

**City of Bellevue  
Planning & Zoning Commission  
6/01/20  
ZOOM Online meeting**

Kurtz called the meeting to order at 6:02 p.m. Commissioners present were Ray McCollum, John Kurtz and Paul Hopfenbeck. Jose Guerrero was absent. Staff present was Diane Shay and Ashley Dyer.

**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 May 27, 2020.
2. The legal was published in the Idaho Mountain Express on May 13<sup>th</sup> and May 20<sup>th</sup>, 2020.
3. Adjoiner letters were sent on May 13, 2020.

McCollum made a motion that the notice was done in compliance with 67-2343, Hopfenbeck seconded, and the vote was unanimous.

**New Business:**

The first item on the agenda is an application submitted by EAM Family Properties, LLC to vacate the most westerly portion of Beech Street.

Shay updated the commission that the application came right in the middle of the stay-home order, and because of that, we would like to combine the FOF at the same meeting.

Kurtz opened the meeting to public comment, there was none.

Kurtz closed public comment.

Shay introduced ITD who is working on the project and will eventually be using some of Eagan's land to expand HWY 75 to double lanes.

Hopfenbeck asked about the timeline for the HWY 75 improvements, Jesse with ITD answered that as of now funding is not available, but because of the applicants and city's involvement it could be much sooner. There will also be sidewalk improvements with the project.

Shay asked the commission to add a condition to the application that all documents, including the transfer of land and easement must be recorder prior to the vacation of Beech Street.

Hopfenbeck made a motion to approve the street vacation application submitted by EAM Family Properties LLC, with 1 condition, McCollum seconded, and the vote was unanimous.

The next item is approval of the FOF for EAM Family Properties LLC, street vacation. Hopfenbeck made a motion to approve the FOF for EAM Family Properties LLC with 1 condition, McCollum seconded, and the vote was unanimous.

The next item on the agenda is an application submitted by DL Evans Bank, represented by Sean Flynn of Galena Engineers to reconfigure property that is part of Bellevue Square Condominiums, Phases One and Two.

Shay introduced the project and each separate (4 applications, but only voting on 3) application to the commission.

Kurtz opened the meeting to public comment, there was none.

McCollum made a motion to approve application #2 submitted by DL Evans Bank, Hopfenbeck seconded and the vote was unanimous.

McCollum made a motion to approve application #3 submitted by DL Evans Bank, Hopfenbeck seconded and the vote was unanimous.

McCollum made a motion to approve application #4 submitted by DL Evans Bank, Hopfenbeck seconded and the vote was unanimous.

The final item is approval of the FOF for DL Evans Bank, represented by Sean Flynn of Galena Engineers to reconfigure property that is part of Bellevue Square Condominiums, Phases One and Two.

Hopfenbeck made a motion to approve FOF for application #2 (4B-1) submitted by DL Evans Bank, McCollum seconded, and the vote was unanimous.

McCollum made a motion to approve FOF for application #3 (4C-2) phase one, submitted by DL Evans Bank, Hopfenbeck seconded and the vote was unanimous.

Hopfenbeck made a motion to approve FOF for application #4 (4D-3) phase two, submitted by DL Evans Bank, Hopfenbeck seconded and the vote was unanimous.

Hopfenbeck made a motion to approve the minutes from 4/20/20, McCollum seconded, and the vote was unanimous.

All commissioners are available for a possible meeting on 6-15-20.

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

Approved this 25<sup>th</sup> day of August, 2020

  
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John Kurtz, Chair

  
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Diane Shay, Director