow (gpd/EDU)	Flow (gpm/EDU)	Flow (gpd)	Flow (gpm)	Peaking Factor
Average Day Demand	1,030	0.72	1,160,000	806	1.0
Maximum Day Demand	2,934	2.04	3,301,000	2290	2.8
Peak Hour Demand	4,122	2.86	4,637,000	3220	4.0

Per EDU consumption is significantly higher than the typical average day demand of 110 gallons per person, or 264 gallons per EDU. It is expected that these values can be attributed to unmetered accounts, system leaks and partially to flowmeter measurement error.

Although higher than typically expected, the system demands are not considered unrepresentative and will be used.

2.1.2 System Operating Pressure

With the exception of the area served by the Strahorn Booster Station, the system is pressurized by the water surface in the storage tank. There are two areas in the system that have pressures outside of the 40 to 80 psi range which are as follows:

1. The southwest side where pressures exceed 80 psi
2. The east side of the City where pressures drop below 40 psi depending on water surface level within the tank.

2.2 Water Sources

The City's three water sources provide an approximate capacity of 3,850 gpm, or 2,350 gpm firm capacity (with the Chantrelle Well out of service). This supply exceeds the City's maximum day demand of 2,290 gpm.

2.2.1 Seamans Creek Spring

Seamans Creek Spring is diverted, collected, chlorinated, and connected to the water distribution system by a dedicated transmission main. Seamans Creek Spring dates from 1880, with the latest infrastructure added in the mid 1980's. The collection system is approximately three miles east of the City's water storage tank within the Seamans Creek Drainage. The spring provides up to 3.0 cfs capacity (1,346.5 gpm).

2.2.2 Chestnut Street Well and Facility

The Chestnut Street Well is located at 811 Chestnut Street. It is a 12-inch well with perforations cut into the casing in the production zone, which was drilled in 1978 and completed to a depth of 199.5 feet. The static water level at the time of drilling was 87 feet BGS. The well is equipped with a 100-horsepower, 1,000-gpm line shaft vertical turbine pump. The current liquid chlorine system consists of a day tank, spill proof pallet, and a chemical metering pump, which meters chlorine application into the well discharge piping.

2.2.3 Chantrelle Well and Facility

The Chantrelle Well and facility were constructed in 1995 as part of the Chantrelle Subdivision. It is a 16-inch well completed to a depth of 216.5 feet BGS with casing perforations from 160 to 213 feet BGS. The well is equipped with a 150-horsepower, 1,500-gpm line shaft vertical turbine pump. The chlorination system at the Chantrelle Well Facility was converted to liquid chlorine alongside the Chestnut Street Well Facility using the same equipment. The mechanical piping is 8-inch ductile iron.

2.3 Water Storage

The City has a single partially buried 1,000,000-gallon circular reinforced concrete finished water storage tank, which was constructed in 1996. The tank has a radius of 52.5 feet, a total height of 16 feet, with an overflow at 15.5 feet. Normal operating depth range is between 12.5 feet and 15 feet. The tank is accessible through a manway hatch on the roof and tank water level is communicated to the City's SCADA system via radio.

2.4 Distribution System

2.4.1 Seamans Creek Spring Transmission Main

The Seamans Creek Spring Transmission Main is largely constructed on private property adjacent to the Seamans Creek drainage way until it is conveyed to the City's existing water storage tank. The approximate three-mile transmission main is believed to be a combination of 8-inch and 10-inch corrugated metal pipe and 12-inch Class 160 PVC.

2.4.2 Distribution Network

The distribution system is primarily looped, 8-inch, PVC pipe. The trunk lines are 10-inches to 14-inches in diameter. There are areas of 6-inch and smaller pipe, but these are typically within the 8-inch looped area. Notably, there is a 4-inch main on the south side of Highway 75, which passes through the City's main commercial district. The system has sufficient isolation valves and fire hydrants throughout the service area.

Except for the area served by the Strahorn Booster Station, the system is pressurized by the water surface in the storage tank. Radio read service meters have been installed on most of the City's residences and use of the meters in the system's billing structure is anticipated to begin in 2026. The meter installation project is ongoing and all residences and ARU's are planned to be metered once the project is complete.

2.4.3 Booster Pumping Facilities

The City has a single booster pump facility named the Strahorn Booster Station. The Strahorn Booster Station serves the Strahorn Development. Phase One of the development is 47 residential connections. At full buildout, the development is planned to have approximately 200 connections. Currently the system consists of two 15 horsepower pumps, with space for two additional pumps that will be installed during Phase 2 of construction. The booster station pumps operate on variable frequency drives, which change pump speeds to maintain constant pressure based on water demand within the development.

2.5 Chlorine Treatment

Chlorine treatment primarily occurs at the chlorine application building on the Seamans Creek transmission main. The chlorinated water is mixed with the other well sources in the water storage tank before flowing into the distribution network.

2.6 Water Facility Plan

A draft water facility plan was completed and reviewed by Idaho Dept. of Environmental Quality (IDEQ) in December 2023. The final facility plan was submitted to IDEQ in May of 2026 and will be approved prior to approval of this PER. This PER addresses the following projects proposed in the water facility plan:

- SS-1 (source of supply): Connection to Seamans Creek Spring Collection System
- TD-1 (transmission and distribution): Seamans Creek Springs Collection Transmission Main

2.7 Water Rights

The City diverts Seamans Creek Spring pursuant to Water Right No. 37-1208, which was partially decreed by the Snake River Basin Adjudication District Court on December 11, 2009, with a priority date of July 20, 1880, for the diversion of 3.0 cfs, for municipal purposes, and is the main source of drinking water for the City. Water Right 37-1208 is senior to the water rights of the EE-DA-HO Ranch, and authorizes the City to divert water from Seamans Creek Spring at six points of diversion that are located upstream of the Ranch's most upstream point of diversion.

The City diverts up to 6.02 cfs groundwater from wells under water rights 37-7637, 37-8848, and 37-8862. These rights range in priority from 1977 to 1997, and provide municipal water to supplement the City's spring system.

See **Appendix G** for water rights documentation.

SECTION 3 PROPOSED DESIGN COMPONENTS

3.1 Site Selection

The project is planned adjacent to the location of the existing Seamans Creek Spring transmission line and spring collection sites. The City's use and reliance on Seamans Creek Spring for over a century is evidence of the site's suitability. In 2023, Merrick performed a Microscopic Particulate Analysis (MPA) of the spring source which confirmed that the spring continues to function as viable source and is not subject to influence of surface water. A summary of the MPA, including both sampling events, can be found in **Appendix D**. Idaho DEQ's March 2024 Amended Compliance Agreement documents that the Spring sources are not groundwater under direct influence of surface water. Bellevue intends to preserve and protect these key City water supplies for future use.

Seamans Creek Spring also has a history of water quality suitable for public water supply. Idaho DEQ's February 2022 Compliance Agreement indicates that chlorination of the spring is performed on a voluntary basis and is not required for disinfection purposes. In on-going cooperation with their compliance agreements, the City has performed source water monitoring of the spring for Total Coliform and E.coli since October 2021. Current data indicate the spring provides suitable water quality and is not impacted by potential contamination sources.

Seamans Creek Spring is not in close proximity to a sanitary sewer or septic system. The closest residences are the EE-DA-HO ranch houses which are approximately 0.5 miles to the west of the springs. Consequently, wastewater collection or treatment is not anticipated to impact this project.

3.2 IDEQ Compliance Agreement Requirements

The project intent is to correct the remaining deficiencies related to the Seamans Creek Spring based on IDEQ's February 2026 2nd Amended Compliance Agreement.

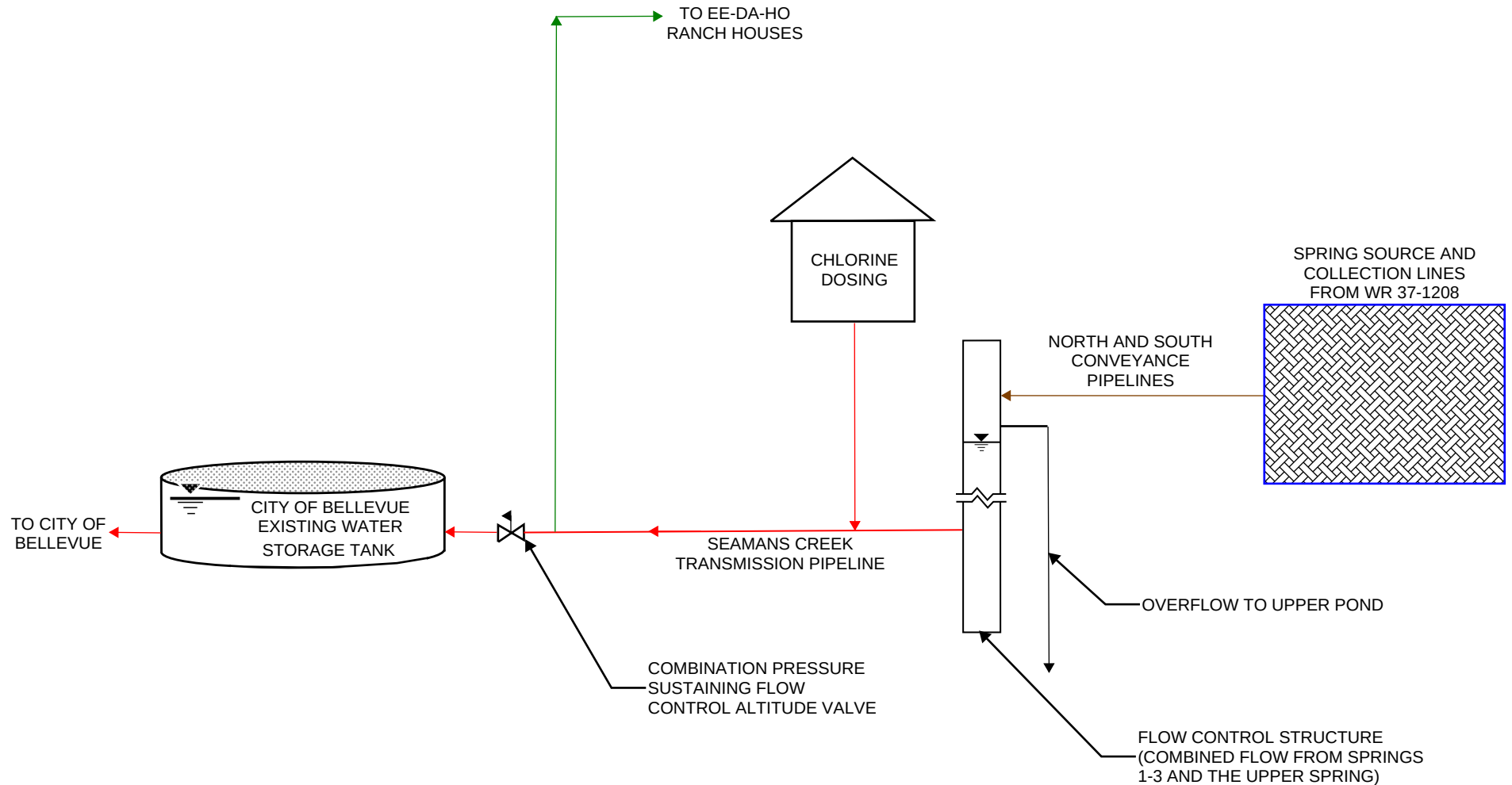
A copy of the 2nd Amended Compliance agreement is available in **Appendix A**.

3.3 Spring Flow Control System

Water Right No. 37-1208 limits the City's use of Seamans Creek Spring to 3.0 cfs (1,346 gpm) from the six points of diversion. To comply with its water right and avoid injury to other water rights, the City will measure and control flow at its lower most point of diversion so as not to exceed 3.0 cfs, with any excess flow released into EE-DA-HO Ranch's upper pond, with water then conveyed through the proposed transmission line to the City's existing water storage tank. A process flow diagram of the projects flow control components is included in **Figure 3-1**.

LEGEND

- TRANSMISSION MAIN
- CONVEYANCE PIPELINE
- COLLECTION PIPELINE
- SERVICE LINES TO EE-DA-HO



A combination altitude, pressure sustaining, and flow control valve will be located on the fill line of the City's water storage tank to control water level in the tank, flow rate into the tank, and maintain adequate upstream pressure to provide full pipe flow in the Seamans Creek Spring transmission line. The Cla-Val Model 210-28 valve, or equal valve, will support these functions.

At the beginning of the transmission main, water from the spring source points of diversion and conveyance lines will flow into a flow control structure (i.e. precast concrete tank). The flow control structure will maintain pressurized flow in the transmission main. The rate of flow out of the flow control structure will be controlled by the combination altitude valve at the City's water storage tank, and rate of flow into the flow control structure will be managed primarily using a combination of valve and weir control. Any flow into the flow control structure over 3.0 cfs will be returned to the Seamans Creek watershed via an overflow pipe at the flow control structure.

3.4 Seamans Creek Spring Collection & Conveyance System

3.4.1 Existing Facilities

Seamans Creek Spring is best described by two diversion groups: Springs 1, 2, and 3 are diverted through the north conveyance line and the Upper and Lower Springs are diverted through the south conveyance line. The north and south conveyance lines join into a combined transmission main, just downstream of the Lower Spring. The Lower Spring will not be used by the City moving forward. Each spring point of diversion uses a network of buried perforated pipe to divert water for municipal use by the City. The perforated pipes are conveyed through a series of junction boxes and weir boxes for measurement, with observation ports for inspection placed at various locations within the pipe network. A map of the existing spring collection and conveyance system components is included in **Figure 1-2**.

3.4.2 IDEQ Requirements

IDEQ regulations for spring sources (IDAPA 58.01.08.514) require the following:

- Spring must be housed in a permanent structure and protected from contamination, including the entry of surface water, animals, and dust.
- A sample tap suitable for collecting bacteriological samples must be provided.
- A flow measurement device must be provided.
- Protection of the area is required:
 - The area within 100-ft radius of the spring box and collection piping must be owned by the supplier of water or controlled by a long-term lease/easement
 - The area must also be secured to prevent trespass or livestock entry
 - No building or other sources of contamination may be present within 100-ft
 - Surface water must be diverted from this area

3.4.3 Proposed Improvements

The Seamans Creek Spring points of diversion will be rehabilitated by replacing the junction boxes, valves, and perforated pipe. The existing conveyance lines will also be replaced within Muldoon Canyon Rd. Additional improvements to the spring collection system will be included as required to meet the terms of

the City's ACAS. The primary goal of the collection system improvements is to replace the aging collection/conveyance lines and junction boxes, while also bringing the infrastructure into compliance with current IDEQ requirements.

The north spring conveyance line (for spring diversion points 1, 2, and 3) will be primarily replaced along the existing pipe alignment within Muldoon Canyon Rd., except near the connection to the flow control and disinfection building. As the conveyance line approaches the building, it will deviate from its existing alignment to allow the pipeline to almost entirely remain in Muldoon Canyon Rd. The spring collection piping for spring diversion points 1, 2, and 3 will be replaced and the existing collection piping rehabilitated for later abandonment once it is determined if the new collection piping collects sufficient flow.

The south spring conveyance line will be replaced and modified to only collect from the Upper Spring. The south conveyance line will be replaced with a new pipeline along the existing alignment until the pipeline passes the existing chlorination building, where it will head northwest to connect with the new flow control & disinfection building. The upper spring collection piping will also be replaced and the existing collection piping rehabilitated for later abandonment once it is determined if the new collection piping collects sufficient flow.

Geotechnical analysis is planned to determine collection piping design requirements. A map of proposed spring conveyance improvements is included in **Figure 1-3**.

Conveyance piping will be replaced with DR-11 HDPE pipe. Pipe will be sized to carry 3.0 cfs, with nominal pipe sizes ranging from 12-inch (10.29 inch I.D.) to 24-inch (19.37 inch I.D.); pipe sizes may vary based on available slope. Flow will be gravity-fed until reaching flow control and disinfection building at the beginning of the transmission line portion of the project; therefore, pipe pressure rating is not a significant design criteria in this stretch. Gravity-fed pipe will convey the design flow rate at a calculated flow depth between 50% to 75% of the pipe's inner diameter.

Pipe will generally be installed at 5-ft minimum pipe cover. Groundwater is anticipated to be encountered during pipe installation, particularly near the spring sources. Pipe anchors and trench plugs will be used to counteract buoyant forces on pipe and prevent conveyance of spring water through the pipe trench. Trench dewatering will be required to install pipe where groundwater is present.

The system overflow pipes will be reconfigured as part of this project. Since the Lower Spring is not included in this design, overflows below the Ranch's Upper Pond will not be maintained. Specifically, the existing overflow at Diversion Box "A" into Seamans Creek will be eliminated. The primary system overflow will come from the proposed flow control structure and will be routed to the Ranch's Upper Pond.

Flow measurement will be installed at the flow control structure, located at the chlorination building. Flow measurement devices will be placed on the inlet side of the tank at both the north and south conveyance lines. Measurement will also be required on the tank outlet to pace the chlorine dosing system. These locations will have full pipe flow, so magnetic flow meters will be used.

To address deficiencies identified the 2021 Sanitary Survey, the following measures will be included in the project work:

- Livestock will be excluded from areas within 100-ft of the springs to meet setbacks for contamination protection required by IDAPA 58.01.08.514.05. Fencing will be installed around the

protection area where livestock are commonly present (such as at the Upper Springs site). Merrick & Company is submitting a variance for the road proximity.

- Junction boxes will be replaced with water-tight structures, extending > 24-inches above adjacent grade, and fitted with sealed, lockable lids.
- Weir boxes will be removed or replaced with junction boxes
- Spring source overflows will discharge to daylight and include or repair mesh screens. Flapper valves will be installed, where risk of surface water entry is identified.

Design of modified system junction boxes will be compliant with requirements of IDAPA 58.01.08.514 “Spring Sources” and IDAPA 58.01.08.544 “General Design of Finished Water Storage.”

3.5 Seamans Creek Spring Transmission Main System

3.5.1 Existing facilities

The existing Seamans Creek Transmission Main is installed through EE-DA-HO Ranch property for much of its length. Existing pipe is thought to be a combination of 8”, 10”, and 12” corrugated metal pipe and 12” class 160 PVC. Although the pipe appears to function properly, it is nearing the end of its’ service life. A map of the existing transmission line route is included in **Figure 3-2**.

3.5.2 IDEQ Requirements

IDEQ regulations for distribution systems (IDAPA 58.01.08.542) requires the following:

- System is protected from contamination
- Installation may occur based on Div 400 of the Idaho Standards for Public Works Construction, including installing at sufficient depth to prevent freezing and use of air and vacuum valves at high points
- Installed pipe must be pressure and leak tested, as well as disinfected
- If aggressive soils are suspected or known to exist, soil analysis must be performed.
- Interconnection of potable water sources must take into account differences in water quality and must be approved by the Department
- Potable, Non-potable, and raw water pipelines must be adequately separated by at least 6-ft horizontal separation and installed in separate trenches
- Minimum separation from septic tanks or other sources of subsurface wastewater contamination is 25-ft. Water mains must be at least 5-ft from buildings or other permanent structures
- Services must include an accessible and lockable shut-off valve at each connection.
- Isolation valves must be provided on mains to minimize inconvenience and sanitary hazards during repairs

3.5.3 Proposed Improvements

This project includes reconstruction of the Seamans Creek Spring transmission line from the existing water storage tank to the flow control structure. A majority of the pipeline will be constructed in Muldoon Canyon Rd. right-of-way. Two service connections will be included along the transmission line to serve the Ranch’s existing facilities. A map of proposed transmission line improvements is included in **Figure 1-3**.

The reconstructed transmission line will be pressurized flow with pressures ranging from 3 psi at the pipeline start to 90 psi at the connection to the City water storage tank fill line. Pipe will be sized to carry up to 3.0 cfs using approximately 13,550-linear feet of DR-11 HDPE pipe with a 12 to 18-inch nominal pipe size (10.3-14.6 inch I.D.), final pipe sizing will depend on final system head and hydraulic design requirements. Design parameters were developed from a hydraulic model of the transmission main. The modeled results are included in **Appendix E**.

The transmission line will be pressurized from the proposed flow control structure to the existing water storage tank. The concrete flow control structure will have sufficient depth to maintain a ~3 psi minimum system pressure (>7 ft depth) and a minimum volume needed to allow valves to adjust flow without depressurizing the pipeline (>4,000 gallons). Outflow from the flow control structure will be controlled by the proposed pressure sustaining valve located at the existing water storage tank (as discussed in Section 3.3). Inflow to the flow control structure will be from the spring conveyance lines. Flow rate into the flow control structure will be primarily controlled by weirs, valves or a combination of the two mechanisms at each spring collection site. An emergency overflow will be provided to return flow to the Seamans Creek watershed (upper pond) if more than 3.0 cfs is collected from the spring. Flow measurement will be installed at the flow control structure, which is discussed in more detail in Section 3.4.3. A schematic of the flow control structure is included in **Figure 3-3**.

The flow control structure and new disinfection system will be located near the existing disinfection building but will be moved closer to Muldoon Canyon Rd.. The existing disinfection building will be demolished.

Transmission line pipe will be installed at 5-ft minimum pipe cover. Groundwater may be encountered sporadically during installation of the transmission main. For this project stretch, groundwater may be managed by installing pipe during low groundwater seasons, but if groundwater is higher than anticipated, trench dewatering may be required. Two residential service connections will be provided along the transmission main alignment. The services will be constructed to City standards for service taps, which will include installation of corporation stops and meter pits. Estimated connection pressure at the Ranch employee house connection is 5-7 psi at the transmission line and 18-20 psi at the point of delivery. At the Ranch main house connection, estimated service pressure is 25 psi at the transmission line and 32 psi at the house. Additional discussion of the residential service connections is included in section 3.7.3.

Legend

- Wells
- Water Reservoir

Pipe Size

Diameter (in)

- 2
- 4
- 6
- 8
- 10
- 12
- 14

- Parcels
- Spring Collection System

0 500 1,000 2,000 3,000 Feet



Strahorn Booster Station

Water Reservoir

Seamans Creek Springs Transmission Main

Chestnut Street Well

Maxar



MERRICK®

EXISTING SEAMANS CREEK TRANSMISSION MAIN

CITY OF BELLEVUE, IDAHO

PROJECT NO.:

101566.01

SHEET NO.:

FIGURE 3-2

3.6 Chlorination

3.6.1 Existing facilities

The City adds chlorine to maintain a chlorine residual in their system. Chlorine is not required for disinfection of the spring source water. The existing disinfection building is located at the downstream end of the Spring 1-3 conveyance line. The chlorinated water combines with water from the Upper & Lower Springs and mixes in the existing transmission main as it travels to the City's water storage tank. Chlorine pucks are applied in a weir bay prior to exiting the building. The chlorine facility also has an overflow structure, which allows excess supply to be rerouted back to Seamans Creek. The building lies just outside of the Seamans Creek Special Flood Hazard area.

3.6.2 IDEQ Requirements

Although recent source water quality testing results do not indicate chlorine application is required, the City voluntarily applies chlorine to protect its' users. The City also desires to have chlorine application facility available to avoid service disruption if chlorine application becomes mandatory in the future for water quality or regulatory reasons.

If future MPA tests results require chlorine application to the Seamans Creek Spring sources, chlorine application rates can be increased as needed. Sufficient contact time (approximately 30 minutes) at the system's maximum flow rate exists between the chlorine application facility and the nearest service connections.

IDEQ regulations for disinfection of drinking water using disinfection agents (IDAPA 58.01.08.530 & 58.01.08.531) require the following:

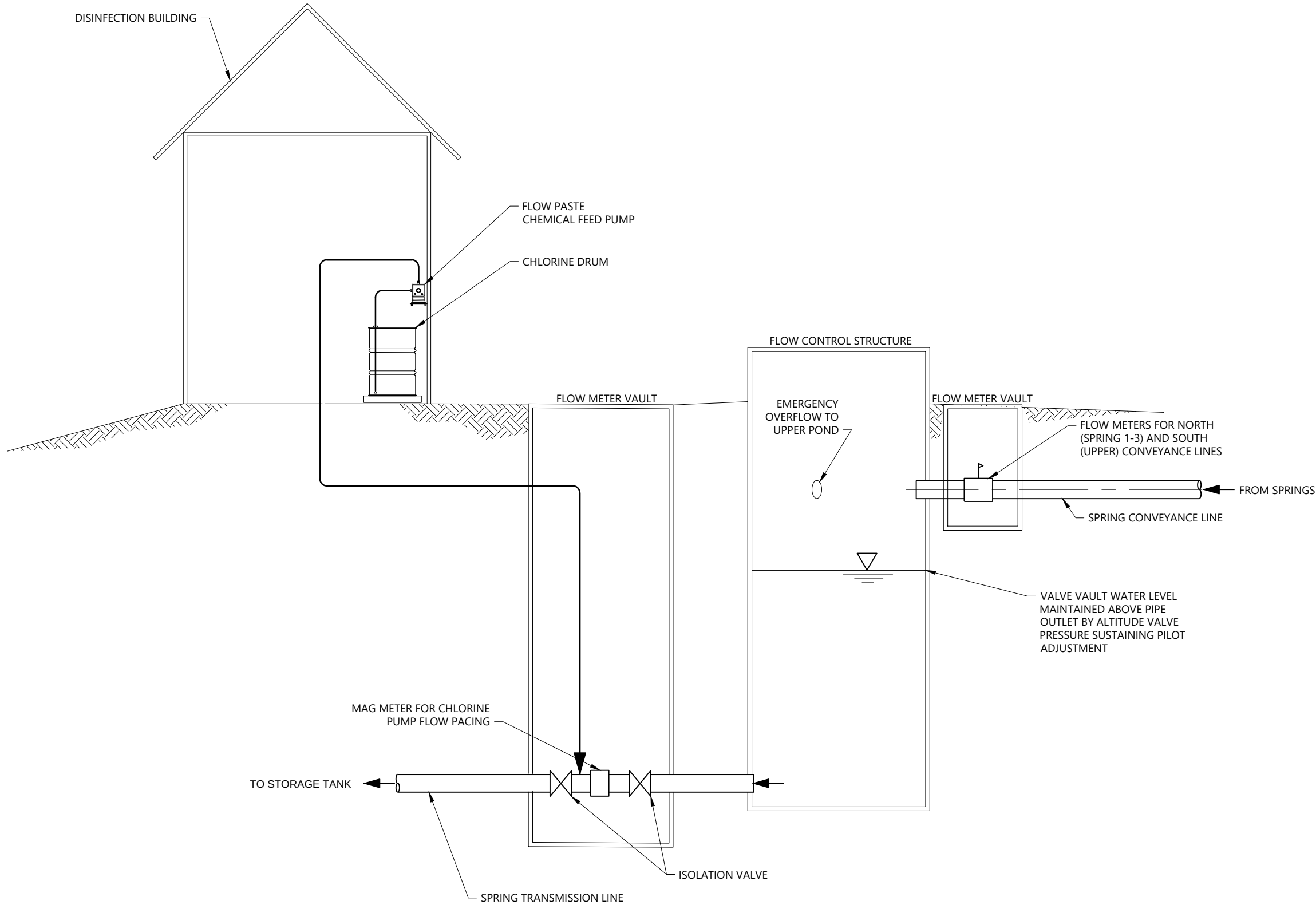
- Standby or Backup equipment must be kept on hand to ensure continuous disinfection
- Effective contact time to inactivate the target pathogens under the expected range of water pH and temperature variation must be provided.
- Chemical application must be provided at an accurate, metered rate that is proportional to the system demand.
- Chemicals must be properly labeled and stored with secondary containment systems. Storage and chemical feed facilities must have vents that discharge directly outside.

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Call before you dig.



SCALE BAR
BARS ON INCH
ON ORIGINAL
0 1
DRAWING

IF NOT ONE INCH ON
THIS DRAWING
ADJUST SCALES
ACCORDINGLY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

REV

REVISION DESCRIPTION

DATE

CHND

CHKD

APPR

CITY OF BELLEVUE
BLAINE COUNTY, IDAHO
SEAMAN'S CREEK
TRANSMISSION LINE IMPROVEMENTS
FLOW CONTROL STRUCTURE

PROJECT NUMBER
101566.01

DATE

SHEET
3-3

DRAWING

FOR AND ON BEHALF OF MERRICK AND COMPANY

3.6.3 Proposed Improvements

A new disinfection building is proposed as part of this project at the downstream terminus of the spring conveyance lines. It will be located adjacent to the new flow control structure. The disinfection building will include chlorine dosing pumps, chemical storage, and emergency spill containment apparatus. The chlorine dosing and storage building will be a locked structure to prevent unauthorized access. The building will include primary and backup chlorine dosing pumps to increase accuracy of chlorine application. The facility will utilize day tanks on spill containment pallets for chlorine storage and will be properly ventilated to the outside. A gravity-fed, self-contained eyewash station will be located in the building, since the facility will not be served by a pressurized potable water system. A separate chlorine injection vault will contain the chlorine injection quill and flow meter. Chlorine application rate will be determined based on flow rate and monitored by the City's SCADA system.

Flow measurement will be accomplished by installation of a magnetic flow meter located just downstream of the disinfection building.

The disinfection building will be heated, and backup power will be provided by a generator.

3.7 Residential Services & Booster Pumping

3.7.1 Existing facilities

Before reaching the City's water storage tank and distribution system, Seamans Creek Springs currently serves four (4) residences, the Ranch's main house as well as three (3) staff residences. The three (3) staff residences are currently served by a tap to the transmission main, which flows to a wet well near the ranch residences. From the wet well, the Ranch has a booster pump and small distribution pipe network to serve the residences. The Ranch's main house is served by a separate booster station located at the end of the residence's driveway. The booster pumps' operation is performed by the Ranch; system operating pressure, storage capacity, or possible pressure tank capacity are unknown. The Ranch currently receives chlorinated water, since chlorination occurs upstream near the Upper Springs.

3.7.2 IDEQ Requirements

IDEQ regulations for pump houses (IDAPA 58.01.08.541) requires the following:

- Pump house components must be located above-grade and shall be readily accessible for operation, maintenance, and repair. The facility must lock to prevent unauthorized entry.
- Pump houses must be of durable construction, protected from flooding, and include adequate site drainage.
- The pump house must be heated or insulated to protect equipment and pipes from freezing.

3.7.3 Proposed Improvements

The proposed project includes a new service connection to the (4) ranch houses. The service connection will include a water meter located at the Muldoon County right-of-way line to distinguish ownership and maintenance. The City will own and maintain the service line from the meter to the transmission main and the property owner will own and maintain the service line from the meter to the residence. The property owner will continue to be responsible for boosting pressure to the residence.

3.8 Easements

A majority of the proposed transmission replacement project will be located in Muldoon Canyon Rd.. Permission to construct in the road will be received from Blaine County roads department. The remaining portions of the project will require easements from both BMR and EE-DA-HO Ranch for the following components, where the City does not currently have easements:

- Temporary construction easement to install the service lines
- Proposed flow control building
- Collector pipelines from spring to flow control building
- Perforated piping for spring collection

The City is currently working with the property owners to coordinate easements.

3.9 Permitting

The engineer's estimate of probable cost is approximately \$5,784,100 which is consistent with the budget amount from the Facility Plan (A combination of project elements SS-1 and TD-1). A detailed breakdown of the opinion of probable cost for elements of the project are included in **Appendix F**.

3.10 Recommendations, Project Costs, Project Schedule

A proposed construction schedule is provided below:

- Project Advertising: January 2027
- Award Contract: February 2027
- Notice to Proceed: March 2027
- Substantial Completion: February 2028
- Final Completion: March 2028

Appendix A

Amended Compliance Agreement/Schedule



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1410 N Hilton Street, Boise, ID 83706
(208) 373-0502



Brad Little, Governor
Jess Byrne, Director

February 7, 2022

Certified Mail No.: 7010 3090 0002 3443 9003
Return Receipt Requested

The Honorable Kathryn Goldman, Mayor
City of Bellevue
P.O. Box 825
Bellevue, ID 83313

Subject: Executed Compliance Agreement Schedule for the City of Bellevue, public drinking
water system, PWS# ID5070004

Dear Mayor Goldman:

Enclosed is a fully executed copy of the Compliance Agreement Schedule signed by Idaho
Department of Environmental Quality's Director, Jess Byrne. The staff at the Twin Falls
regional office will be tracking compliance with the deadlines set forth in the Compliance
Agreement Schedule. Please send required communications to:

Sue Switzer, Regional Administrator
Twin Falls Regional Office
650 Addison Avenue West, Suite 110
Twin Falls, ID 83301
Sue.Switzer@deq.idaho.gov

Thank you for continuing to work with the Department to resolve these issues.

Sincerely,

Jerri Henry
Drinking Water Protection and Finance Division Administrator

JH:BZ:lf

City of Bellevue, Public Drinking Water System, PWS# ID5070004
The Honorable Kathryn Goldman
February 7, 2022
Page 2 of 2

c: Tyler Fortunati, Drinking Water Bureau Chief
Sue Switzer, Twin Falls Regional Administrator
Cassandra Lemmons, Drinking Water Compliance Officer
Hannah Young, Deputy Attorney General

IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY

IN THE MATTER OF

City of Bellevue

P.O. Box 825

Bellevue, ID 83313

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)

Compliance Agreement Schedule

Idaho Code § 39-116A

FINDINGS AND CONCLUSIONS

1. Pursuant to the Idaho Environmental Protection and Health Act (EPHA), Idaho Code §§ 39-101 through 39-130, the Idaho Department of Environmental Quality (Department) enters into this Compliance Agreement Schedule with the City of Bellevue (Bellevue). Bellevue owns and operates a community public drinking water system (System), PWS# ID5070004, serving approximately 1,026 connections and approximately 2,747 persons daily in Bellevue, Blaine County, Idaho. As of the writing of this Compliance Agreement Schedule, the Bellevue System is defined as a ground water System, which is currently understood to include two (2) wells, and a total of five (5) infiltration gallery spring sources, paired into two (2) groups as follows:

- The three (3) combined spring sources are commonly known as Springs 1, 2, and 3 and,
- The two (2) combined sources are commonly known as Upper and Lower Springs.

All of these spring sources are located adjacent to Muldoon Canyon Road and are collectively referred to as the Seamans Creek Springs. According to record drawings completed by Galena Engineering Inc. in 2015, Springs #1, #2, and #3 are understood to combine into a standard twelve-inch water line, which then passes through a weir and overflow box located downstream. The water line then continues downstream into a treatment plant, where liquid chlorine is added to the water. Separately, the Upper and Lower Springs individually collect water via infiltration, flow downstream through individual ten-inch water lines which combine into a common weir box, continue through a common diversion box, and then intertie with chlorinated water from Springs 1, 2, and 3. The combined water of all spring sources then flows approximately 2.5 miles downstream into a one-million-gallon storage tank. Historical documentation suggests disinfection was required for these sources in or around 1989, although both Bellevue and the Department acknowledge the addition of chlorine is presently understood to be conducted on a voluntary basis and not for required disinfection purposes.

2. Representatives of the Department conducted a sanitary survey on the Bellevue System on July 14, 2021, pursuant to IDAPA 58.01.08.303, incorporating 40 CFR 141, Subpart S (The Ground Water Rule) by reference. The sanitary survey identified several significant deficiencies requiring corrective actions. A sanitary survey report from the Department dated

August 4, 2021, provided representatives of Bellevue a list of the significant deficiencies requiring a written response within thirty (30) days of receipt, per IDAPA 58.01.08.303.04, that describes how, and on what schedule, Bellevue will address all significant deficiencies. The Ground Water Rule specifies that within one hundred twenty (120) days of receiving notification of a significant deficiency, the owner of a ground water system must have either: 1.) completed corrective action, or 2.) be in compliance with a state-approved corrective action plan (CAP) and schedule.

3. The Department received a CAP from Bellevue in response to the significant deficiencies on August 30, 2021. The CAP included planned completion dates for corrective actions to the corresponding significant deficiencies:

Groundwater Source:

- #6: "The area within 100 feet of the diversion box is not protected from contamination, and surface water is not diverted from this area (IDAPA 58.01.08.514.05)."
 - Planned Completion Date of September 30, 2022.
- #9: "The Junction boxes for box Springs #1-3 and Upper and Lower Springs are not protected from contamination and do not have suitable watertight roofs which exclude birds, animals, insects, and excessive dust (IDAPA 58.01.08.514.02.b, 544.03, and 544.09)."
 - Planned Completion Date of September 30, 2022.
- #9: "The Upper and Lower Springs weir boxes are not protected from contamination and do not have a suitable watertight roof and sidewalls which excludes birds, animals, insects, and excessive dust and does not have a roof that facilitates drainage (IDAPA 58.01.08.514.02.b, 544.03, and 544.09). Weir boxes had gaps between bolt-on flat lids and the surface of the weir box. Additionally, the concrete structure is crumbling."
 - Planned Completion Date of September 30, 2022.
- #9: "The diversion box is not protected from contamination and does not have a suitable watertight roof which excludes birds, animals, insects, and excessive dust and does not have a roof that facilitates drainage (IDAPA 58.01.08.514.02.b, 544.03, and 544.09). Diversion box area is at the same grade as the surrounding land, lacks a water-tight and sloped roof."
 - Planned Completion Date of September 30, 2022.
- #11: "An overflow for Springs 1, 2 & 3 spring box does not discharge to daylight in a way that will preclude the possibility of backflow to the spring box reservoir and is not provided with an expanded metal screen installed within the pipe to exclude rodents and deter vandalism (IDAPA 58.01.08.514.02.b and 544.06). The mesh screen was

damaged at the time of inspection. Verify operation/presence flapper valve to prevent surface water from entering the overflow piping.”

- Planned Completion Date of September 30, 2022.
- #11: “Diversion box overflow does not discharge to daylight in a way that will preclude the possibility of backflow to the spring box reservoir (IDAPA 58.01.08.514.02.b and 544.06). Verify operation/presence of flapper valve to prevent surface water from entering the overflow piping.”
 - Planned Completion Date of September 30, 2022.
- #15: “Fencing, locks on access manholes, and other necessary precautions have not been provided for Springs 1, 2 & 3 spring box to prevent trespassing, vandalism, and sabotage (IDAPA 58.01.08.514.02.b and 544.04). The city does not own land, and a long-term agreement could not be located. Landowner allows the local guide to bring tourists to fish at the pond.”
 - Planned Completion Date of September 30, 2022.
- #15: “Fencing, locks on access manholes, and other necessary precautions have not been provided for weir boxes to prevent trespassing, vandalism, and sabotage (IDAPA 58.01.08.514.02.b and 544.04). Weir boxes are on located private property. A long-term agreement could not be located. They do not have locking covers.”
 - Planned Completion Date of September 30, 2022.
- #17: “The access covers for Upper and Lower Springs weir boxes do not have solid, watertight covers to prevent the entrance of contaminants, and the cover does not have a locking device (IDAPA 58.01.08.514.02.b and 544.07.c). Access into the weir boxes is not adequately sealed to prevent contamination. Additionally, access covers are not locked.”
 - Planned Completion Date of September 30, 2022.
- #17: “The access for the diversion box does not have a solid, watertight cover to prevent the entrance of contaminants. (IDAPA 58.01.08.514.02.b and 544.07.c). Access to the diversion box only has an internal metal lip which does not prevent debris from entering the system.”
 - Planned Completion Date of September 30, 2022.
- #18: “The area surrounding the diversion box is not graded in a manner that will prevent surface water from standing within 50 feet of it (IDAPA 58.01.08.514.02.b and 544.14). Diversion box area is at high risk for contamination during and after a flood.”
 - Planned Completion Date of September 30, 2022.
- #19: “Springs 1, 2 & 3 collection box and Upper & Lower springs weir boxes are not properly vented (IDAPA 58.01.08.544.08.d).”

- Planned Completion Date of September 30, 2022. NOTE: This significant deficiency does not require corrective actions until or unless Bellevue elects to modify this portion of the System, as described in Paragraph 10.d. below.

Storage:

- #7: "Fencing and other necessary precautions have not been provided for storage structure #1 to prevent trespassing, vandalism, and sabotage (IDAPA 58.01.08.544.04). Vandalism was observed at the time of inspection. The operator indicated that vandalism is a frequent occurrence."
 - Planned Completion Date of March 1, 2022.

Treatment Application:

- #21: "Vents from chemical storage facilities at the Springs 1, 2 & 3 treatment plant do not discharge to the outside atmosphere above grade and remote from air intakes (IDAPA 58.01.08.531.02.m). There is no fresh air vent to remove corrosive fumes from the inside treatment plant. Corrosion is evident inside access cover."
 - Planned Completion Date on CAP identified this issue as resolved.

4. The following Significant Deficiencies were identified as specific to the System's Chantrell Well Treatment Plant. As of the writing of this CAS, this treatment plant is non-operational, and therefore the associated significant deficiencies do not require corrective measures at this time. Bellevue shall be responsible for contacting the Department and correcting the significant deficiencies on a Department-approved timeline prior to placing this treatment plant into operation.

Treatment Application:

- #3: "A bottle of ammonium hydroxide (56% ammonia solution) is not available for chlorine leak detection (IDAPA 58.01.08.531.05.b).
- #4: A leak repair kit is not provided and/or is not approved by the Chlorine Institute (IDAPA 58.01.08.531.05.b).
- #9: There are no separate, vandal-proof switches for the fan and lights located outside of the chlorine room and at the inspection window (IDAPA 58.01.08.531.04.a.vi).
- #10: All chlorine rooms, buildings, and areas do not prominently display danger signs warning of the presence of chlorine gas (IDAPA 58.01.08.531.04.a.xii).
- #11: Each room where chlorine gas is used does not have an operational ventilating fan with a capacity that provides one complete air change per minute when the room is occupied (IDAPA 58.01.08.531.04.a.iii).
- #12: The ventilating fan, where chlorine gas is used, does not take suction near the floor as far as practical from the door and air inlet, with the point of discharge to the

outside, above grade, and so located as not to contaminate air inlets to any rooms or structures, with louvered air inlets near the ceiling (IDAPA 58.01.08.531.04.a.iv. and 531.04.a.vii).

- #13: The ventilating fan for the gas chlorination room discharges outside to areas that may be occupied by personnel or visitors (IDAPA 58.01.08.501.14).
- #18: Cylinders and gas lines are not protected from temperatures above that of the feed equipment (IDAPA 58.01.08.531.04.a.ix)."

5. The owner(s) of public drinking water systems are required to monitor for total coliform bacteria and comply with the Revised Total Coliform Rule (RTCR), IDAPA 58.01.08.100, incorporating 40 CFR 141 Subpart Y by reference. Bellevue provides chemical disinfectant to water provided from the sources identified as "Springs 1, 2, and 3" and from the sources identified as "Upper and Lower Spring" prior to entering the distribution system. Bellevue has been utilizing chlorine on a voluntary basis and not for required disinfection purposes, which requires specific disinfection performance criteria and reporting to be met. The addition of chlorine in distribution may prevent the detection of total coliform bacteria, or *Escherichia coliform* (*E. coli*) bacteria in the source or sources, and therefore may prevent the detection of a health hazard, as determined by the Department and in accordance with IDAPA 58.01.08.008.01.b. In such cases, the Department may require additional monitoring, in accordance with IDAPA 58.01.08.009, to ensure the current chlorination practice is not masking a potential health risk. Total coliform bacteria is an indicator organism, and *E.coli* bacteria are found in the intestinal tracts of warm-blooded animals. The presence of either may indicate that the source is not protected against contamination.
6. The City of Bellevue began utilizing the sources identified as "Springs 1, 2, and 3" and from the sources identified as "Upper and Lower Spring" in or around 1985. In accordance with IDAPA 58.01.08.503.b.vi, preliminary engineering reports for new sources must include an evaluation to determine if spring sources are under the direct influence of surface water. For existing sources, the Department may rely on the *Procedure for Determining Ground Water Under the Direct Influence of Surface Water (GWUDI)*. Existing Department records indicate that one of the spring sources was evaluated for potential surface water influence through Microscopic Particulate Analysis on September 10, 2002. It is unclear which spring source or group of springs this analysis was specific to, as it was not specified on the sample submittal form. The results indicated a low risk of influence at the time of analysis. The Department does not have a record of GWUDI evaluations for any other source or group of sources providing water to Bellevue.
7. A compliance conference was held on October 7, 2021, between the representatives of Bellevue and the Department to discuss compliance with IDAPA 58.01.08 and the terms and conditions of a Compliance Agreement Schedule. Attendees on behalf of Bellevue included the Honorable Ned Burns, Mayor; Ms. Kathryn Goldman, Council President; Mr. Chris

Johnson, Councilman; Mr. Dusty Lindt, Drinking Water System Operator; and Mr. Jeff Loomis, P.E., Consulting Engineer.

8. On October 13, 2021, the Department was informed of Bellevue's intent to relocate the water main transmission line that delivers water from the spring sources identified as "Springs 1, 2, and 3," and from the infiltration, gallery sources identified as "Upper and Lower Spring." Bellevue intends to continue to utilize these sources as part of the System. As of the writing of this Compliance Agreement Schedule, Bellevue anticipates the project to be completed in approximately December of 2023. This project is not specific to the terms and conditions of this Compliance Agreement Schedule; however, both parties mutually understand that portions of the System subject to the terms and conditions of this Compliance Agreement Schedule may be affected by the relocation project. Bellevue understands that all material modifications to the System must be completed in conformance with IDAPA 58.01.08.

"Material modifications" are defined in IDAPA 58.01.08.003.72 as "[t]hose modifications of an existing public water system that are intended to increase system capacity or alter the methods or processes employed. Any project that adds source water to a system, increases the pumping capacity of a system, increases the potential population served by the system or the number of service connections within the system, adds new or alters existing drinking water system components, or affects the water demand of the system is considered to be increasing system capacity or altering the methods or processes employed. Maintenance and repair performed on the system, and the replacement of valves, pumps, or other similar items with new items of the same size and type is not considered a material modification."

9. The Department has evaluated the factors in Idaho Code § 39-116A(4) and finds that a Compliance Agreement Schedule is an appropriate mechanism to return the System to compliance with IDAPA 58.01.08 and will be protective of human health and the environment taking into account the resources of Bellevue to achieve compliance.

AGREEMENT SCHEDULE

10. In order to protect the health of its customers and return to compliance with applicable state and federal laws, Bellevue hereby agrees to perform the following actions in the time periods set forth in order to demonstrate compliance with IDAPA 58.01.08:
 - a. Public Notification. No later than July 1, 2022, and annually thereafter as part of the annual Consumer Confidence Reporting (CCR) requirement as specified in IDAPA 58.01.08.151, incorporating 40 CFR 141 Subpart O by reference, Bellevue shall inform the public served by the System of any significant deficiency that has not been corrected by the time the annual CCR is distributed. Bellevue shall continue to inform the public annually until the Department determines the significant deficiency(ies) are corrected. Bellevue continues to be subject to any other applicable notification requirements specified in IDAPA 58.01.08.151.

- b. Assessment Source Water Monitoring. To ensure the current chlorination practice is not masking a potential health risk related to coliform or E. coli bacteria from the source, Bellevue began conducting Assessment Source Water Monitoring from the following two locations: 1) at the collection boxes for the sources identified as "Springs 1, 2, and 3" and 2.) at the collection box for the sources identified as "Upper and Lower Springs" during the month of October 2021, in accordance with the Ground Water Rule, IDAPA 58.01.08.323, which incorporates 40 CFR 141.402(b) by reference. Assessment Source Water Monitoring includes a total of twelve (12) ground water source samples from each location described above, and that represents each month the System provides ground water to the public from these sources unless specified otherwise by the Department. This monitoring is in addition to the monitoring required for all of the required parameters and schedules that have been established by the Department. Current and complete monitoring schedules are available from the Twin Falls Regional Office or can be accessed online at: <http://www2.deq.idaho.gov/water/monitoringschedulereport>
- c. Microscopic Particulate Analysis. To assist Bellevue in fully evaluating the scope of the potential project for re-routing transmission lines as described in Paragraph 8 above, the Department encourages Bellevue to conduct Microscopic Particulate Analysis on the spring sources prior to developing a Facility Plan for the line re-routing project. This will allow Bellevue, and its consultants to best evaluate the scope of the project to rehabilitate the spring infrastructure, transmission infrastructure, and possible associated treatment infrastructure along with other viable alternatives.

For purposes of this Compliance Agreement Schedule, the results of Assessment Source Water Monitoring conducted in accordance with Paragraph 10.b above shall be evaluated by the Department for bacteriological contamination. If the Department considers the type, recurrence, and significance of bacteriological contamination sufficient to warrant further evaluation, then Bellevue shall conduct Microscopic Particulate Analysis as specified by the Department on the source or sources and as described as follows:

- i. No later than June 30, 2023, Bellevue shall submit to the Department the results of two Microscopic Particulate Analyses conducted to determine if the source or sources identifying bacteriological contamination as described in Paragraph 10.c are at risk for influence by surface water. The Microscopic Particulate Analyses do not need to be conducted by an engineer but shall be conducted in accordance with the Department's *Procedure for Determining Ground Water Under the Direct Influence of Surface Water*.
- ii. Bellevue shall contact the Department and coordinate the timing and execution of the MPAs to ensure the MPAs are conducted at a time in which the springs are most vulnerable to surface water influence. The second MPA shall be conducted no later than two weeks after the first MPA.

- iii. The Department shall review the results and determine if additional MPAs or other relevant information within the guidance described in Paragraph 10.c.i will be required in an effort to adequately assess the risk and degree of surface water influence. The Department shall provide written notice to Bellevue regarding the results of the determination.
- d. System Contamination. If the results of the Assessment Source Water Monitoring as described in Paragraph 10.b. conclude that a source or sources are subject to bacteriological contamination, or the MPA conducted in accordance with Paragraph 10.c. conclude the source or sources to be GWUDI, then no later than thirty (30) days after notification of this determination, Bellevue agrees to schedule and attend a conference with the Department to discuss interim protective measures and additional requirements to comply with the Ground Water Rule, 40 CFR Part 141, Subpart S, as adopted by reference in IDAPA 58.01.08.323, the Operating Criteria for Public Water Systems, IDAPA 58.01.08.552, and/or the Surface Water Treatment Rules, 40 CFR Part 141, Subparts H, T and W, and adopted by reference in IDAPA 58.01.08 Sections 300, 310 and 311.
- e. Significant Deficiencies. Bellevue shall demonstrate compliance with corrective actions for the significant deficiencies identified in Paragraph 3 above as follows:
 - i. If actions necessary to correct the remaining significant deficiencies identified in Paragraph 3 above do not require the submittal of a Facility Plan and/or Preliminary Engineering Report, Bellevue shall ensure completion of the corrective actions no later than December 31, 2022. Bellevue shall submit written notice of completion to the Department within thirty (30) days of completion of the corrective actions.
 - ii. If actions necessary to correct the remaining significant deficiencies identified in Paragraph 3 above do require the submittal of a Facility Plan and/or Preliminary Engineering Report, Bellevue hereby agrees to schedule and attend a conference with the Department no later than December 31, 2022, to discuss the requirements of a Facility Plan, in accordance with IDAPA 58.01.08.502, and Preliminary Engineering Reports, in accordance with IDAPA 58.01.08.503.
 - iii. Bellevue shall ensure all corrective actions for the significant deficiencies identified in Paragraph 3 above requiring a Facility Plan are completed to the Department's satisfaction no later than December 31, 2023.
 - iv. The following significant deficiency will not require corrective actions at this time.

Groundwater Source:

- #19: "Springs 1, 2 & 3 collection box and Upper & Lower springs weir boxes are not properly vented (IDAPA 58.01.08.544.08.d)."

Should Bellevue elect to modify this portion of the System, Bellevue shall ensure those modifications are completed in accordance with IDAPA 58.01.08

Table 1. Compliance Agreement Schedule Requirements and Major Milestones.

Requirement	Paragraph	Deadline
Public Notification/CCR	10.a.	No later than July 1 annually and as required
Assessment Source Water Monitoring	10.b.	Continuing monthly for no less than twelve months
Complete Microscopic Particulate Analysis (As Deemed Necessary)	10.c.	June 30, 2023
Schedule and Attend Meeting w/Department (As Deemed Necessary)	10.d.	30 days after GWUDI determination
Correct Significant Deficiencies Which Do Not Require a Facility Plan or Preliminary Engineering Report	10.e.i.	December 31, 2022
Schedule and Attend a Conference with Department (as Deemed Necessary)	10.e.ii.	December 31, 2022
Correct Significant Deficiencies Which Require a Facility Plan/Preliminary Engineering Report	10.e.iii	December 31, 2023

INSPECTIONS

11. Pursuant to Idaho Code § 39-108 and this Compliance Agreement Schedule, the Department may conduct inspections that the Department determines necessary to verify compliance with all applicable requirements in this Compliance Agreement Schedule.

CORRESPONDENCE

12. All communications required of Bellevue to the Department by this Compliance Agreement Schedule shall be addressed to:

Sue Switzer, Regional Administrator
Twin Falls Regional Office
650 Addison Avenue West, Suite 110
Twin Falls, ID 83301
Sue.Switzer@deq.idaho.gov

13. All communications required of the Department to the Bellevue System by this Compliance Agreement Schedule shall be addressed to:

The Honorable Kathryn Goldman, Mayor
City of Bellevue
P.O. Box 825
Bellevue, ID 83313

SUBMITTAL REVIEW PROCESS

14. Unless specifically cited herein or in rule or statute, the following document submittal and review process (Submittal Review Process) will be followed regarding submittals required of this Compliance Agreement Schedule. This process must be followed until the Department approves the document or the document review time frame expires, whichever comes first.
- a. After receipt of a submittal from Bellevue, the Department will 1) notify Bellevue in writing that the document is approved or 2) notify Bellevue in writing of any deficiencies in the document. If the Department notifies Bellevue of deficiencies in the document, Bellevue must submit a revised document to resolve those deficiencies within 30 calendar days of receipt of the Department's notice.
 - b. The Submittal Review Process may be repeated until the Department notifies Bellevue that the document is approved. However, the submittal must receive the Department's approval within 180 days from the due date for the first submittal of the document, unless the Department provides Bellevue with a written extension of the 180-day time frame. The failure of Bellevue to obtain the Department's approval of a submittal within such time frames will constitute a violation of this Compliance Agreement Schedule.
 - c. If the date on which a submittal or other communication is due falls on a Saturday, Sunday, or federal holiday, the submission deadline is the next business day.
 - d. Each document approved by the Department under the Submittal Review Process is incorporated into and enforceable as a part of this Compliance Agreement Schedule.
 - e. All submittals required of Bellevue pursuant to this Compliance Agreement Schedule must be submitted to the Department in either hard copy or electronic format.

STANDARD PROVISIONS

15. This Compliance Agreement Schedule does not relieve Bellevue from the obligation to comply with any of the provisions of EPHA, or other applicable local, state, or federal laws and regulations.

16. This Compliance Agreement Schedule binds Bellevue, successors, and assigns until the terms of the Compliance Agreement Schedule are met to the Department's satisfaction, and the Department terminates the Compliance Agreement Schedule in writing.
17. If Bellevue fails to comply with the terms of this Compliance Agreement Schedule, the Department may seek and obtain, in any appropriate state or federal district court, specific performance of the Compliance Agreement Schedule and other relief as authorized in the EPHA.
18. If any event occurs that causes or may cause delay in the achievement of any requirement of this Compliance Agreement Schedule, Bellevue must notify the Department in writing within 10 calendar days of the date Bellevue knew, or should have known, of the delay.
 - a. Any notice under this Paragraph will describe in detail the date of the event that causes or may cause the delay, the event that causes the delay, the anticipated length of the delay, all anticipated consequences of the delay, measures taken by Bellevue to prevent or minimize the delay, and a timetable by which those measures will be implemented.
 - b. Bellevue will use all reasonable measures to avoid or minimize any such delay. If the Department determines that the delay or anticipated delay in achieving any requirements of this Compliance Agreement Schedule has been or will be caused by circumstances beyond the reasonable control of Bellevue, the Department may grant an extension for a period equal to the length of the delay.
 - c. The burden of proving that any delay is caused by circumstances beyond the reasonable control of Bellevue rests wholly with Bellevue.
19. If Bellevue wishes to seek an extension of any deadline contained in this Compliance Agreement Schedule, a written request must be provided to the Department. The written extension request must explain the reasoning for the request and state the length of the extension requested. Any extension provided by the Department will be in writing, in response to the request.
20. If Bellevue violates the terms of this Compliance Agreement Schedule, the Department will provide written notice to Bellevue describing the violation. No later than ten (10) calendar days after receiving the notification, Bellevue must reply to the Department in writing to explain the violation and provide a date in which the violation will be cured, to the Department's satisfaction.
21. A waiver or decision by the Department to not enforce any provision, term, condition, or requirement of this Compliance Agreement Schedule does not constitute a waiver of any other provision, term, condition, or requirement.
22. Each person signing this Compliance Agreement Schedule certifies they have the authority to sign for the party represented and to bind that party to its terms.

23. In case any provision or authority of this Compliance Agreement Schedule or the application of this Compliance Agreement Schedule to any party or circumstances is held by any judicial or administrative authority to be invalid, the application of such provisions to other parties or circumstances and the remainder of the Compliance Agreement Schedule will remain in force and will not be affected.
24. Bellevue sells, offers the property associated with the system (or any portion thereof) for sale, or otherwise transfers ownership before completion of the requirements of the Compliance Agreement Schedule and termination thereof. Bellevue must notify any prospective purchaser of the terms and conditions of this Compliance Agreement Schedule and the current status of completion of the requirements of this Compliance Agreement Schedule. Bellevue must also provide notice to the Department of the offer for sale and identify new owners at least 10-calendar days before closing any sale or transfer of the property or any portion thereof.
25. Sale or transfer of the Facility Property or any portion thereof by Bellevue does not relieve Bellevue of its obligation to complete the terms and conditions of this Compliance Agreement Schedule unless appropriate arrangements are made with the purchaser or receiver of the Facility Property for assignment of the obligations of this Compliance Agreement Schedule and the Department consents in writing to the assignment of the obligations of this Compliance Agreement Schedule to the new owner.
26. This Compliance Agreement Schedule sets forth the entire agreement related to the subject matter of this Compliance Agreement Schedule and may not be modified without the written consent of all parties.
27. This Compliance Agreement Schedule does not affect the right of the Department or the State of Idaho to pursue appropriate relief for any other violation of law, including civil penalties, injunctive or other equitable relief, or criminal sanctions.
28. Bellevue agrees that this Compliance Agreement Schedule will be admissible as evidence in any proceeding to enforce this Compliance Agreement Schedule.

EFFECTIVE DATE AND TERMINATION

29. The effective date of this Compliance Agreement Schedule is the date of the signature by the Department Director.
30. If this Compliance Agreement Schedule is signed and agreed to with an electronic signature by either party, the electronic signature will have the same legal and evidentiary effect as a handwritten signature.
31. Upon request by Bellevue, this Compliance Agreement Schedule may be terminated if the Department determines that all Compliance Agreement Schedule requirements are complete.

DATED this 21 day of January, 2022

By: Kathryn Goldman
The Honorable Kathryn Goldman, Mayor
City of Bellevue

DATED this 4th day of February, 2022

By: Jess Byrne
Jess Byrne, Director
Department of Environmental Quality

IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY

IN THE MATTER OF

City of Bellevue
115 E Pine Street
Bellevue, ID 83313

)
)
)
)
)
**SECOND AMENDED COMPLIANCE
AGREEMENT SCHEDULE**
Idaho Code § 39-116A

FINDINGS AND CONCLUSIONS

1. Pursuant to the Idaho Environmental Protection and Health Act (EPHA), Idaho Code §§ 39-108 and 39-116A, the Department of Environmental Quality (Department) enters into this second Amended Compliance Agreement Schedule (2nd ACAS) with City of Bellevue.
2. City of Bellevue owns and operates a community public drinking water system (System) in Bellevue, Blaine County, Idaho, ID5070004. City of Bellevue will be referred to as "Bellevue."
3. Bellevue serves approximately one thousand and ninety-six (1,096) service connections and approximately two thousand seven hundred and forty-seven (2,747) year-round residents. Bellevue operates the System at 115 E Pine Street, Bellevue, Idaho, hereinafter referred to as the "Facility Property."
4. On February 4, 2022, Bellevue entered into a compliance agreement schedule (CAS) with the Department to address violations of IDAPA 58.01.08.303, specifically the failure to address significant deficiencies identified during the Department's July 14, 2021, sanitary survey. Then, on March 13, 2024, Bellevue entered into and amended CAS (ACAS) with the Department to address unresolved significant deficiencies.
 - a. Since the execution of the 2022 CAS and the 2024 ACAS, Bellevue made progress toward achieving compliance as follows:
 - On or before August 30, 2021, Bellevue installed a vent at the Springs 1, 2 & 3 treatment plant.
 - On or before September 29, 2022, Bellevue erected a fence with locking gate to restrict access to and prevent vandalism of the storage tank.
 - Bellevue conducted Microscopic Particulate analyses (MPA) of the spring system as required. MPA scores indicate that the spring system is not Groundwater Under the Direct Influence of Surface Water (GWUDI) at this time.
 - Bellevue negotiated land access and completed the necessary land survey.

- Bellevue submitted a Facility Plan and received Departmental technical approval by a letter dated December 22, 2023.
- b. Unresolved significant deficiencies, as identified in the 2021 sanitary survey are as follows:
- #6: "The area within 100 feet of the diversion box is not protected from contamination, and surface water is not diverted from this area (IDAPA 58.01.08.514.05)."
 - #9: "The Junction boxes for box Springs #1-3 and Upper and Lower Springs are not protected from contamination and do not have suitable watertight roofs which exclude birds, animals, insects, and excessive dust (IDAPA 58.01.08.514.02.b, 544.03, and 544.09)."
 - #9: "The Upper and Lower Springs weir boxes are not protected from contamination and do not have a suitable watertight roof and sidewalls which excludes birds, animals, insects, and excessive dust and does not have a roof that facilitates drainage (IDAPA 58.01.08.514.02.b, 544.03, and 544.09). Weir boxes had gaps between bolt- on flat lids and the surface of the weir box. Additionally, the concrete structure is crumbling."
 - #9: "The diversion box is not protected from contamination and does not have a suitable watertight roof which excludes birds, animals, insects, and excessive dust and does not have a roof that facilitates drainage (IDAPA 58.01.08.514.02.b, 544.03, and 544.09). Diversion box area is at the same grade as the surrounding land, lacks a water-tight and sloped roof."
 - #11: "An overflow for Springs 1, 2 & 3 spring box does not discharge to daylight in a way that will preclude the possibility of backflow to the spring box reservoir and is not provided with an expanded metal screen installed within the pipe to exclude rodents and deter vandalism (IDAPA 58.01.08.514.02.b and 544.06). The mesh screen was damaged at the time of inspection. Verify operation/presence flapper valve to prevent surface water from entering the overflow piping."
 - #11: "Diversion box overflow does not discharge to daylight in a way that will preclude the possibility of backflow to the spring box reservoir (IDAPA 58.01.08.514.02.b and 544.06). Verify operation/presence of flapper valve to prevent surface water from entering the overflow piping."
 - #15: "Fencing, locks on access manholes, and other necessary precautions have not been provided for Springs 1, 2 & 3 spring box to prevent trespassing, vandalism, and sabotage (IDAPA 58.01.08.514.02.b and 544.04). The city does not own land, and a long-term agreement could not be located. Landowner allows the local guide to bring tourists to fish at the pond."
 - #15: "Fencing, locks on access manholes, and other necessary precautions have not been provided for weir boxes to prevent trespassing, vandalism, and sabotage (IDAPA 58.01.08.514.02.b and 544.04). Weir boxes are on located private property. A long- term agreement could not be located. They do not have locking covers."

- #17: "The access covers for Upper and Lower Springs weir boxes do not have solid, watertight covers to prevent the entrance of contaminants, and the cover does not have a locking device (IDAPA 58.01.08.514.02.b and 544.07.c). Access into the weir boxes is not adequately sealed to prevent contamination. Additionally, access covers are not locked." This accounts for two separate corrections. One for each facility listed.
 - #17: "The access for the diversion box does not have a solid, watertight cover to prevent the entrance of contaminants. (IDAPA 58.01.08.514.02.b and 544.07.c). Access to the diversion box only has an internal metal lip which does not prevent debris from entering the system."
 - #18: "The area surrounding the diversion box is not graded in a manner that will prevent surface water from standing within 50 feet of it (IDAPA 58.01.08.514.02.b and 544.14). Diversion box area is at high risk for contamination during and after a flood."
 - #19: "Springs 1, 2 & 3 collection box and Upper & Lower springs weir boxes are not properly vented (IDAPA 58.01.08.544.08.d)". This accounts for three separate corrections. One for each facility listed. NOTE: This significant deficiency does not require corrective actions until or unless Bellevue elects to modify this portion of the System, as described in Paragraph 8.e.iii. below.
5. On January 7, 2026, the Department received a written email request, which included a proposed timeline, to either extend or amend the existing ACAS.
 6. The Department evaluated the factors in Idaho Code § 39-116A(4) and finds that a 2nd ACAS is an appropriate mechanism to return Bellevue to compliance with IDAPA 58.01.08 and will be protective of human health and the environment considering the resources of Bellevue to achieve compliance.
 7. To resolve this matter without litigation or further controversy, Bellevue agrees to the provisions of this 2nd ACAS.

AGREEMENT SCHEDULE

8. To protect the health of its customers and return to compliance with applicable state and federal laws, Bellevue hereby agrees to perform the following actions in the time periods set forth to demonstrate compliance with IDAPA 58.01.08:
 - a. Public Notification. No later than July 1, 2026, and annually thereafter as part of the annual Consumer Confidence Reporting (CCR) requirement as specified in IDAPA 58.01.08.151, incorporating 40 CFR 141 Subpart O, by reference, Bellevue will inform the public served by the System of any significant deficiency that has not

been corrected by the time the annual CCR is distributed. Bellevue will continue to inform the public annually until the Department determines the significant deficiencies are corrected. Bellevue continues to be subject to any other applicable notification requirements specified in IDAPA 58.01.08.

- b. Assessment Source Water Monitoring. To ensure the current chlorination practice is not masking a potential health risk related to coliform or *E. coli* bacteria from the source, Bellevue began conducting Assessment Source Water Monitoring from the following two locations: 1) at the collection boxes for the sources identified as "Springs 1, 2, and 3" and 2) at the collection (known as the Diversion box) box for the sources identified as "Upper and Lower Springs" during the month of October 2021, in accordance with the Ground Water Rule, IDAPA 58.01.08.323, which incorporates 40 CFR 141.402(b) by reference. Assessment Source Water Monitoring includes at least twelve (12) groundwater source samples from each location described above, and that represents each month the System provides groundwater to the public from these sources unless specified otherwise by the Department. This monitoring will continue until the Department notifies Bellevue in writing to discontinue monitoring. This is in addition to the monitoring for all required parameters and schedules established by the Department. Current and complete monitoring schedules are available from the Twin Falls Regional Office or can be accessed online at: <http://www2.deq.idaho.gov/water/monitoringschedulereport>.
- c. Groundwater Under Direct Influence of Surface Water (GWUDI). For purposes of this 2nd ACAS, a GWUDI analysis will be required if Bellevue chooses to modify the spring source(s) or construct a new spring collection area, as detailed in the Department-approved Facility Plan. Typically, the GWUDI evaluation includes conducting Microscopic Particulate Analysis (MPA) of the source.
 - i. As soon as is practical after modification of the existing spring source(s) or construction of a new spring source, but no later than the spring of 2028 during the month of seasonal peak flows. Bellevue will submit to the Department the results of two MPAs conducted to determine if the source or sources are at risk for influence by surface water no later than 30 days after receiving the results. The MPAs do not need to be conducted by an engineer but will be conducted in accordance with the Department's Procedure for Determining Ground Water Under the Direct Influence of Surface Water ((version 2013; available at <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/4796>)).
 - ii. Bellevue will contact the Department and coordinate the timing and execution of the MPAs to ensure the MPAs are conducted at a time in which the springs are most vulnerable to surface water influence. The second MPA will be conducted no later than two (2) weeks after the first MPA.

- iii. The Department will review the results and determine if additional MPAs or other relevant information within the guidance described in Paragraph 8.c.i will be required to adequately assess the risk and degree of surface water influence. The Department will provide written notice to Bellevue regarding the results of the determination.
- d. System Contamination. If the results of the Assessment Source Water Monitoring as described in Paragraph 8.b. conclude that a source or sources are subject to bacteriological contamination, or the MPA conducted in accordance with Paragraph 8.c. conclude the source or sources to be GWUDI, then no later than thirty (30) days after notification of this determination, Bellevue agrees to schedule and attend a conference with the Department to discuss interim protective measures and additional requirements to comply with the Ground Water Rule, 40 CFR Part 141, Subpart S, as adopted by reference in IDAPA 58.01.08.323, the Operating Criteria for Public Water Systems, IDAPA 58.01.08.552, and/or the Surface Water Treatment Rules, 40 CFR Part 141, Subparts H, T and W, and adopted by reference in IDAPA 58.01.08 Sections 300, 310 and 311 respectively.
- e. Significant Deficiencies. Bellevue will demonstrate compliance with corrective actions for the significant deficiencies identified in Paragraph 4 above as follows:
 - i. Actions necessary to correct the significant deficiencies identified in Paragraph 4.b. above to prevent trespassing, vandalism, and sabotage of the spring system appurtenances (IDAPA 58.01.08.514.02.b, and 544.04), including procuring legal ownership, long-term lease, easements or rights of way, will be completed no later than September 30, 2026.
 - ii. Actions necessary to correct the remaining significant deficiencies identified in Paragraph 4 above will follow the project implementation schedule detailed in Paragraph 8.f. below in accordance with IDAPA 58.01.08.502 and .503.
 - iii. The following significant deficiency will not require corrective actions at this time:
Groundwater Source:
 - #19: "Springs 1, 2 & 3 collection box and Upper & Lower springs weir boxes are not properly vented (IDAPA 58.01.08.544.08.d)". This accounts for three separate corrections. One for each facility listed. Should Bellevue elect to modify this portion of the System, Bellevue will ensure those modifications are completed in accordance with IDAPA 58.01.08.
- f. Project Implementation. The Department-approved Facility Plan, noted in Paragraph 4.a. is hereby incorporated by reference into this 2nd ACAS and will be enforceable as provided by law. The project implementation schedule as detailed in the approved Facility Plan will be updated as follows:

- i. Bellevue will Submit Preliminary Engineering Report (PER) in accordance with IDAPA 58.01.08.503 no later than September 30, 2026.
 - ii. In accordance with IDAPA 58.01.08.504.03, prior to construction, if not already included in the PER submittal, Bellevue will submit Plans and Specifications no later than November 30, 2026.
 - iii. Bellevue will advertise to solicit project bids by no later than January 31, 2027.
 - iv. Bellevue and/or an authorized representative will schedule and attend a pre-construction meeting with the Department, no later than January 31, 2027.
 - v. Bellevue will begin construction by no later than February 28, 2027, or as soon as is practical in the spring of 2027 depending on weather and site access conditions. Construction will be completed as detailed in the Department-approved P&S.
 - vi. Bellevue will complete construction by no later than February 29, 2028.
 - vii. Bellevue will submit an Operations and Maintenance Manual to the Department in accordance with IDAPA 58.01.08.501.12, either before or with Record Plans and Specifications as detailed in Paragraph 8.f.ix. below.
 - viii. Within thirty (30) days of completion of project construction, Bellevue will ensure the submittal of Record Plans and Specifications to the Department in accordance with Idaho Code § 39-118 and IDAPA 58.01.08.504.09.
9. All terms and conditions set forth in this 2nd ACAS will be completed no later than June 30, 2028

Table 1. 2nd ACAS Requirements and Deadlines

Requirement	Paragraph	Deadline
Public Notification/CCR	8.a.	No later than July 1 annually and as required
Assessment Source Water Monitoring	8.b.	Continuing monthly for no less than twelve months
Complete GWUDI evaluation (As Deemed Necessary)	8.c.	As soon as practical after modification/construction of spring source(s)

Schedule and Attend Meeting w/Department (As Deemed Necessary)	8.d.	30 days after GWUDI determination
Procure land access for construction	8.e	September 30, 2026
Submit Preliminary Engineering Report (PER)	8.f.ii.	September 30, 2026
Submit Plans and Specifications if not already included in PER	8.f.iii.	November 30, 2026
Solicit bids for construction	8.f.iv.	January 31, 2027
Schedule and Attend a Conference with Department (as Deemed Necessary)	8.f.v.	January 31, 2027
Begin construction depending on weather	8.f.vi.	February 28, 2027
Complete construction.	8.f.vii.	February 29, 2028
Submit Operation and Maintenance manual.	8.f.viii.	Within 30 days of completing construction.
Submit Record Plans and Specifications.	8.f.ix.	Within 30 days of completing construction.
Project completion	9.	June 30, 2028

INSPECTIONS

10. Pursuant to Idaho Code § 39-108 and this 2nd ACAS, the Department may conduct inspections and/or site visits that the Department determines necessary to verify compliance with all applicable requirements in this 2nd ACAS.

CORRESPONDENCE

11. All correspondence sent by Bellevue to the Department regarding this 2nd ACAS must be addressed to:

Raphael Erickson, Regional Engineering Manager
Idaho Department of Environmental Quality
650 Addison Ave. W, Suite 110
Twin Falls, ID 83301
Raphael.Erickson@deq.idaho.gov

12. All correspondence sent by the Department to Bellevue regarding this 2nd ACAS should be addressed to:

City of Bellevue Public Drinking Water System, PWS# ID5070004
Second Amended Compliance Agreement Schedule

The Honorable Christina Giordani, Mayor
City of Bellevue
P. O. Box 825
Bellevue, ID 83313
cgiordani@bellevueidaho.us

DOCUMENT SUBMITTALS

13. Unless a different process is specified herein or in rule or statute, the following document submittal and review process (Submittal Review Process) will be followed regarding document submittals required of this 2nd ACAS. This process must be followed until the Department approves the document or the document review time frame expires, whichever comes first.
- A. After receipt of a submittal from Bellevue, the Department will 1) notify Bellevue in writing that the document is approved or 2) notify Bellevue in writing of any deficiencies in the document. If the Department notifies Bellevue of deficiencies in the document, Bellevue must submit a revised document to resolve those deficiencies within thirty (30) calendar days of receipt of the Department's notice.
 - B. The Submittal Review Process may be repeated until the Department notifies Bellevue the document is approved. However, the submittal must receive the Department's approval within one hundred eighty (180) calendar days from the due date for the first submittal of the document, unless the Department provides Bellevue with a written extension of the one hundred eighty (180) calendar day time frame. The failure of Bellevue to obtain the Department approval of a submittal within such time frames will constitute a violation of this 2nd ACAS.
 - C. If the date on which a submittal or other communication is due falls on a Saturday, Sunday, or federal holiday, the submission deadline is the next business day.
 - D. Each document approved by the Department under the Submittal Review Process, or otherwise submitted and approved pursuant to this 2nd ACAS, is incorporated into and enforceable as a part of this 2nd ACAS.
 - E. All submittals required of Bellevue pursuant to this 2nd ACAS must be submitted to the Department in electronic format.

STANDARD PROVISIONS

14. This 2nd ACAS does not relieve Bellevue from its obligation to comply with any of the provisions of EPH or other applicable local, state, or federal laws and regulations.
15. This 2nd ACAS binds Bellevue and its successors and assignees to this 2nd ACAS, until the terms of the 2nd ACAS are met to the Department's satisfaction, and the Department terminates it in writing.
16. If Bellevue fails to comply with the terms of this 2nd ACAS, the Department may seek and obtain, in any appropriate district court, specific performance of the 2nd ACAS and other relief as authorized in the EPHA.
17. If any event occurs that causes or may cause delay in the achievement of any requirement of this 2nd ACAS, Bellevue must notify the Department in writing within ten (10) calendar days of the date Bellevue knew, or should have known, of the delay.
 - A. Any notice under this paragraph will describe in detail the date of the event that causes or may cause the delay, the event that causes the delay, the anticipated length of the delay, all anticipated consequences of the delay, measures taken by Bellevue to prevent or minimize the delay, and a timetable by which those measures will be implemented.
 - B. Bellevue will use all reasonable measures to avoid or minimize any such delay. If the Department determines that the delay or anticipated delay in achieving any requirements of this 2nd ACAS has been or will be caused by circumstances beyond the reasonable control of Bellevue, the Department may grant an extension for a period equal to the length of the delay.
 - C. The burden of proving that any delay is caused by circumstances beyond the reasonable control of Bellevue rests wholly with Bellevue.
18. If Bellevue wishes to seek an extension of any deadline contained in this 2nd ACAS, it must make a written request to the Department. The written extension request must explain the reasoning for the request and state the length of extension requested. Any extension provided by the Department will be in writing, in response to the request.
19. If Bellevue violates the terms of this 2nd ACAS, the Department will provide written notice to Bellevue describing the violation. No later than ten (10) calendar days after receiving the notification, Bellevue must reply to the Department in writing to explain the violation and provide a date in which the violation will be cured, to the Department's satisfaction.

20. A waiver or decision by the Department to not enforce any provision, term, condition, or requirement of this 2nd ACAS does not constitute a waiver of any other provision, term, condition, or requirement.
21. Each person signing this 2nd ACAS certifies they have the authority to sign for the party represented and to bind that party to its terms.
22. In case any provision or authority of this 2nd ACAS or the application of this ACAS to any party or circumstances is held by any judicial or administrative authority to be invalid, the application of such provisions to other parties or circumstances and the remainder of the ACAS will remain in force and will not be affected.
23. If Bellevue sells, offers for sale, or otherwise transfers ownership of the Facility Property (or any portion thereof) before termination of this 2nd ACAS and termination thereof, Bellevue must notify any prospective purchaser of the terms and conditions of this 2nd ACAS and the current status of completion of the requirements of this 2nd ACAS. Bellevue must also provide notice to the Department of the offer for sale and identify new owners at least ten (10) calendar days before closing any sale or transfer of the Facility Property or any portion thereof.
24. Sale or transfer of the Facility Property or any portion thereof by Bellevue does not relieve Bellevue of its obligation to complete the terms and conditions of this 2nd ACAS unless appropriate arrangements are made with the purchaser or receiver of the Facility Property for assignment of the obligations of this 2nd ACAS and the Department consents in writing to the assignment of the obligations of this 2nd ACAS to the new owner.
25. This 2nd ACAS sets forth the entire agreement related to the subject matter of this 2nd ACAS and may not be modified without written consent of all parties.
26. This 2nd ACAS does not affect the right of the Department or the State of Idaho to pursue appropriate relief for any other violation of law, including civil penalties, injunctive or other equitable relief, or criminal sanctions.
27. Bellevue agrees that this 2nd ACAS will be admissible as evidence in any proceeding to enforce this 2nd ACAS.
28. Pursuant to Idaho Code § 39-116A, the Department and the Bellevue may meet annually to reassess the necessity and appropriateness of this 2nd ACAS. Bellevue will contact the Department to schedule a meeting.

29. If this 2nd ACAS is signed and agreed to with an electronic signature by either party, the electronic signature will have the same legal and evidentiary effect as a handwritten signature.

EFFECTIVE DATE AND TERMINATION

30. The effective date of this 2nd ACAS is the date of the signature by the Department Director.

31. If the Department determines that all 2nd ACAS requirements have been met, the Department may terminate the 2nd ACAS. Bellevue may request that the 2nd ACAS be terminated. The Department will issue a written notice of termination.

DATED THIS 12 day of February, 2026

Christina Giordani

Christina Giordani (02/12/2026 11:06:11 MST)

The Honorable Christina Giordani
Mayor, Authorized Representative of City of Bellevue

DATED THIS _____ day of _____, 2026

JESS BYRNE
Director, Idaho Department of Environmental Quality

Appendix B

FIRM Maps

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 11. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address.

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from multiple sources. Base map files were provided in digital format by the State of Idaho and Blaine County. This information was compiled from the U.S. Geological Survey (2007), Blaine County GIS Department (2008), Idaho Department of Water Resources (2008), Idaho Bureau of Land Management (2005), NGS (2007), and the USDA-FSA (2004) at a scale of 1:24,000.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfip/>.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.
ZONE AE Base Flood Elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently deteriorated. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% Annual Chance Floodplain Boundary
0.2% Annual Chance Floodplain Boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

Cross section line
Transect line
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
5000-foot ticks: Idaho State Plane Central Zone (FIPS Zone 1102), Transverse Mercator projection
1000-meter Universal Transverse Mercator grid values, zone 11N
Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5 River Mile
MAP REPOSITORIES
Refer to Map Repositories list on Map Index
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
November 26, 2010
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0878E
FIRM
FLOOD INSURANCE RATE MAP
BLAINE COUNTY,
IDAHO
AND INCORPORATED AREAS

PANEL 878 OF 2000
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BELLEVUE, CITY OF	160021	0878	E
BLAINE COUNTY	165167	0878	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
16013C0878E
EFFECTIVE DATE
NOVEMBER 26, 2010
Federal Emergency Management Agency

Appendix C

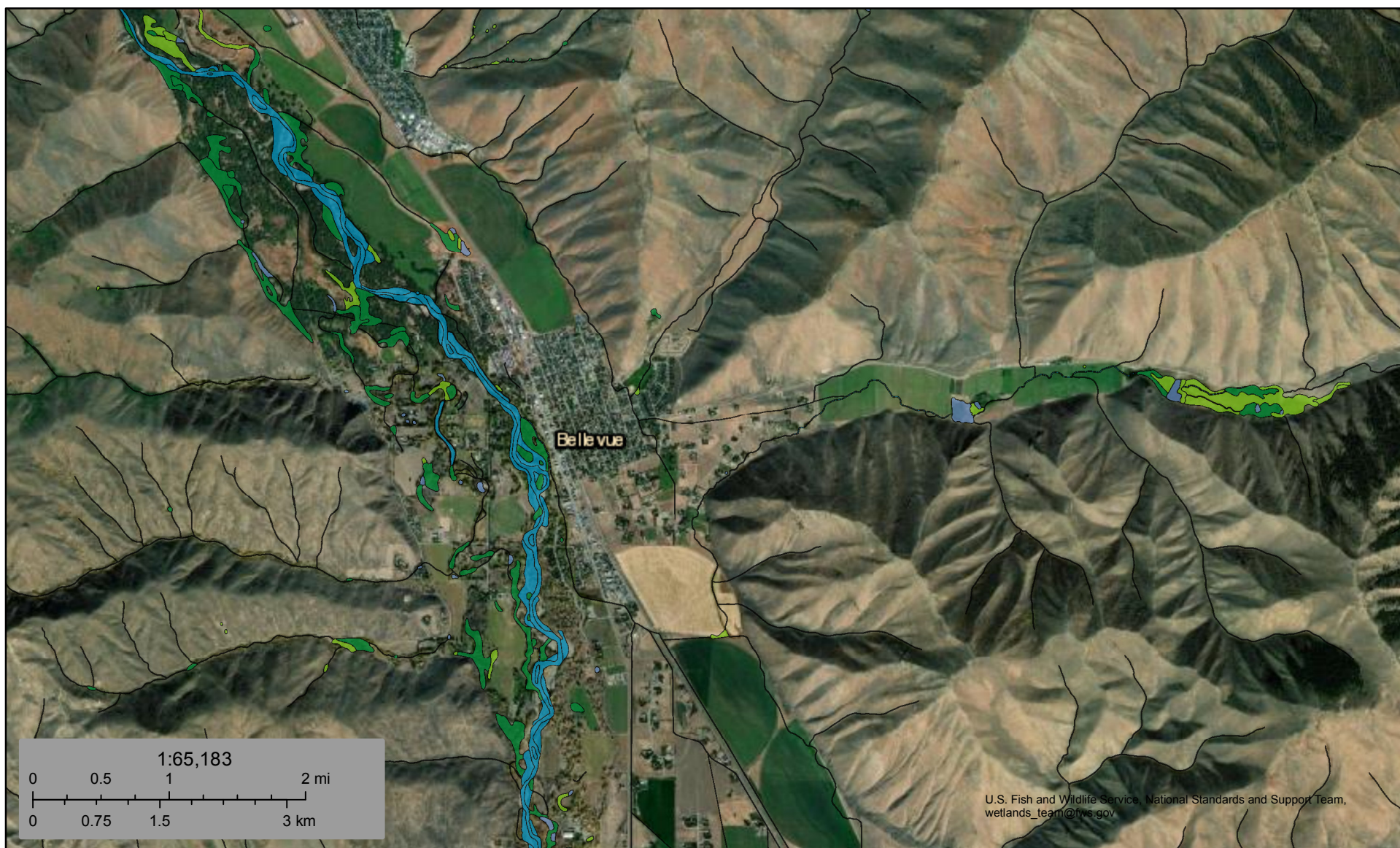
Wetland Maps



U.S. Fish and Wildlife Service

National Wetlands Inventory

Bellevue Wetlands Map



May 17, 2023

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Appendix D

Microscopic Particulate Analysis Results

Bellevue MPA Testing – 2023

A 2021 sanitary survey completed by Idaho Department of Environmental Quality (DEQ) identified deficiencies in the City of Bellevue's spring collection system. The spring system has three main zones, the upper springs, the lower springs, and spring nos. 1, 2, & 3. The upper and lower spring collection systems are along the valley floor, while spring nos. 1, 2, & 3 are adjacent to Muldoon Canyon Road.

Merrick & Company conducted a microscopic particulate analysis (MPA) to determine whether Bellevue's spring system is under the influence of surface water. Below is the summary of testing procedure and results.

MPA Testing

Setup

Each testing site includes the following: (x1) ¼ HP Submersible Thermoplastic Sump Pump, (x2) 10ft garden hose, (x1) 2.5x10" in String Wound Sediment Water Filter, pressure regulator, (x1) ¾" inch Neptune Mach 10 water meter, (x1) filter housing, and various fittings to connect pieces.

Each testing site was adequately sanitized and flushed before the test began.



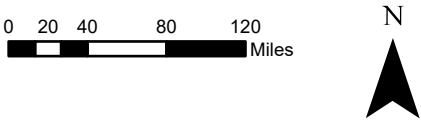
Results

Lab/Cor, Inc performed the laboratory analysis. Final Report findings can be found at the end of this document. Per EPA guidance, two samples for each sample site were taken by two or three weeks apart. The first sampling was done on May 9th, 2023 and the second was completed on June 8TH, 2023. The results on both occasions showed 'not significant' for each sample site. There were no primary particulates identified. Summary of secondary particulates found are shown below.

Upper Weir		
Secondary Particulate	May	June
Fine Debris	Medium	High
Large Debris	Medium	Medium
Mineral, Amorphous	High	High
Nemotodes	-	Trace
Other	Medium	Medium
Other	-	Low
Pollen	Low	Low

Weir House		
Secondary Particulate	May	June
Fine Debris	Low	High
Large Debris	Medium	Medium
Mineral, Amorphous	High	High
Nemotodes	-	Trace
Other	High	Medium
Other	-	Low
Pollen	-	Trace

Lower Weir		
Secondary Particulate	May	June
Fine Debris	Medium	High
Large Debris	Medium	Medium
Mineral, Amorphous	High	High
Other	Medium	High



ENGINEERING AND ENVIRONMENTAL SOLUTIONS 1161 W. RIVER ST. SUITE 130 BOISE, IDAHO 83702 208.780.3990  Mountain WATERWORKS IDAHO OFFICES BOISE - LEWISTON - MCCALL	Bellevue MPA Test		PROJECT NO.: 234.0070
	CITY OF BELLEVUE		SHEET NO.: FIGURE

EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis Final Report

Job Number: 230439

Client: Mountain Waterworks

Address: 1161 W River St

Suite 130

Boise, ID 83702

Project Name: Unavailable at Login

Project No.:

PO Number:

PWS ID:

Reference No.:

Report Number: 230439R01

Report Date: 5/23/2023

Enclosed please find results for samples submitted to our laboratory. A list of samples and analyses follows:

Lab/Cor Num.	Client Sample Number	Analysis	Analysis Notes	Date Sampled:	Date Received:
230439 - S1	01 - Warehouse	EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis	OTHER: Detritus Wood Fragments	5/9/2023	5/10/2023
230439 - S2	02 - North Weir	EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis	OTHER: Detritus Wood Fragments, Hyphal Fragments	5/9/2023	5/10/2023
230439 - S3	03 - South Weir	EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis	OTHER: Detritus Wood Fragments	5/9/2023	5/10/2023

EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis Samples were processed according to the EPA 'Consensus Method for Determining Groundwater Under the Direct Influence of Surface Water Using Microscopic Particulate Analysis (MPA)'. Sample preparation began by carefully unwinding the string filter and separating it into multiple subsamples. Each subsample was washed repeatedly in 0.0001% Tween 20/80, deionized laboratory reagent water. The washed solution was then combined and homogenized. A fraction of the homogenized sample was removed for Cryptosporidium and Giardia analysis via Immunomagnetic Separation). The MPA fraction was then centrifuged at 1050xg for several minutes. Upon removing the supernatant, the sediments from each tube were pooled together and re-centrifuged. If the pellet volume exceeded a specified volume, then the pooled sediments were processed through a Percoll/ Sucrose gradient to remove interfering particulate. The final sample pellet volume was diluted with mounting medium and prepared for analysis.

The fraction of sample removed for Immunomagnetic separation was centrifuged at 2000xg for several minutes. Upon completion of centrifugation, the supernatant was aspirated and the pooled sediment was re-suspended and processed according to EPA Method 1623.

Bio-indicators and other particulates were then characterized and identified using bright field, phase-contrast and/ or differential interference microscopy as needed. Analysis was performed using an Olympus BHT-BHS microscope. Slides were analyzed at 100x - 200x with confirmations occurring at 600x. Final results for Primary Bio-Indicators were tallied and designated as Extremely Heavy "EH", Heavy "H", Moderate "M", Rare "R" and <1 as Not Significant "NS". These designations were then cross referenced with a table providing the associated Relative Risk Factor associated with each organism. Secondary Bio-Indicators were reported in Relative Abundance and do not affect the assigned value for the Total Relative Risk Factor.

Disclaimer The results reported relate only to the samples tested or analyzed; the laboratory is not responsible for data collected by personnel who are not affiliated with the laboratory. Results reported in both structures/cm3 and structures/mm2 are dependent on the sample volume and area. These parameters are measured and recorded by non-laboratory personnel and are not covered by the laboratory's accreditation. Interpretation of these results is the sole responsibility of the client.

If further clarification of these results is needed, please call us. Thank you for allowing the staff at Lab/Cor, Inc. the opportunity to provide you with the analytical services.

Sincerely,



Derk Wipprecht
Technical Manager

EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis - Final Report

Job Number: 230439

Client: Mountain Waterworks

Project Name: Unavailable at Login

Project No.:

Reference No.:

Report Number: 230439R01

Date Received: 5/10/2023

Lab/Cor Sample No.: S1	Facility ID: Not Available
Client Sample No.: 01	Sample Point ID: Not Available
Sample Vol. Filtered (L): 3263.02	Date Sampled: 5/9/2023
Analysis Date: 5/11/2023	Sample Time: 12:40
Analyst: DW	Sample Temp.:
Sample Notes: OTHER: Detrius Wood Fragments	Sample Type: Raw
Total Wash (L): 4	
Sed. Vol (ul): 100	
Sed. Conc (ul/100gal): 11.6	
Final Reconc. Vol (ul): 500	
Dilution Factor: 5	Collection Mode: Other
MPA Vol Analyzed (ul): 500	Receipt Temp.: 12.6 C
G/C Vol Analyzed (ul): 0	Sample Purpose: New Sample
	Turbidity:

Primary Particulate	Total Count	# / 378.5 L	Risk Factor
Algae sp.			
Coccidia sp.			
Diatoms			
Giardia sp.			
Insects/ Larvae			
Plant Debris			
Rotifers			

Secondary Particulate	Total Count	# / 378.5 L	Qual. Abundance
Amoebae			
Ciliates/ Flagellates			
Crustaceans			
Fine Debris			Low
Large Debris			Medium
Minerals, Amorphous			High
Nematodes			
Other			High
Pollen			

Total Risk Factor :	NS
----------------------------	-----------

EPA - Total Risk Factors:

≥ 20 - Risk is HIGH
10 - 19 - Risk is MODERATE
≤ 9 - Risk is LOW
NS - NOT SIGNIFICANT

EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis - Final Report

Job Number: 230439

Client: Mountain Waterworks

Project Name: Unavailable at Login

Project No.:

Reference No.:

Report Number: 230439R01

Date Received: 5/10/2023

Lab/Cor Sample No.: S2	Facility ID: Not Available
Client Sample No.: 02	Sample Point ID: Not Available
Sample Vol. Filtered (L): 2081.98	Date Sampled: 5/9/2023
Analysis Date: 5/11/2023	Sample Time: 13:35
Analyst: DW	Sample Temp.:
Sample Notes: OTHER: Detrius Wood Fragments, Hyphal Fragments	Sample Type: Raw
Total Wash (L): 4	
Sed. Vol (ul): 100	
Sed. Conc (ul/100gal): 18.3	
Final Reconc. Vol (ul): 500	
Dilution Factor: 5	Collection Mode: Other
MPA Vol Analyzed (ul): 500	Receipt Temp.: 12.6 C
G/C Vol Analyzed (ul): 0	Sample Purpose: New Sample
	Turbidity:

Primary Particulate	Total Count	# / 378.5 L	Risk Factor
Algae sp.			
Coccidia sp.			
Diatoms			
Giardia sp.			
Insects/ Larvae			
Plant Debris			
Rotifers			

Secondary Particulate	Total Count	# / 378.5 L	Qual. Abundance
Amoebae			
Ciliates/ Flagellates			
Crustaceans			
Fine Debris			Medium
Large Debris			Medium
Minerals, Amorphous			High
Nematodes			
Other			High
Pollen			

Total Risk Factor :	NS
----------------------------	-----------

EPA - Total Risk Factors:

≥ 20 - Risk is HIGH
10 - 19 - Risk is MODERATE
≤ 9 - Risk is LOW
NS - NOT SIGNIFICANT

EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis - Final Report

Job Number: 230439

Client: Mountain Waterworks

Project Name: Unavailable at Login

Project No.:

Reference No.:

Report Number: 230439R01

Date Received: 5/10/2023

Lab/Cor Sample No.: S3

Client Sample No.: 03

Sample Vol. Filtered (L): 2630.1041

Analysis Date: 5/11/2023

Analyst: DW

Sample Notes: OTHER: Detrius Wood
Fragments

Total Wash (L): 4

Sed. Vol (ul): 1500

Sed. Conc (ul/100gal): 216.7

Final Reconc. Vol (ul): 550

Facility ID: Not Available

Sample Point ID: Not Available

Date Sampled: 5/9/2023

Sample Time: 13:05

Sample Temp.:

Sample Type: Raw

Dilution Factor: 5.5

MPA Vol Analyzed (ul): 550

G/C Vol Analyzed (ul): 0

Collection Mode: Other

Receipt Temp.: 12.6 C

Sample Purpose: New Sample

Turbidity:

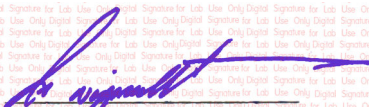
Primary Particulate	Total Count	# / 378.5 L	Risk Factor
Algae sp.			
Coccidia sp.			
Diatoms			
Giardia sp.			
Insects/ Larvae			
Plant Debris			
Rotifers			

Secondary Particulate	Total Count	# / 378.5 L	Qual. Abundance
Amoebae			
Ciliates/ Flagellates			
Crustaceans			
Fine Debris			Medium
Large Debris			High
Minerals, Amorphous			High
Nematodes			
Other			Medium
Pollen			

Total Risk Factor :

NS

Reviewed by:


Derk Wipprecht

Technical Manager

EPA - Total Risk Factors:

≥ 20 - Risk is HIGH

10 - 19 - Risk is MODERATE

≤ 9 - Risk is LOW

NS - NOT SIGNIFICANT

EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis Final Report

Job Number: 230540
Client: Merrick & Company
Address: 116 W River Street
#120
Boise, ID 83702
Project Name: Bellevue DW
Project No.:
PO Number:
PWS ID:
Reference No.:

Report Number: 230540R01
Report Date: 6/15/2023

Enclosed please find results for samples submitted to our laboratory. A list of samples and analyses follows:

Lab/Cor Num.	Client Sample Number	Analysis	Analysis Notes	Date Sampled:	Date Received:
230540 - S1	1 - Upper Weir	EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis	OTHER: Detritus Wood Fragments - Moderate OTHER: Hyphal Fragments - Low	6/8/2023	6/9/2023
230540 - S2	2 - Weir House	EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis	OTHER: Detritus Wood Fragments - Moderate OTHER: Hyphal Fragments - Low	6/8/2023	6/9/2023
230540 - S3	3 - Lower Weir	EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis	OTHER: Detritus Wood Fragments - High	6/8/2023	6/9/2023

EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis: Samples were processed according to the EPA 'Consensus Method for Determining Groundwater Under the Direct Influence of Surface Water Using Microscopic Particulate Analysis (MPA)'. Sample preparation began by carefully unwinding the string filter and separating it into multiple subsamples. Each subsample was washed repeatedly in 0.0001% Tween 20/80, deionized laboratory reagent water. The washed solution was then combined and homogenized. A fraction of the homogenized sample was removed for Cryptosporidium and Giardia analysis via Immunomagnetic Separation). The MPA fraction was then centrifuged at 1050xg for several minutes. Upon removing the supernatant, the sediments from each tube were pooled together and re-centrifuged. If the pellet volume exceeded a specified volume, then the pooled sediments were processed through a Percoll/ Sucrose gradient to remove interfering particulate. The final sample pellet volume was diluted with mounting medium and prepared for analysis.

The fraction of sample removed for Immunomagnetic separation was centrifuged at 2000xg for several minutes. Upon completion of centrifugation, the supernatant was aspirated and the pooled sediment was re-suspended and processed according to EPA Method 1623.

Bio-indicators and other particulates were then characterized and identified using bright field, phase-contrast and/ or differential interference microscopy as needed. Analysis was performed using an Olympus BHT-BHS microscope. Slides were analyzed at 100x - 200x with confirmations occurring at 600x. Final results for Primary Bio-Indicators were tallied and designated as Extremely Heavy "EH", Heavy "H", Moderate "M", Rare "R" and <1 as Not Significant "NS". These designations were then cross referenced with a table providing the associated Relative Risk Factor associated with each organism. Secondary Bio-Indicators were reported in Relative Abundance and do not affect the assigned value for the Total Relative Risk Factor.

Disclaimer The results reported relate only to the samples tested or analyzed; the laboratory is not responsible for data collected by personnel who are not affiliated with the laboratory. Results reported in both structures/cm3 and structures/mm2 are dependent on the sample volume and area. These parameters are measured and recorded by non-laboratory personnel and are not covered by the laboratory's accreditation. Interpretation of these results is the sole responsibility of the client.

If further clarification of these results is needed, please call us. Thank you for allowing the staff at Lab/Cor, Inc. the opportunity to provide you with the analytical services.

Sincerely,


X

Derk Wipprecht
Technical Manager

EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis - Final Report

Job Number: 230540

Client: Merrick & Company

Project Name: Bellevue DW

Project No.:

Reference No.:

Report Number: 230540R01

Date Received: 6/9/2023

Lab/Cor Sample No.: S1

Client Sample No.: 1

Sample Vol. Filtered (L): 2452.95

Analysis Date: 6/9/2023

Analyst: DW

Sample Notes: OTHER: Detritus Wood
Fragments - Moderate
OTHER: Hyphal
Fragments - Low

Total Wash (L): 4

Sed. Vol (ul): 50

Sed. Conc (ul/100gal): 7.7

Final Reconc. Vol (ul): 250

Facility ID: Not Available

Sample Point ID: Not Available

Date Sampled: 6/8/2023

Sample Time: 12:35

Sample Temp.:

Sample Type: Ground

Dilution Factor: 5

MPA Vol Analyzed (ul): 250

G/C Vol Analyzed (ul): 0

Collection Mode: Spring

Receipt Temp.: 14 C

Sample Purpose: New Sample

Turbidity:

Primary Particulate	Total Count	# / 378.5 L	Risk Factor
Algae sp.			
Coccidia sp.			
Diatoms			
Giardia sp.			
Insects/ Larvae			
Plant Debris			
Rotifers			

Secondary Particulate	Total Count	# / 378.5 L	Qual. Abundance
Amoebae			
Ciliates/ Flagellates			
Crustaceans			
Fine Debris			High
Large Debris			Medium
Minerals, Amorphous			High
Nematodes			Trace
Other			Medium
Other			Low
Pollen			Low

Total Risk Factor :	NS
----------------------------	-----------

EPA - Total Risk Factors:

≥ 20 - Risk is HIGH

10 - 19 - Risk is MODERATE

≤ 9 - Risk is LOW

NS - NOT SIGNIFICANT

EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis - Final Report

Job Number: 230540

Client: Merrick & Company

Project Name: Bellevue DW

Project No.:

Reference No.:

Report Number: 230540R01

Date Received: 6/9/2023

Lab/Cor Sample No.: S2

Client Sample No.: 2

Sample Vol. Filtered (L): 3085.11

Analysis Date: 6/9/2023

Analyst: DW

Sample Notes: OTHER: Detrius Wood
Fragments - Moderate
OTHER: Hyphal
Fragments - Low

Total Wash (L): 4

Sed. Vol (ul): 100

Sed. Conc (ul/100gal): 12.3

Final Reconc. Vol (ul): 500

Facility ID: Not Available

Sample Point ID: Not Available

Date Sampled: 6/8/2023

Sample Time: 12:15

Sample Temp.:

Sample Type: Ground

Dilution Factor: 5

MPA Vol Analyzed (ul): 500

G/C Vol Analyzed (ul): 0

Collection Mode: Spring

Receipt Temp.: 14 C

Sample Purpose: New Sample

Turbidity:

Primary Particulate	Total Count	# / 378.5 L	Risk Factor
Algae sp.			
Algae sp.			
Coccidia sp.			
Coccidia sp.			
Diatoms			
Diatoms			
Giardia sp.			
Giardia sp.			
Insects/ Larvae			
Insects/ Larvae			
Plant Debris			
Plant Debris			
Rotifers			
Rotifers			

Secondary Particulate	Total Count	# / 378.5 L	Qual. Abundance
Amoebae			
Ciliates/ Flagellates			
Crustaceans			
Fine Debris			High
Large Debris			Medium
Minerals, Amorphous			High
Nematodes			Trace
Other			Medium
Other			Low
Pollen			Trace

Total Risk Factor : NS

EPA - Total Risk Factors:

≥ 20 - Risk is HIGH

10 - 19 - Risk is MODERATE

≤ 9 - Risk is LOW

NS - NOT SIGNIFICANT

EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis - Final Report

Job Number: 230540

Client: Merrick & Company

Project Name: Bellevue DW

Project No.:

Reference No.:

Report Number: 230540R01

Date Received: 6/9/2023

Lab/Cor Sample No.: S3

Client Sample No.: 3

Sample Vol. Filtered (L): 3403.09

Analysis Date: 6/9/2023

Analyst: DW

Sample Notes: OTHER: Detrius Wood
Fragments - High

Total Wash (L):

Sed. Vol (ul): 125

Sed. Conc (ul/100gal): 14

Final Reconc. Vol (ul): 550

Facility ID: Not Available

Sample Point ID: Not Available

Date Sampled: 6/8/2023

Sample Time: 12:00

Sample Temp.:

Sample Type: Ground

Dilution Factor: 4.4

MPA Vol Analyzed (ul): 550

G/C Vol Analyzed (ul): 0

Collection Mode: Spring

Receipt Temp.: 14 C

Sample Purpose: New Sample

Turbidity:

Primary Particulate	Total Count	# / 378.5 L	Risk Factor
Algae sp.			
Algae sp.			
Coccidia sp.			
Coccidia sp.			
Diatoms			
Diatoms			
Giardia sp.			
Giardia sp.			
Insects/ Larvae			
Insects/ Larvae			
Plant Debris			
Plant Debris			
Rotifers			
Rotifers			

Secondary Particulate	Total Count	# / 378.5 L	Qual. Abundance
Amoebae			
Ciliates/ Flagellates			
Crustaceans			
Fine Debris			High
Large Debris			High
Minerals, Amorphous			High
Nematodes			
Other			High
Pollen			

Total Risk Factor :

NS

EPA - Total Risk Factors:

≥ 20 - Risk is HIGH

10 - 19 - Risk is MODERATE

≤ 9 - Risk is LOW

NS - NOT SIGNIFICANT

EPA 910-9-92-029 - MPA, Microscopic Particulate Analysis - Final Report

Job Number: 230540

Client: Merrick & Company

Project Name: Bellevue DW

Project No.:

Reference No.:

Report Number: 230540R01

Date Received: 6/9/2023

Reviewed by:


X

Derk Wipprecht
Technical Manager

EPA - Total Risk Factors:

≥ 20 - Risk is HIGH

10 - 19 - Risk is MODERATE

≤ 9 - Risk is LOW

NS - NOT SIGNIFICANT

Appendix E

Model Results

Scenario: 16" EG-Alt Ranch Rd Cxn

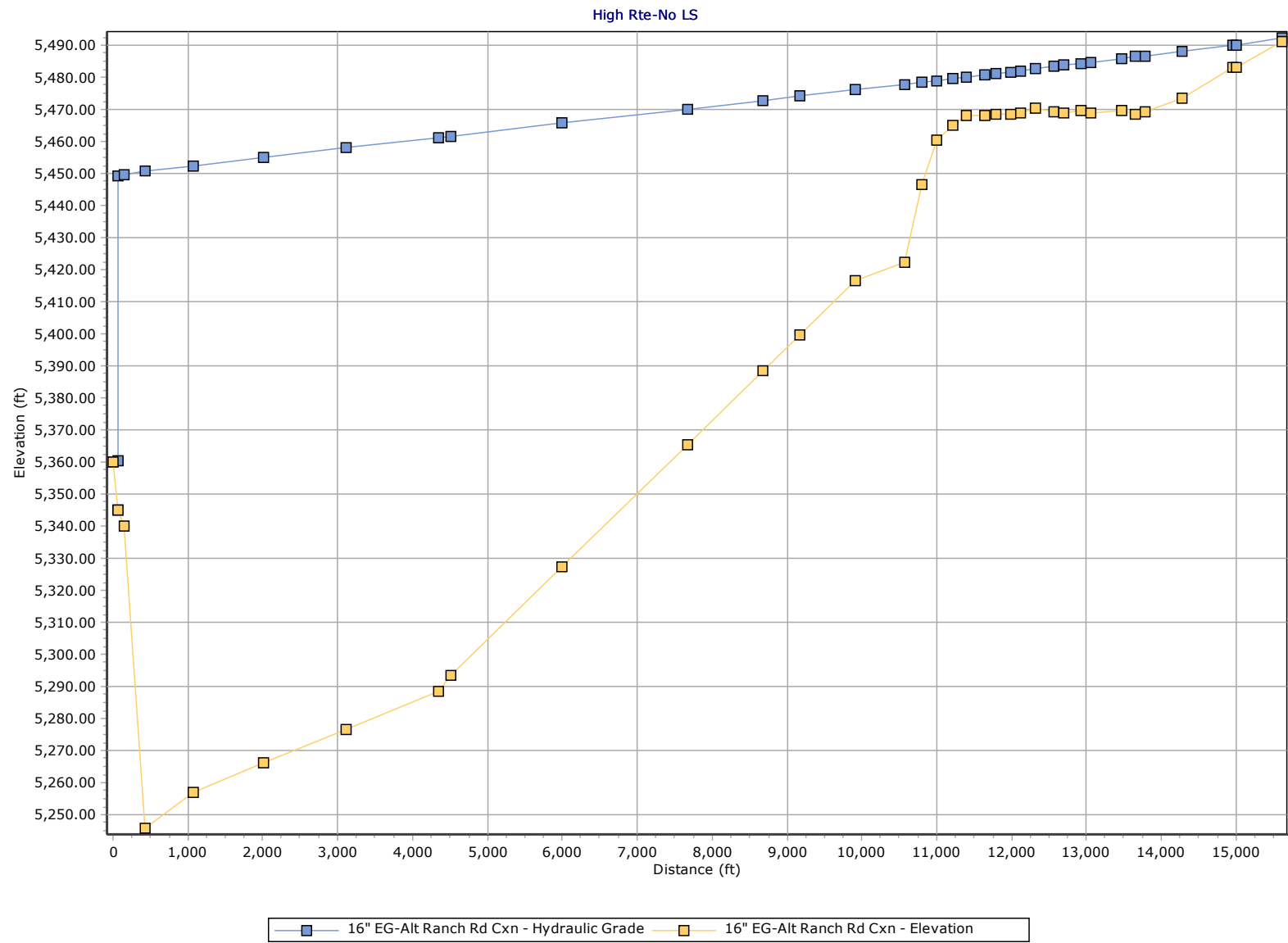


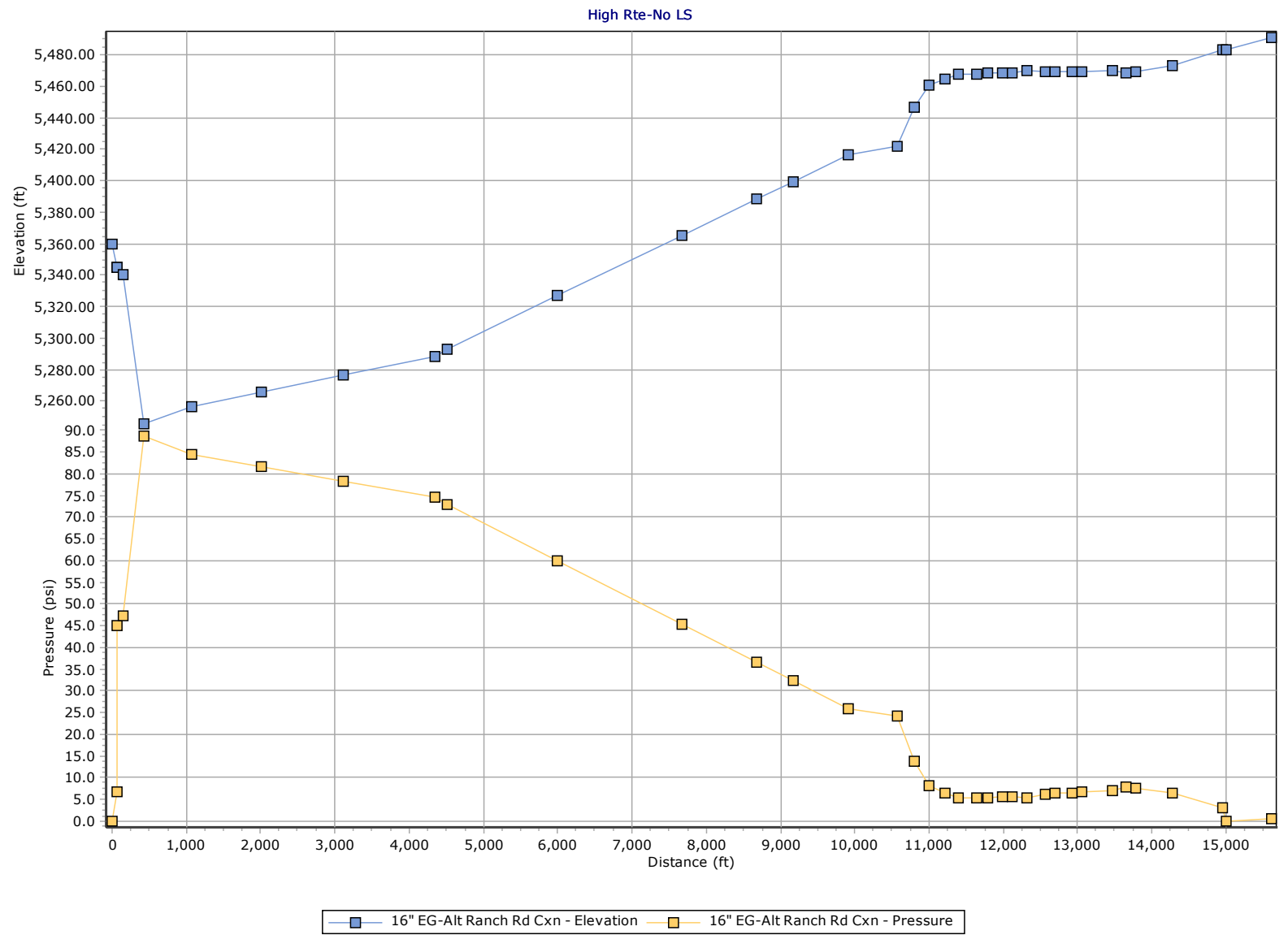
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Seaman Crk Trx_Design_260515.wtg
9/10/2026

Bentley Systems, Inc. Haestad Methods Solution Center
76 Watertown Road, Suite 2D Thomaston, CT 06787 USA +1-203-
755-1666

WaterGEMS
[24.00.02.20]
Page 1 of 2





	16" EG-Alt Ranch Rd Cxn - Pressure - R-1 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure (From) - PSV-1 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure (To) - PSV-1 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-13 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-14 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-15 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-52 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-51 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-18 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-19 (psi)
Elevation (ft)	5,360.00	5,345.00	5,345.00	5,340.00	5,245.58	5,256.82	5,265.95	5,276.51	5,288.43	5,293.14
Hydraulic Grade (ft)	5,360.00	5,449.01	5,360.31	5,449.35	5,450.58	5,452.29	5,454.82	5,457.75	5,461.05	5,461.48
Pressure (psi)	0.00	45.00	6.60	47.30	88.70	84.60	81.70	78.40	74.70	72.80

	16" EG-Alt Ranch Rd Cxn - Pressure - J-50 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-49 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-48 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-47 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-10 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-20 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-23 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-21 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-22 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-24 (psi)
Elevation (ft)	5,327.00	5,365.08	5,388.12	5,399.29	5,416.23	5,422.00	5,446.51	5,460.24	5,464.73	5,467.75
Hydraulic Grade (ft)	5,465.45	5,469.92	5,472.62	5,473.93	5,475.92	5,477.71	5,478.33	5,478.87	5,479.44	5,479.92
Pressure (psi)	59.90	45.40	36.60	32.30	25.80	24.10	13.80	8.10	6.40	5.30

	16" EG-Alt Ranch Rd Cxn - Pressure - J-25 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-26 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-27 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-28 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-29 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-34 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-33 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-32 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-31 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-30 (psi)
Elevation (ft)	5,467.94	5,468.45	5,468.37	5,468.70	5,470.28	5,469.07	5,468.86	5,469.48	5,468.79	5,469.64
Hydraulic Grade (ft)	5,480.62	5,480.99	5,481.52	5,481.90	5,482.44	5,483.16	5,483.53	5,484.15	5,484.52	5,485.67
Pressure (psi)	5.50	5.40	5.70	5.70	5.30	6.10	6.30	6.30	6.80	6.90

	16" EG-Alt Ranch Rd Cxn - Pressure - J-11 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-45 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-43 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-70 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - T-3 (psi)	16" EG-Alt Ranch Rd Cxn - Pressure - J-72 (psi)
Elevation (ft)	5,468.26	5,469.26	5,473.27	5,483.00	5,483.00	5,490.85
Hydraulic Grade (ft)	5,486.19	5,486.55	5,487.95	5,489.84	5,490.00	5,492.15
Pressure (psi)	7.80	7.50	6.40	3.00	3.00	0.60

Appendix F

Probable Construction Cost Estimates
(not included)

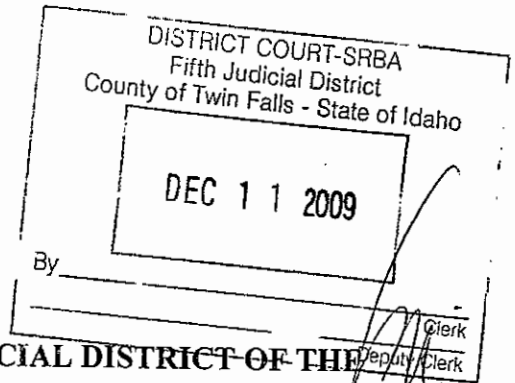
Appendix G

Water Rights

RECEIVED

DEC 14 2009

DEPARTMENT OF
WATER RESOURCES



IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA

Case No. 39576

) ORDER OF PARTIAL DECREE

) Subcase No. 37-01208

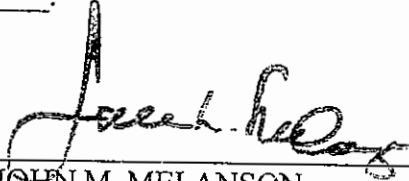
) (City of Bellevue)

On September 25, 2009, a *Special Master's Report and Recommendation* was filed for the above-captioned water right. No Challenges were filed to the *Special Master's Report and Recommendation* and the time for filing Challenges has now expired.

Pursuant to I.R.C.P. 53(e)(2) and *SRBA Administrative Order 1*, Section 13f, this Court has reviewed the Findings of Fact and Conclusions of Law contained in the *Special Master's Report and Recommendation* and wholly adopts them as its own.

Therefore, IT IS ORDERED that the above-captioned water right be **decreed** as set forth in the attached *Partial Decree Pursuant to I.R.C.P. 54(b)*.

DATED December 11, 2009

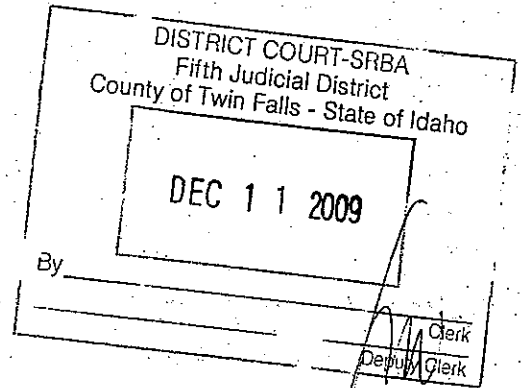

JOHN M. MELANSON
Presiding Judge, *pro tem*
Snake River Basin Adjudication

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA)
Case No. 39576)
_____)

PARTIAL DECREE PURSUANT TO
I.R.C.P. 54(b) FOR

Water Right 37-01208



NAME AND ADDRESS: CITY OF BELLEVUE
PO BOX 449
BELLEVUE, ID 83313-0449

SOURCE: SPRINGS TRIBUTARY: SEAMANS CREEK

QUANTITY: 3.00 CFS

PRIORITY DATE: 07/20/1880

POINT OF DIVERSION: T02N R19E S33 NWNENE Within Blaine County
NWNENE
NWNENE
S34 SWNENE
SWNWNW
SENWNW

PURPOSE AND PERIOD OF USE:	PURPOSE OF USE	PERIOD OF USE	QUANTITY
	Municipal	01-01 TO 12-31	3.00 CFS

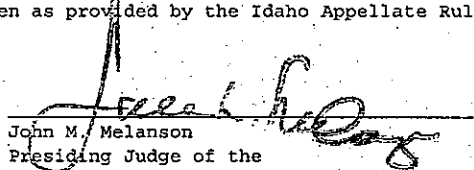
PLACE OF USE: Place of use is within the service area of the City of Bellevue as provided for under Idaho law.

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. I.C. SECTION 42-1412(6).

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.


John M. Melanson
Presiding Judge of the
Snake River Basin Adjudication

2009 DEC 11 PM 02:00
DISTRICT COURT - SRBA
TWIN FALLS CO., IDAHO
FILED _____

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA)

CERTIFICATE OF MAILING

Case No. 39576)
_____)

Water Right(s): 37-01208

CERTIFICATE OF MAILING

I certify that a true and correct copy of the PARTIAL DECREE
PURSUANT TO I.R.C.P. 54(b) for WATER RIGHT 37-01208 was mailed
on December 11, 2009, with sufficient first-class postage prepaid
to the following:

DIRECTOR OF IDWR
PO BOX 83720
BOISE, ID 83720-0098

CITY OF BELLEVUE
Represented by:
HAEMMERLE, FRITZ X.
PO BOX 1800
HAILEY, ID 83333
Phone: 208-578-0520

JULIE MURPHY
Chief Deputy Clerk

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

RECEIVED

SEP 28 2010

DEPARTMENT OF
WATER RESOURCES

In Re SRBA)
) PARTIAL DECREE PURSUANT TO
) I.R.C.P. 54(b) FOR
Case No. 39576)
) Water Right 37-07637

NAME AND ADDRESS: CITY OF BELLEVUE
PO BOX 449
BELLEVUE, ID 83313-0449

SOURCE: GROUND WATER

QUANTITY: 2.00 CFS

PRIORITY DATE: 06/01/1977

POINT OF DIVERSION: T02N R18E S36 NESE Within Blaine County

PURPOSE AND PERIOD OF USE:	PURPOSE OF USE	PERIOD OF USE	QUANTITY
	Municipal	01-01 TO 12-31	2.00 CFS

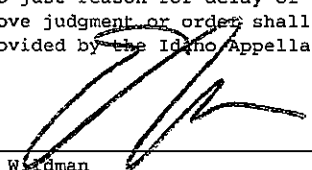
PLACE OF USE:
Place of use is within the service area of the City of Bellevue
municipal water supply system as provided for under Idaho Law.

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS
NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT
ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY
DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE
ENTRY OF A FINAL UNIFIED DECREE. I.C. SECTION 42-1412(6).

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.


Eric J. Widman
Presiding Judge of the
Snake River Basin Adjudication

State of Idaho
Department of Water Resources
Water Right License

WATER RIGHT NO. 37-08848

Priority: June 06, 1995

Maximum Diversion Rate: 3.35 CFS

It is hereby certified that CITY OF BELLEVUE
PO BOX 825
BELLEVUE ID 83313-0449 has complied with the terms and
conditions of the permit, issued pursuant to Application for Permit dated October 06, 1995; and has
submitted Proof of Beneficial Use on September 27, 1996. An examination confirms water is diverted
from:

SOURCE

GROUND WATER

and a water right has been established as follows:

BENEFICIAL USE

MUNICIPAL

PERIOD OF USE

1/01 to 12/31

DIVERSION RATE

3.35 CFS

LOCATION OF POINT(S) OF DIVERSION:

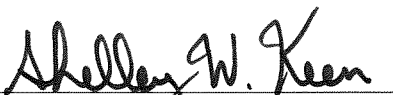
GROUND WATER L3 (SW¼SW¼) Sec. 25, Twp 02N, Rge 18E, B.M. BLAINE County

CONDITIONS OF APPROVAL

1. Place of use is within the service area of the City of Bellevue municipal water supply system as provided for under Idaho Law.
2. A map depicting the place of use boundary for this water right at the time of this approval is attached to this document for illustrative purposes.
3. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
4. The daily diversion volume for non-domestic uses under this municipal right shall not exceed 2,500 gallons per use and the daily diversion volume for domestic uses under this right shall not exceed 13,000 gallons per dwelling in accordance with Section 42-111, Idaho Code.
5. Irrigation of large projects such as parks, golf courses, or sports activities fields is not authorized under this right.
6. This right is for the use of trust water and is subject to review 20 years after the issuance of the permit to determine availability of water and to re-evaluate the public interest.

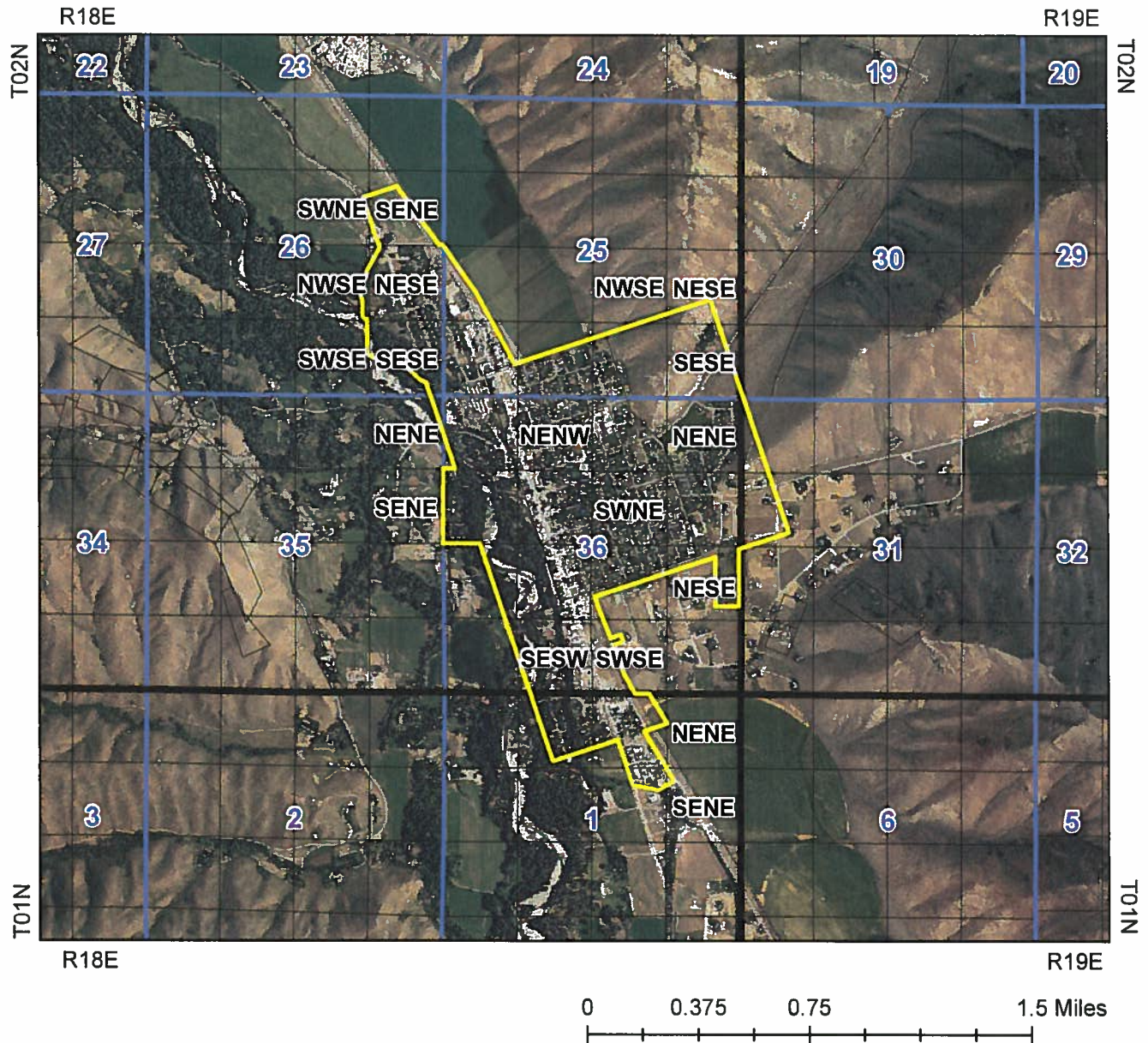
This license is issued pursuant to the provisions of Section 42-219, Idaho Code. The water right confirmed by this license is subject to all prior water rights and shall be used in accordance with Idaho law and applicable rules of the Department of Water Resources.

Signed this 26th day of June, 2012.


for GARY SPACKMAN
Interim Director

State of Idaho
Department of Water Resources
Water Right License
37-8848

Water Service Area Boundary for City Of Bellevue



- Water Service Area Boundary
- Townships
- PLS Sections
- Quarter Quarters



State of Idaho
Department of Water Resources
Water Right License

WATER RIGHT NO. 37-08862

Priority: May 23, 1997

Maximum Diversion Rate: 0.67 CFS

It is hereby certified that CITY OF BELLEVUE
PO BOX 825
BELLEVUE ID 83313-0449 has complied with the terms and
conditions of the permit, issued pursuant to Application for Permit dated April 28, 1997; and has
submitted Proof of Beneficial Use on July 12, 1999. An examination confirms water is diverted from:

SOURCE

GROUND WATER

and a water right has been established as follows:

BENEFICIAL USE

MUNICIPAL

PERIOD OF USE

1/01 to 12/31

DIVERSION RATE

0.67 CFS

LOCATION OF POINT(S) OF DIVERSION:

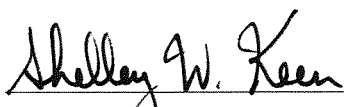
GROUND WATER L3 (SW1/4SW1/4) Sec. 25, Twp 02N, Rge 18E, B.M. BLAINE County

CONDITIONS OF APPROVAL

1. Place of use is within the service area of the City of Bellevue municipal water supply system as provided for under Idaho Law.
2. A map depicting the place of use boundary for this water right at the time of this approval is attached to this document for illustrative purposes.
3. The right holder shall maintain a totalizing measuring device of a type approved by the department as part of the diverting works.
4. The daily diversion volume for non-domestic uses under this municipal right shall not exceed 2,500 gallons per use and the daily diversion volume for domestic uses under this right shall not exceed 13,000 gallons per dwelling in accordance with Section 42-111, Idaho Code.
5. Irrigation of large projects such as parks, golf courses, or sports activities fields is not authorized under this right.
6. The issuance of this right does not grant any right-of-way or easement across the land of another.

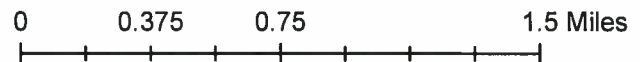
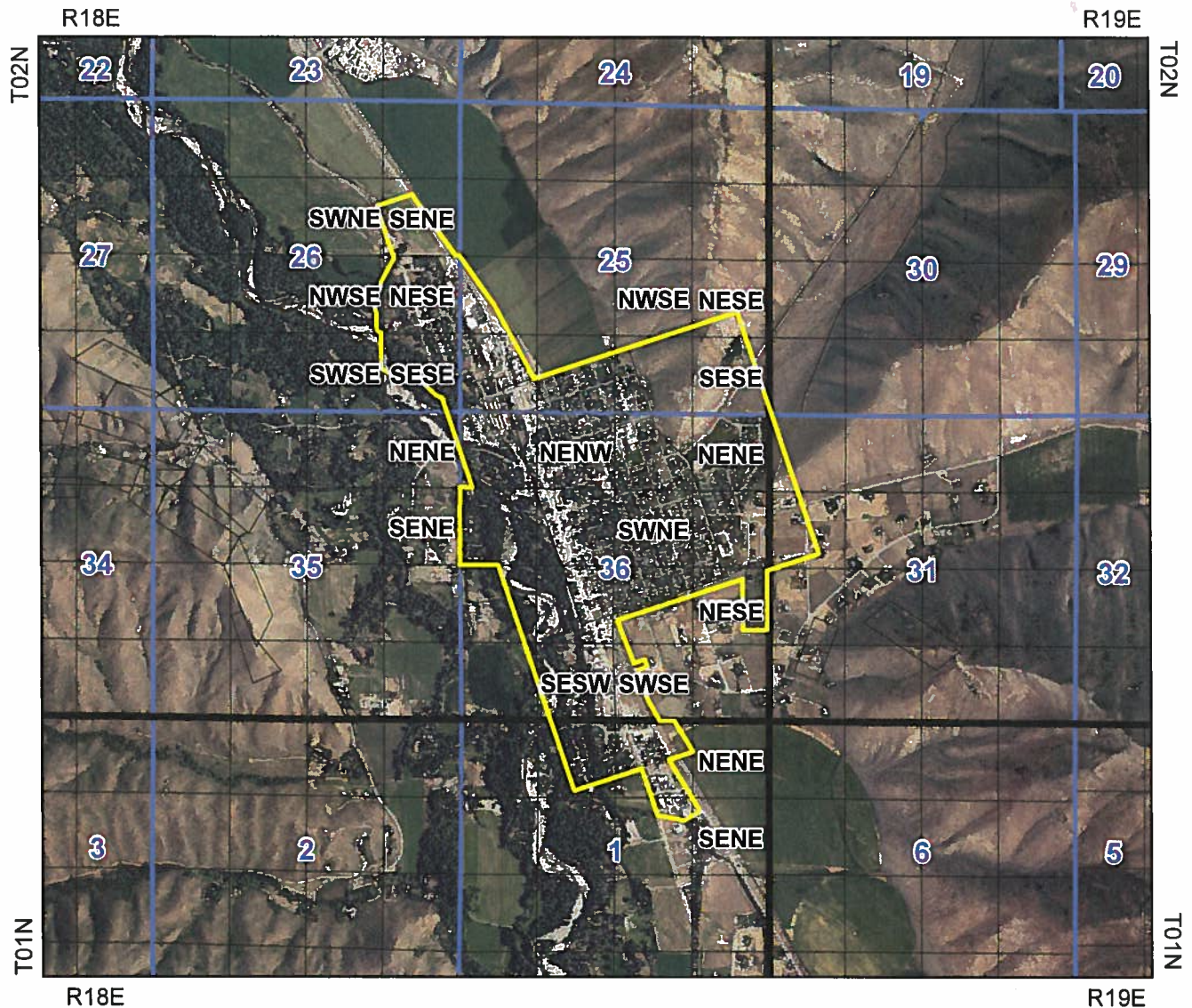
This license is issued pursuant to the provisions of Section 42-219, Idaho Code. The water right confirmed by this license is subject to all prior water rights and shall be used in accordance with Idaho law and applicable rules of the Department of Water Resources.

Signed this 26th day of June, 2012.


for GARY SPACKMAN
Interim Director

State of Idaho
Department of Water Resources
Water Right License
37-8862

Water Service Area Boundary for City Of Bellevue



- Water Service Area Boundary
- Townships
- PLS Sections
- Quarter Quarters

