

**City of Bellevue
Planning & Zoning Commission
Regular Meeting
10/21/19**

6:00 pm Call to order:

Commissioners present, Levi Sali , Chris Johnson, Ray McCollum, Richard Boullon, and Paul Hopfenbeck. Staff present were Diane Shay, Community Development Director, and Ashley Dyer, Assistant Planner.

Notice and Hearing Compliance:

Legal notice for this meeting was posted in accordance with Idaho Code 67-2343 by the following:

1. The agenda was posted at the Bellevue Post Office, the bulletin board outside City Hall and on the City website on October 16, 2019.

Shay stated that she was going to cover the additional notice for the meeting, the public meeting was published in the Idaho Mountain Express on October 2, 2019. Staff realized that the agenda was not sent to all political subdivisions 15 days prior to the meeting as required by law. We are continuing this meeting on record to November 4, 2019.

Johnson moved that the notice of the meeting was done in compliance with I.C 67-2343, Hopfenbeck seconded, and the vote was unanimous.

Hopfenbeck moved that the meeting will be continued on record to November 4, 2019, McCollum seconded, and the vote was unanimous.

New Business

The first item on the agenda is the public hearing on Area of City Impact (ACI) negotiating pursuant to Idaho Code 67-6526. The commission will consider (1) creating a map identifying an ACI within the unincorporated area of the county. (2) Drafting ordinance.

Dave Patrie with Sawtooth Strategies is representing the City and introduced the intent of the ACI to the commission. He mentioned that he will be adding more information to the staff report to fill in the blanks.

Staff from the different Cities and county have been meeting to try to identify the ACI boundary lines. The City of Hailey developed a map which did not reflect the discussion among the parties,

and it was then that Mayor Burns requested a formal process to the County commissioners. There have been several meetings within the cities, it was determined that we needed to hear from our elected and appointed officials before we move forward with negotiations.

The process is spelled out in State code, and there are several things that have to be done: we have to identify a map with boundary lines, then that needs to be adopted by ordinance, then we need a separate ordinance that identifies what plans will be incorporated in that.

At some point the parties are either going to agree with where the lines are, or there will be a dispute and we will have what's called overlapping ACI's. From here, you will make a recommendation to the City Council, and then the City Council will adopt something. Hailey is doing the same thing at this time. An overlapping ACI will involve Blaine County more than just having to adopt an ordinance, and so we want to look at everything closely.

Johnson asked about the ordinance, anything that's in our ACI that's not annexed, still falls under county ordinances, we just get an extended period of time to look at it if it affects the city, or to be notified if something goes on in there?

Patrie said that was correct, if you wanted to have an influence beyond that, you would put it in the ordinance, and Blaine County would have to agree to that and adopt it. For example, if you wanted to use Bellevue GR for an area, you wouldn't be able to do that unless Blaine County adopted the GR code. Once annexation happens, Blaine County's ordinance doesn't apply anymore, and Bellevue's apply.

Allington said that you want your high-density annexations to come through the city, and not through the County. You want the county to zone it A-20 so the only way it gets developed is if it comes through an annexation through the city. That way we can apply our zoning districts to it when we annex it.

Sali asked Patrie about the maps in the packet, and Dave mentioned that they are the maps he referenced, and that they have been roughly made from staff and the mayor. Sali asked about exhibit A-6 and wanted to know why there wasn't a legend to help explain it better. Patrie broke down the map within the colors and explained it.

Sali asked about Hailey's proposed map, Shay broke the map down for Hailey locations, it has not been adopted just proposed. It's in the same process as you're in now, just an early draft.

Allington told the commission if they need anything to ask for it.

Shay asked Kelly West to do an inventory of the GR lots we have left to develop within the city, and we have less than 40 at this time. As far as LI undeveloped lots, we only have 3. We are still working on getting the business district numbers and will have it available at the next meeting.

Hopfenbeck asked about the process this evening and wanted clarification about the expectations from the meeting tonight.

Shay answered that the P&Z commission is making a recommendation to the City Council for the ordinance and the map.

Patrie told the commission that it's a recommendation, so you don't have to recommend the ordinance or the map that are in front of you, you can red line it, you can start over.

Hopfenbeck asked what the expectation of tonight's meeting was.

Shay answered taking public comment, and possible deliberation on the maps, and continuing this meeting to a date certain of November 4, 2019.

Patrie said tonight I would like you to discuss the trade area, geographic features, and the areas that will impact the city, before you decide where the lines should be. As you're discussing, you may find you need more information, which the staff can provide.

Shay said she would like to fill in some of the needs that she thinks are critical for Bellevue: We have four crucial needs: One being a new school; we have an elementary school that is bursting at the seams. It's safe to say it is mostly likely at its capacity, if not more, so land for a school is necessary. The second is a very real need for activity amenities; soccer field, and softball field. Our fields are used 7 days a week during the summer, and they show a lot of wear. The third crucial need is housing, we are out of General Residential lots; we only have 40 remaining which will only last a couple more years. The fourth need is Light Industrial, which is very valuable property.

Sali said he thought it was a good time to open it up for public comment and get some feedback before we deliberate about the maps and needs.

Allington said he would suggest before we take public comment that we leave it open and continue the public comment to November 4th, and then dig into the deliberations then.

Shay said she would like to hear about what you feel the needs are, I just told you what I think they are, but I would like to hear what you think. This is just a starting point.

Sali opened the meeting up to public comment, reminding that we will not be closing it until the next meeting on the 4th.

Tom Bergin, Land Use Director for the County, this isn't necessarily public comment, but maybe a few things to keep in mind. The map from Hailey does not include the areas to the SW or SE. One thing that was mentioned was your wells out Muldoon Canyon, they are appropriate things to include in your ACI. If the county does anything around your wells, you should know about it. That should be an important part of the ACI discussion. The same should go for anything about the sewer plant. It has anything to do with anything you think might impact the city. Those are two locations that might impact the city. One of the things kind of on a cautionary note for the city is the Muldoon right Subdivision, which is an excellent example of what happens if you don't have an area of city impact agreement. It's impediment to the city's growth.

Two other things, one is the airport comp plan, which is one thing the county is evaluating. Generally, comp plan for annexation areas. Finally, anything that gets included in the map needs to be defensible, we will evaluate it and ask you why.

Amy Trujillo, WRLT, we support the city of Bellevue in the process. We have just a few questions, the maps need legends, having one map would be helpful, comp plan goals with open space. We encourage the city to include proposed land use within ACI's to make sure they're consistent. Looking at the ordinance, clarifying the land use designations would be helpful. Encourage proposed land use North to comply with the airport and Chris Pomeroy. Describe why the areas are being included. Calling out land use designations. We support green space to protect residents. We would encourage P&Z to request more information on the maps.

Shay stated that she received a few letters that she would like to read into the record, one from Chris Pomeroy, the airport manager, and the other from Evan Robertson, the attorney representing the Flying Heart property.

Sali continued the public hearing comment to November 4, 2019.

Sali requested more information on the maps, more clarity.

Shay said she would put a legend on there.

Hopfenbeck asked to go through each map to get an idea of them.

Patrie covered in detail the four maps that were presented to the commission.

Hopfenbeck made a motion to continue the public hearing and public comment to November 4, 2019. McCollum seconded, and the vote was unanimous.

Sali took a public comment from someone that had been waiting. Keith Wohlwend, located at 37 & 39 Muldoon Road. He has a serious concern for safety. There have been several incidents of my kids almost being hit by people running stop signs. Officer Linton gave 5 infractions in only a few hours at the location. I would like to request the city add some extra speed limit signs, blinking lights, and a child playing sign.

Shay said she would bring this to the Council's attention.

The next item on the agenda is the consideration of adoption of Findings of Fact, Conclusion and Law for the Conditional Use Permit for SYNC Vans, LLC, located at 110 and 120 Clover street.

Dyer covered the notice. The notice was published in the Idaho Mountain Express on October 2, 2019, Mailed to adjoining the exterior property lines on October 4, 2019.

Dyer stated that we received one public comment from the HOA, which is part of the packet.

Dyer introduced the applicant, Jay Sfingi with SYNC Vans.

Sfingi proposed the project to the commission. SYNC Vans already has an existing business license for the permitted van conversions in the Southern Belle Business Park. The CUP allows them to have a small dealership for the vans being converted.

Sali asked about the number of vans going through the lot.

Sfingi answered that there will be roughly 3-4 vans per month.

Boullon asked if this is a new business or existing.

Sfingi said that it's a necessary extension of the business to ensure the flow of inventory.

Dyer read the HOA public comment letter from Matt Engel for the record.

Shay requested a snow removal plan from the landowner as condition #3.

Sali asked about the parking, there is adequate parking for the application.

Johnson made a motion to approve the Conditional Use Permit submitted by SYNC Vans, located at 110 & 120 Clover Street, Boullon seconded, and the vote was unanimous.

The next item on the agenda is consideration of adoption of Findings of Fact, Conclusion and Law for the Design Review for Justin Rujawitz and indieDwell for a 640 square foot ADU, located at 120 N. 4th Street, Bellevue.

The applicant introduced his project to the commission.

Sali asked about the difference between the single-family residence and the ADU.

Shay asked about the color of the proposed home and ADU.

Johnson made a motion to approve the Design Review for 120 N. 4th Street, Boullon seconded , and the vote was unanimous.

The final item on the agenda is the consideration of adoption of Findings of Fact, Conclusions of Law and Decision for Hunger Coalition, located at 110 Honeysuckle street.

Johnson made a motion to approve the Findings of Fact, Conclusions of Law and Decision for the Hunger Coalition, Hopfenbeck seconded and the vote was unanimous.

Hopfenbeck made a motion to approve minutes from September 16, 2019, Johnson seconded, and the vote was unanimous.

Everyone is available for the November 4, 2019 meeting.

Boullon made a motion to adjourn the meeting, McCollum seconded, and the vote was unanimous.

Approved this 4th day of November, 2019


Levi Sali, Chair


Diane Shay, Director