



## **Minutes**

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The Planning and Zoning Commission of the City of Bellevue, Idaho, met for a Regular Meeting, on Monday, March 17, 2025, 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**

Chair Kurtz called the Meeting to order at 5:31 P.M.

### **ROLL CALL**

John Kurtz, Planning and Zoning Chair - Present  
Alexis Lindberg, Commission Member - Absent  
Eric Grootveld, Commission Member – Present  
Aaron Heugly, Commission Member - Present  
Genoa Beiser, Commission Member – Present

### **Staff Present:**

Brian Parker, Community Development Director  
Rick Allington, City Attorney  
Diane Shay

### **Others Present:**

Tony Evans, *Idaho Mountain Express*  
Clint Carver, representing Maverik (online)

#### **1. NOTICE OF AGENDA COMPLIANCE - ACTION ITEM**

**Motion:** Commissioner Grootveld motioned that the notice for the March 17, 2025, Regular Meeting was completed in accordance with Idaho Code, Section §74-204, Commissioner Beiser seconded, all voted in favor, and the motion carried.

#### **2. CALL FOR CONFLICT:**

None identified.

#### **3. PUBLIC COMMENT:**

None provided.

#### **4. CONSENT AGENDA– ACTION ITEM**

##### **a. Approval of Minutes**

- i. March 3, 2025 Regular Meeting Minutes

##### **b. Findings of Fact, Conclusions of Law, and Decision documents from previous meeting(s)**

- i. LLA-25-01 – TBD Lewis Lane – Judy & Keith Meyers

Chair Kurtz noted that he had appeared in the minutes despite being absent, and Mr. Parker noted that it was a typographical error to be corrected. Commissioner Grootveld motioned to approve the consent agenda. Commissioner Beiser seconded, all voted in favor, and the motion carried

#### **5. NEW BUSINESS – ACTION ITEM**

- a. **DR-25-01 – Change of Exterior Finish for Betty’s Authentic Peruvian Restaurant - 120 South Main Street**

Mr. Parker presented the application and noted that the proposal is to modify the exterior paint colors of the building, which requires approval by the Commission. The Commission stated that the application was straightforward and consistent with the applicable standards. Commissioner Beiser motioned to approve DR-25-01 and directed staff to prepare Findings of Fact, Conclusions of Law, and Decision Documents reflecting the decision based on the record provided. Commissioner Grootveld seconded, all voted in favor, and the motion carried.

## **6. PUBLIC HEARING – ACTION ITEM**

### **a. Appeal of SG-24-14 – Sign Permit for Maverik Inc. – 851 North Main Street**

Mr. Parker provided an overview of the sign permit application, applicable standards, the appeal and the reasoning of the staff determination that the application was not consistent with the applicable code requirements. Chair Kurtz requested clarification on the total sign area and noted that other proposed signage could be reduced. Commissioner Heugly asked about the proposed signage located on the side of the building. Mr. Parker stated that the sign is probably not in conformance with code requirements and should be removed.

Mr. Carver presented on behalf of the appellant. He stated that other similar businesses in Bellevue have signage similar to what was proposed and that Maverik wanted to be provided with the opportunity to have the same.

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

- Chris Alexander, 501 North 4<sup>th</sup> Street, Bellevue

Upon receipt of public testimony, Chair Kurtz closed the public hearing. Chair Kurtz asked for history on the sign ordinance and when it came into effect. Commissioner Beiser discussed the appeal and stated that appropriate management of signage was important to maintain the community character of Bellevue. Commissioner Grootveld discussed the existing code language and noted that there may be room for improved clarity in the written language.

Commissioner Beiser moved to deny the appeal of SG-24-14. Commissioner Grootveld seconded, all voted in favor, and the motion carried.

## **7. NEXT MEETING**

- ### **a. Regular Meeting – April 7, 2025**

## **8. ADJOURNMENT - ACTION ITEM**

**Motion:** Commissioner Heugly voted to adjourn the meeting, Commissioner Beiser seconded, all voted in favor, and the meeting was adjourned at 6:03 P.M.

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John Kurtz, Planning & Zoning Chair

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Planning Commission Secretary

## CITY OF BELLEVUE

### PLANNING & ZONING COMMISSION

<b>REGARDING AN APPLICATION OF:</b> Betty's Authentic Peruvian Cuisine, an application for Design Review Approval for changes to the exterior paint color of the structure located at 120 South Main Street..	<b>FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION</b>
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**DESCRIPTION:** An application for Design Review Approval for changes to the exterior paint color of the structure located at 120 South Main Street.

The Bellevue Planning and Zoning Commission held a regular meeting on March 17, 2025 at which time the Commission voted to approve the subject application.

#### I. GENERAL BACKGROUND

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

#### Exhibit A—Application Materials

Document Name	Receipt of Last Revision
Application	March 6, 2025
Exterior Elevations	March 6, 2025
Paint Sample	March 11, 2025

## **Exhibit B—Department Head Comments**

No Department Head comments had been received prior to the meeting of the Planning & Zoning Commission.

## **Exhibit C— Public Comments**

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

### **II. APPLICABLE DESIGN REVIEW STANDARDS & CRITERIA**

#### **BELLEVUE CITY CODE SECTION 10-17-5**

#### **10-17-5(B)(1)(f):**

Metal siding shall not be permitted on buildings on parcels of real property abutting Main Street (State Highway 75) unless deemed appropriate by the Planning and Zoning Commission. All such buildings shall be constructed of or faced with materials that are similar in texture, finish, and appearance to natural materials. The use of natural materials such as wood, brick and stone shall be encouraged, and exterior wall colors shall be of natural earth tones.

#### **FACTS:**

The applicant is proposing to repaint an existing structure.

The existing structure is faced with wood, brick, and stucco, painted off-white with green trim. No metal siding exists.

The paint sample provided for the trim is for “Classic Burgundy.” No other exterior façade changes are proposed.

#### **FINDINGS:**

The existing structure is primarily constructed of natural materials.

The proposed trim color is of a natural earth tone.

The proposed façade change is consistent with applicable Design Standards of Bellevue City Code.

**CONCLUSION:** The subject application meets the requirements for granting Design Review Approval.

## II. DECISION AND ORDER

► **Motion:** Upon a Motion by Commissioner Beiser and a second by Commissioner Grootveld, a unanimous vote, the Bellevue Planning and Zoning Commission hereby **approves** of the subject application submitted by Betty’s Authentic Peruvian Cuisine, finding the application **complies** with the applicable criteria set forth in Bellevue City Code.

### **Notice of Expiration**

Pursuant to Bellevue City Code Section 10-17-7(A), approval of the Design Review application shall expire if the proposed modifications are not complete within one (1) year of the final action by the Commission.

**IT IS SO ORDERED this 5<sup>th</sup> day of May, 2025**

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John Kurtz

Chair

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Brian Parker

Community Development Director

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the        day of May 2025, I served a true and correct filed copy of the within and foregoing document upon the parties named below, in the manner noted:

☐ U.S. Mail

☐ via email

☐ hand delivered

Betty's Authentic Peruvian Cuisine

120 South Main Street

Bellevue, Idaho 83313

Kinca1075@gmail.com

CITY OF BELLEVUE

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Brian Parker

Community Development Director



## Memorandum

**To:** Bellevue Planning & Zoning Commission

**From:** Brian Parker, Community Development Director

**Re:** CUP-25-01 – Request to Continue

**Date:** May 5, 2025

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Bellevue staff is requesting that this agenda item be continued to the May 19, 2025 Planning & Zoning Commission meeting. The following motions are recommended:

1. Move to open the public hearing for CUP-25-01, a conditional use permit for Wildflowers Preschool located at 205 Poplar Street.
2. Move to continue the public hearing to the May 19, 2025 Common Council meeting.



CITY OF BELLEVUE, IDAHO  
Planning and Zoning Commission  
**Monday, May 5, 2025, 5:30 PM**  
115 Pine Street, Bellevue, Idaho 83313

## AGENDA

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### JOIN ZOOM MEETING

<https://us02web.zoom.us/j/84139399633?pwd=eDCQNSeuEYsa42qesc0b5FawDaXBGa.1>

Meeting ID: # 841 3939 9633

Passcode: # 900164

### One tap mobile

+1-253-215-8782 US (Tacoma)

+1-346-248-7799 US (Houston)

### CALL TO ORDER

### ROLL CALL

#### 1. NOTICE OF AGENDA COMPLIANCE - ACTION ITEM

*Finding that the regular meeting notice and agenda were posted in accordance with Idaho Code §74-204 within forty-eight (48) hours prior to the meeting at: the City of Bellevue City Hall, Post Office, on the City's website on **May 1, 2025.***  
**(Suggested Motion: I move the notice for the May 5, 2025, regular Meeting was completed in accordance with Idaho Code, Section §74-204.)**

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

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

#### 4. CONSENT AGENDA – ACTION ITEM

##### a. Approval of Minutes

i. March 17, 2025 Regular Meeting Minutes

##### b. Findings of Fact, Conclusions of Law, and Decision documents from previous meeting(s)

i. DR-25-01 – 120 South Main Street – Betty's Authentic Peruvian Cuisine

#### 5. PUBLIC HEARING – ACTION ITEM

##### a. CUP-25-01 – Wildflowers Preschool – 205 Poplar Street

An application to operate a preschool within the GR – General Residential zoning district.

#### 6. NEXT MEETING

a. Regular Meeting – May 19, 2025

#### 7. ADJOURNMENT - ACTION ITEM

Prepared by: Brian Parker  
Community Development Director, Planning Commission Secretary

I, designated Planning Commission Secretary for the City of Bellevue, Idaho, hereby certify that the regular meeting notice and agenda were posted in accordance with **Idaho Code §74-204** within forty-eight (48) hours prior to the meeting at: the City of Bellevue City Hall, Post Office, and on the City of Bellevue Website: <https://www.bellevueidaho.us/> on **May 1, 2025.**

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



**CITY OF BELLEVUE, IDAHO**  
Comisión de Planificación y Zonificación  
**lunes 5 de mayo de 2025 17:30 horas**  
115 Pine Street, Bellevue, Idaho 83313

## **AGENDA**

### **ÚNASE A LA REUNIÓN DE ZOOM**

<https://us02web.zoom.us/j/84139399633?pwd=eDCQNSeuEYsa42qesc0b5FawDaXBGa.1>

**ID de reunión:** # 841 3939 9633

**Código de acceso:** # 900164

### **Móvil con un toque**

+1-253-215-8782 US (Tacoma)

+1-346-248-7799 US (Houston)

### **LLAMA PARA ORDENAR**

### **LLAMADA DE ROL**

#### **1. AVISO DE CUMPLIMIENTO DEL ORDEN DEL DÍA - PUNTO DE ACCIÓN**

*Se constata que la convocatoria y el orden del día de la reunión ordinaria se publicaron, de conformidad con el Código de Idaho, §74-204, dentro de las cuarenta y ocho (48) horas previas a la reunión en: el Ayuntamiento de la Ciudad de Bellevue, Oficina Postal, en el sitio web de la Ciudad el 1 de mayo de 2025. (Moción sugerida: Propongo que la convocatoria para la Reunión ordinaria del 17 de marzo de 2025 se haya completado de conformidad con el Código de Idaho, Sección §74-204).*

#### **2. LLAMADA A CONFLICTO:** (Según lo establecido en el Código de Idaho, §74-404)

#### **3. COMENTARIOS DEL PÚBLICO:** Para puntos de preocupación que NO están en el orden del día.

#### **4. ORDEN DEL DÍA CONSENTIDO - PUNTO DE ACCIÓN**

##### **a. Aprobación del Acta**

i. Acta de la Reunión Ordinaria del 17 de marzo de 2025

##### **b. Documentos de hallazgos de hecho, conclusiones de derecho y decisiones de reuniones anteriores**

i. DR-25-01 – 120 South Main Street – Betty's Authentic Peruvian Cuisine

#### **5. AUDIENCIA PÚBLICA – ASUNTO DE ACCIÓN**

##### **a. CUP-25-01 – Wildflowers Preschool – 205 Poplar Street**

Una solicitud para operar una escuela preescolar dentro del distrito de zonificación GR – Residencial General.

#### **6. PRÓXIMA REUNIÓN**

a. Reunión ordinaria – 19 de mayo de 2025

#### **7. APLAZAMIENTO - PUNTO DE ACCIÓN**

Preparado por: Brian Parker  
Director de Desarrollo Comunitario, Secretario de la Comisión de Planificación

Yo, Secretario designado de la Comisión de Planificación de la Ciudad de Bellevue, Idaho, por la presente certifico que el aviso de la reunión regular y la agenda se publicaron de acuerdo con el Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas anteriores a la reunión en: la Ciudad del Ayuntamiento de Bellevue, la oficina de correos y en el sitio web de la ciudad de Bellevue: <https://www.bellevueidaho.us/> el 1 de mayo de 2025.

De conformidad con la Ley de Estadounidenses con Discapacidades, las personas que necesiten adaptaciones especiales durante esta reunión deben notificar a City Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, o al número de teléfono 208-788-2128 ext. 8, al menos veinticuatro (24) horas antes de la reunión.