

**City of Bellevue
Planning & Zoning Commission
2/18/20**

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

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 January 29, 2020.
2. The notice for the public hearing was published in the Idaho Mountain Express on January 15, 2020 per Idaho code.

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

McCollum made a motion that the published notice was done in compliance with 67-6509, Kurtz seconded, and the vote was unanimous.

New Business:

The first item on the agenda is an application submitted by Connie Maxsenti for a Text Amendment to the Bellevue City code : Title 6, Chapter 2 §10-2-1 Definitions, and Chapter 6 §10-6-4 General Residential, Conditional Uses, to allow Special Event Facilities to operate in the General Residential (GR) District under a CUP.

Garth Callahan from Benchmark who represented the client presented the application to the commission.

Boullon opened the meeting to public comment.

Darsi and Warren Cordingley located at 260 Melrose Street.

Doug and Leigh Walters located at 120 Tendoy Street.

Stephen and Sheryl Schowengerdt located at 200 Melrose Street.

Thomas and Florence Blanchard located at 33 Lower Broadford Road.

Jade Erickson located at 210 Tendoy Street.

Mark Johnson located at 231 Tendoy Street.

Felicity Roberts located at 270 Melrose Street.

The Planning and Zoning Department received public comment in mail and email from the following:

Melinda Pereira located at 311 Tendoy Street.

Michelle Erdie located at 121 Tendoy Street.

Chris and Pam Matey located at 110 Amber Street.

Stephen and Sheryl Schowengerdt located at 200 Melrose Street.

Evan Lister Stelma and Bart Lassman located at 111 Tendoy Street.

All public comment, public and written, were against the application submitted by Connie Maxsenti for a Text Amendment to the GR District to allow "Special Event Facilities".

Boullon closed public comment and asked the applicant if they would like to rebut, which the applicant denied.

The Commission discussed the application and expressed some of their concerns with the proposed amendment.

The Commission asked the City Attorney Rick Allington for clarification about the text amendment vs. Conditional Use permit. Rick stated that it was the applicant's burden to show that this is a compatible use even with the conditional uses.

Shay stated that her concern is that the CUP would put so many constraints on the applicant that it might not be worth it to them.

Hopfenbeck made a motion to deny the application, Kurtz seconded, and the vote was unanimous. Boullon stands as opposed.

The next item on the agenda is a Design Review Approval application submitted by Bruce Bothwell for a new Commercial building located at 36 Gannet Road.

Hopfenbeck made a motion to approve the Design Review application submitted by Bruce Bothwell, McCollum seconded, and the vote was unanimous.

The final item on the agenda is Comp Plan Amendments which were continued on record from 2-3-20.

Shay incorporated the comments from last meeting on 2-3-20 in the Land Use section.

McCollum made a motion to approve the edits to the Comp Plan, Land Use Chapter, Kurtz seconded, and the vote was unanimous.

Chris Pomeroy submitted public comment through email since he was going to be out of town. He made suggestions to the Public Airport Facilities Chapter.

The Commission accepted Chris's suggestions for the Public Airport Facilities Chapter with a few minor edits of their own, including getting information pertaining to Water quality/monitoring from Kelly West and Chris Johnson. And including it in the amendments.

Kurtz made a motion to approve the edits to the Comp Plan, Public Airport Facilities Chapter, McCollum seconded, and the vote was unanimous.

Boullon made a motion to table the minutes from 11-19-19 to March 2nd for approval with a quorum, McCollum seconded, and the vote was unanimous.

The Commission is available for the meeting on 3-2-20; McCollum might be out of town.

Hopfenback moved to adjourn the meeting, McCollum seconded, and the vote was unanimous.

Approved this 29th day of April, 2020

Richard Boullon, Chair



Diane Shay, Director

