



CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, May 19, 2025, 5:30 PM
115 Pine Street, Bellevue, Idaho 83313

AGENDA

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 14, 2025**. (Suggested Motion: I move the notice for the May 19, 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. May 5, 2025 Regular Meeting Minutes

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. WORK SESSION

a. **Comprehensive Plan Update – Planning & Zoning Commission Involvement**

7. NEXT MEETING

a. Regular Meeting – June 2, 2025

8. 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 14, 2025**.

In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the City of 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 19 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 19 de mayo 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 5 de mayo de 2025

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. SESIÓN DE TRABAJO

a. Actualización del Plan Integral – Participación de la Comisión de Planificación y Zonificación

7. PRÓXIMA REUNIÓN

a. Reunión ordinaria – 2 de junio 2025

8. 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 14 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 of 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.



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

Minutes

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

Acting Chair Lindberg called the Meeting to order at 5:33 P.M.

ROLL CALL

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

Staff Present:

Brian Parker, Community Development Director

1. NOTICE OF AGENDA COMPLIANCE - ACTION ITEM

Motion: Commissioner Grootveld motioned that the notice for the May 5, 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 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

Commissioner Grootveld motioned to approve the consent agenda. Commissioner Heugly seconded, all voted in favor, and the motion carried

5. PUBLIC HEARING – ACTION ITEM

a. CUP-25-01 – Wildflowers Preschool – 205 Chestnut Street

Mr. Parker requested that the application be continued to the May 19, 2025 Planning & Zoning Commission meeting. Commissioner Heugly requested confirmation on the address. Mr. Parker confirmed that it was located at 205 Chestnut Street. Commissioner Grootveld moved to continue the public hearing to the May 19, 2025 meeting, Commissioner Heugly seconded, and the motion carried.

6. NEXT MEETING

a. Regular Meeting – May 19, 2025

7. ADJOURNMENT - ACTION ITEM

Motion: Commissioner Heugly voted to adjourn the meeting, Commissioner Beiser seconded, all voted in favor, and the meeting was adjourned at 5:37 P.M.

John Kurtz, Planning & Zoning Chair

Planning Commission Secretary



CUP-25-01

Staff Report

205 Chestnut Street

Bellevue Planning & Zoning Commission

May 19, 2025

**Wildflowers
Preschool**

Executive Summary

Description

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

Discussion

- The applicant is requesting to operate a preschool at 205 Chestnut Street. The application materials do not specify the number of students.
- Pursuant to Bellevue City Code Section 10-15-3, to grant approval of a Conditional Use Permit application, the Commission must affirmatively find the following (staff analysis in *italics*):
 - Will, in fact, constitute a conditional use as established for the zoning district involved;

Bellevue City Code Section 10-6-4 identifies “Nursery for children” as a conditional use in the GR – General Residential zoning district. Bellevue City Code Section 10-2-1 defines “Nursery for Children” as “a facility charging a fee to provide care for preschool age children; includes daycare centers.” The proposed preschool facility is consistent with the definition.

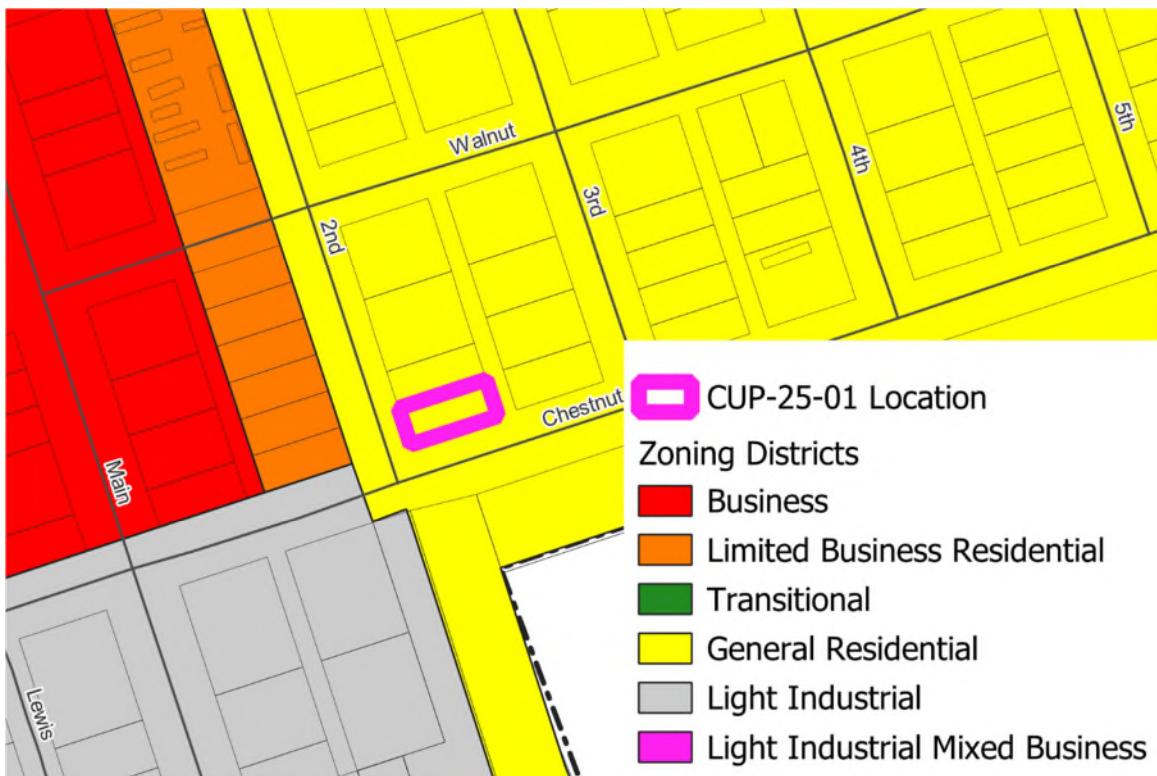
- Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Plan and/or this title;

The Bellevue Comprehensive Plan does not discuss childcare centers, nor does it provide general objectives. Title 10 of Bellevue City Code has its purpose stated in Section 10-1-2 as “promoting the public health, safety, morals, comfort, and general welfare; to conserve and protect property values; to secure the most appropriate use of lands; to control the density of population; to prevent undue traffic congestion; to preserve the scenic and aesthetic values of the City; to assure the economical provision of adequate public improvements; and to implement the policies set forth in the Bellevue Comprehensive Plan.”

The application materials do not discuss whether or not the proposed preschool is consistent with any objectives of the Comprehensive Plan or Title 10 of Bellevue City Code.

- 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;

The subject property is located at the southeast corner of the GR – General Residential zoning district.



The location of the property near the edge of the GR zone is more favorable to less strictly residential uses such as a preschool. The application materials state that “there are no changes happening that will change the character of the existing location.” No justification for this statement is provided.

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

The applicant is proposing operating hours of 7:30 AM to 5:30 PM. The proposed pick up and drop off plan establishes five (5) minute intervals for two (2) families at a time to utilize the parking area in front of the garage.

- 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;

Proposed parking identified in the application materials is within the existing driveway. The existing driveway is primarily located within public right-of-way (ROW) and approximately ten feet (10') west of the edge of the alley to the east of the subject property. Bellevue City Code Section 6-3-4 prohibits parking within twenty feet (20') of the intersection of a street and alley. Under current conditions, the use of this parking area is unlikely to create a

significant safety issue as only one (1) property on the block utilizes the alley for garage access.

- 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;

The scale of the project is relatively small, and additional childcare facilities generally enables economic growth. See attached report entitled "Rising cost of child care affects Idaho's labor market" from the Idaho Department of Labor for more research on the subject.

- 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;

The proposed operating hours appear to effectively reduce the noise related impacts of the proposed preschool on neighboring properties. Pick up and drop off is likely to increase traffic during peak traffic times, but the volume is relatively minor and is proposed to be staggered throughout the morning and afternoon commuting hours. Encouraging active transportation would reduce the traffic impacts of the proposed preschool. No other environmental impacts are anticipated.

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

Proposed parking identified in the application materials is within the existing driveway. The existing driveway is primarily located within public right-of-way (ROW) and approximately ten feet (10') west of the edge of the alley to the east of the subject property. Bellevue City Code Section 6-3-4 prohibits parking within twenty feet (20') of the intersection of a street and alley. Under current conditions, the use of this parking area is unlikely to create a significant safety issue as only one (1) property on the block utilizes the alley for garage access.

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

No impacts to natural, scenic, or historic features appear likely to occur.

- Will be adequately screened from public ways and neighboring properties by means of fencing or landscaping.

Mature landscaping and fencing exists on the property and appears adequate to screen the property.

- The Bellevue Fire Chief has provided comment that the maximum occupancy of the property should be thirty (30) individuals. The applicant has stated via email that the desired occupancy is twenty (20) students. The State of Idaho utilizes a formula for the maximum number of students, but that has not been determined at this time. The primary concern of operating at this scale is the availability of adequate parking and loading spaces designed appropriately to minimize impacts on transportation in the vicinity. As discussed above, the existing driveway is nonconforming due to the location being primarily within public right-of-way and too near to the alleyway. Under current conditions, it is unlikely that this nonconformity is going to result in significant safety or efficiency issues. However, Conditional Use Permits are generally granted to the property and run with the land perpetually unless specifically restricted by Bellevue City

Code or specific conditions within the permit. As future conditions are not clear, Staff recommends placing a three (3) year limit on any conditional use permit approval.

It should be noted that parking and vehicle uses are not strictly necessary for the use to function. The subject property is located adjacent to the Wood River Trail and is generally well suited for non-motorized access from most Bellevue residences. If appropriately encouraged and utilized, active transportation would alleviate the majority of issues related to the proposed preschool.

Recommendations

Actions

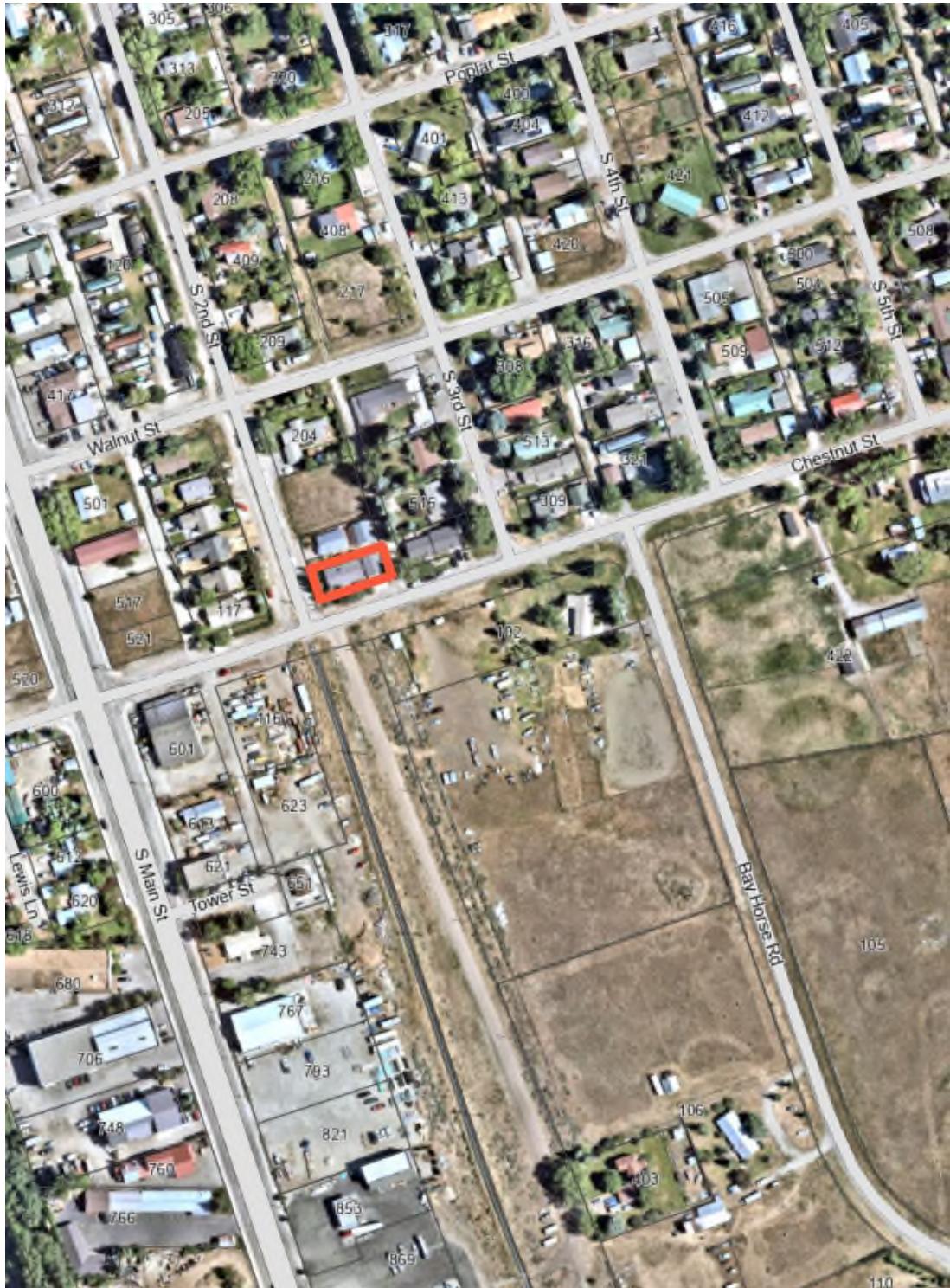
Based upon the record provided to date, Staff recommends approval of the subject application with the conditions of approval identified below. Suggested motion:

"I move to approve CUP-25-01 for the operation of a preschool at 205 Chestnut Street subject to the conditions identified within the Staff Report and to direct Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this decision."

Conditions of Approval

1. A business license and appropriate licensure from the State of Idaho is required.
2. No parking shall occur on public right-of-way outside of the existing driveway without the construction of parking facilities constructed to City Standards as approved by the City Engineer.
3. The maximum occupancy of the preschool shall be the lesser of twenty (20) students or the maximum occupancy determined by the State of Idaho.
4. This permit shall expire three (3) years after the approval of the Findings of Fact, Conclusions of Law, and Decision for approving this Conditional Use Permit application.
5. The administrator reserves the right to request a new public hearing to review the suitability of the proposed preschool after one (1) year in operation if the City receives documented complaints regarding violations of Bellevue City Code.
6. No signage is approved with this application. A sign permit is required for any signage on the subject property.

Project Location



Project Analysis

Description

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

Legal Description

Lots 1, Block Y, Original Plat of Bellevue Townsite, located within Section 36, Township 2 North, Range 16 East, B.M., City of Bellevue, Blaine County, Idaho.

Associated Documents

Document Name	Receipt of Last Revision
Application	March 25, 2025
Supporting Documents	April 3, 2025
Pick-up and Drop-off Plan	May 14, 2025
Updated Parking Plan (to replace one included in Supporting Documents)	May 14, 2025

Public Noticing

Notice	Date
Property Owners within 300 feet	April 16, 2025
Site Posting	April 16, 2025
Publication in <i>Idaho Mountain Express</i>	April 16, 2025

Required Findings Code Sections

Bellevue City Code Section 10-15-3: Standards of Evaluation:

The commission shall review 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;
- 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
- J. Will be adequately screened from public ways and neighboring properties by means of fencing or landscaping.

Code Sections of Interest

Bellevue City Code Section 6-3-4: Parking Restrictions:

Except when necessary to avoid conflict with other traffic, in compliance with law or the directions of a peace officer or traffic control device, no person shall stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers, within thirty feet (30') of an intersection of two (2) streets or twenty feet (20') of the entrance to an alley from a street or within ten feet (10') of the entrance to a private or public driveway.

Bellevue City Code Section 10-2-1: Definitions:

NURSERY FOR CHILDREN: A facility charging a fee to provide care for preschool age children; includes daycare centers.

OFF STREET PARKING: An open area, other than a street or public way, for the temporary location of motor vehicles

Bellevue City Code Section 10-6-4: Conditional Uses:

Conditional uses in this district are limited to:

Governmental emergency service WCFs.

Home occupations.

Mobile home parks.

Nursery for children.

Public facilities.

Buildings in excess of twenty eight thousand (28,000) square feet in gross floor area, up to a maximum floor area not to exceed thirty six thousand (36,000) square feet in gross floor area.

Bellevue City Code Section 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 downcast and arranged such that adjoining property will not be affected, and shall be in conformance with all other lighting regulations.
- 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.
- 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.
- E. Credits For On Street Parking Improvements:
 - 1. Nonresidential uses within the Business Zoning District and Limited Business/Residential 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.

Bellevue City Code Section 10-21-4(D): Number of Parking Spaces:

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

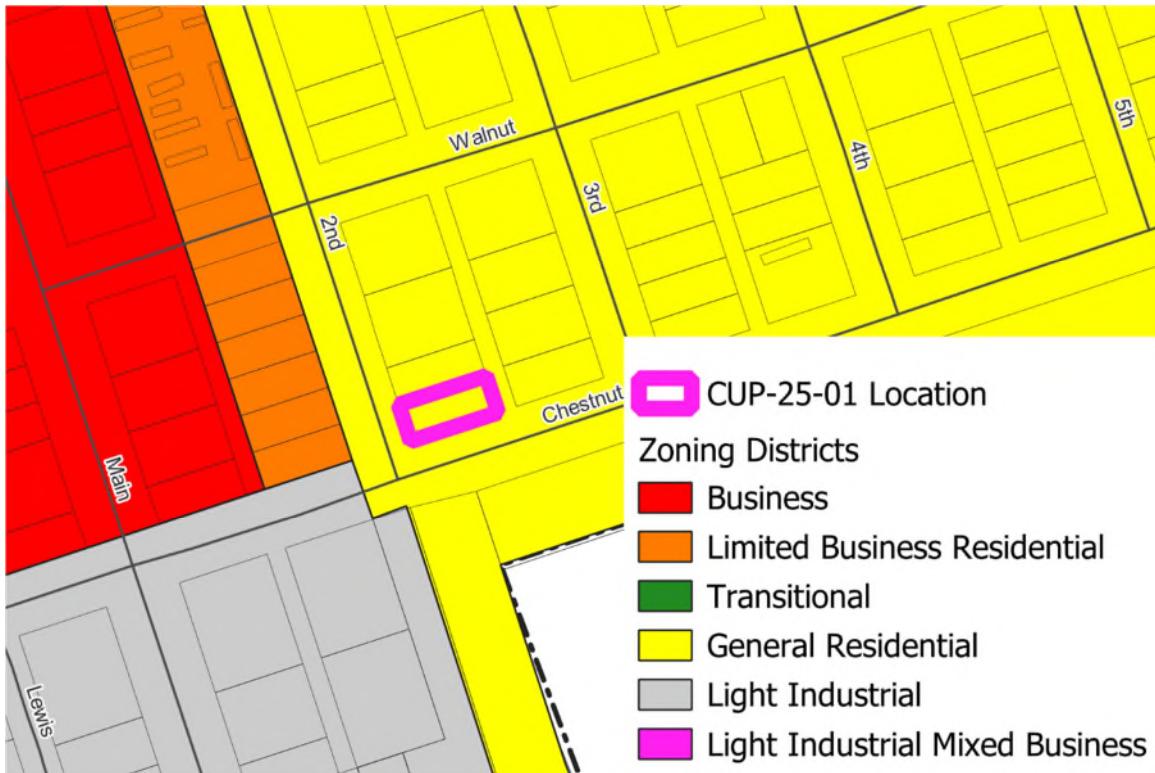
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 - Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Plan and/or this title;
The Bellevue Comprehensive Plan does not discuss childcare centers, nor does it provide general objectives. Title 10 of Bellevue City Code has its purpose stated in Section 10-1-2 as “promoting the public health, safety, morals, comfort, and general welfare; to conserve and protect property values; to secure the most appropriate use of lands; to control the density of population; to prevent undue traffic congestion; to preserve the scenic and aesthetic values of the City; to assure the economical provision of adequate public improvements; and to implement the policies set forth in the Bellevue Comprehensive Plan.”

The application materials do not discuss whether or not the proposed preschool is consistent with any objectives of the Comprehensive Plan or Title 10 of Bellevue City Code.

- 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;

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

The applicant is proposing operating hours of 7:30 AM to 5:30 PM. The proposed pick up and drop off plan establishes five (5) minute intervals for two (2) families at a time to utilize the parking area in front of the garage.

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- 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;

The scale of the project is relatively small, and additional childcare facilities generally enables economic growth. See attached report entitled "Rising cost of child care affects Idaho's labor market" from the Idaho Department of Labor for more research on the subject.

- 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;

The proposed operating hours appear to effectively reduce the noise related impacts of the proposed preschool on neighboring properties. Pick up and drop off is likely to increase traffic during peak traffic times, but the volume is relatively minor and is proposed to be staggered throughout the morning and afternoon commuting hours. Encouraging active transportation would reduce the traffic impacts of the proposed preschool. No other environmental impacts are anticipated.

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Proposed parking identified in the application materials is within the existing driveway. The existing driveway is primarily located within public right-of-way (ROW) and approximately ten feet (10') west of the edge of the alley to the east of the subject property. Bellevue City Code Section 6-3-4 prohibits parking within twenty feet (20') of the intersection of a street and alley. Under current conditions, the use of this parking area is unlikely to create a significant safety issue as only one (1) property on the block utilizes the alley for garage access.

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

No impacts to natural, scenic, or historic features appear likely to occur.

- Will be adequately screened from public ways and neighboring properties by means of fencing or landscaping.

Mature landscaping and fencing exists on the property and appears adequate to screen the property.

- The Bellevue Fire Chief has provided comment that the maximum occupancy of the property should be thirty (30) individuals. The applicant has stated via email that the desired occupancy is twenty (20) students. The State of Idaho utilizes a formula for the maximum number of students, but that has not been determined at this time. The primary concern of operating at this scale is the availability of adequate parking and loading spaces designed appropriately to minimize impacts on transportation in the vicinity. As discussed above, the existing driveway is nonconforming due to the location being primarily within public right-of-way and too near to the alleyway. Under current conditions, it is unlikely that this nonconformity is going to result in significant safety or efficiency issues. However, Conditional Use Permits are generally granted to the property and run with the land perpetually unless specifically restricted by Bellevue City Code or specific conditions within the permit. As future conditions are not clear, Staff recommends placing a three (3) year limit on any conditional use permit approval.

It should be noted that parking and vehicle uses are not strictly necessary for the use to function. The subject property is located adjacent to the Wood River Trail and is generally well suited for non-motorized access from most Bellevue residences. If appropriately encouraged and utilized, active transportation would alleviate the majority of issues related to the proposed preschool.

Comments

Agency/Department Comments

To date, Staff has received comment from the following departments:

- Bellevue Fire Department
- Bellevue Marshall's Office
- Bellevue City Engineer
- Bellevue City Attorney

All agency comments received to date are attached for reference.

Public Comments

No public comments have been received to date.

Recommendations

Actions

Based upon the record provided to date, Staff recommends approval of the subject application with the conditions of approval identified below. Suggested motion:

"I move to approve CUP-25-01 for the operation of a preschool at 205 Chestnut Street subject to the conditions identified within the Staff Report and to direct Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this decision."

Conditions of Approval

1. A business license and appropriate licensure from the State of Idaho is required.

2. No parking shall occur on public right-of-way outside of the existing driveway without the construction of parking facilities constructed to City Standards as approved by the City Engineer.
3. The maximum occupancy of the preschool shall be the lesser of twenty (20) students or the maximum occupancy determined by the State of Idaho.
4. This permit shall expire three (3) years after the approval of the Findings of Fact, Conclusions of Law, and Decision for approving this Conditional Use Permit application.
5. The administrator reserves the right to request a new public hearing to review the suitability of the proposed preschool after one (1) year in operation if the City receives documented complaints regarding violations of Bellevue City Code.
6. No signage is approved with this application. A sign permit is required for any signage on the subject property.

Conditional Use Permit Plan:

- 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;**

Yes, there are no changes happening that will change the character of the existing location.

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

No, this preschool will not be hazardous or distributing to existing or future neighboring uses. My hours will be 7:30am to 5:30 pm. The only adjoining neighbor directly behind this property has been in agreement and support of this preschool happening. It will directly benefit them as well as another possible option for their current and growing family in the future.

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;

Yes, this preschool will not interfere with any essential public facilities or 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;

No, this preschool will not create any excessive additional requirements at public costs for facilities and services. This preschool will provide opportunities for trusted and quality child care which is much needed in the city of Bellevue.

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;

My preschool will operate within the hours of 7:30 am to 5:30 pm and will not involve uses, activities, processes, materials, equipment that would cause excessive production of traffic, noise, smoke, fumes, dust, odors, vibration, water pollution or safety hazards. The existing driveway can currently hold 3 cars and the gravel area in the front can hold 3 cars. These will be the areas that are used for pick up and drop off times and will alleviate any traffic concerns.

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;

The existing driveway can currently hold 3 cars and the gravel area in the front can hold 2 cars. These will be the areas that are used for pick up and drop off times and will alleviate any traffic concerns. These areas will be plowed in snow months to assure access to the parking spots.

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

No, this is not an issue.

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

Yes, the current fenced area is a 6 foot tall area and appropriate for the adequate screening from public ways and neighboring properties.

Conditional Use Permit Plan: Yard Clean-Up and Improvements for Preschool

1. Introduction

This plan outlines the proposed improvements to the yard at 205 Chestnut Street in Bellevue, Idaho in support of the opening of a new preschool. The purpose of these changes is to enhance the outdoor space for children's activities and create a safe, functional environment for play, learning, and exploration.

2. Proposed Improvements

The following improvements will be made to the property:

- Yard Clean-Up:**

The yard will be cleared of any debris, overgrown plants, and unwanted items. This will include removing any hazardous materials, dead vegetation, and trash to create a clean, safe environment for children.

- Fence Amendments:**

The current fence will be repaired and reinforced where necessary to ensure it is secure

and safe. Any damaged sections will be replaced with sturdy, child-friendly materials to create a secure boundary around the property. The fence will meet all safety regulations to prevent children from accessing areas not intended for use.

- **Deck Modifications:**

Part of the existing deck will be dismantled and removed to open up more space for children's activities. This area will be replaced with grass to provide a soft, natural surface for outdoor play and learning. The grass area will be carefully maintained to ensure safety and usability.

3. Objective

The goal of these improvements is to create an outdoor space that serves as both a play area and an outdoor classroom for the preschool. The removal of part of the deck and the addition of grass will provide more space for children to engage in physical activities, outdoor learning, and creative play.

4. Safety Considerations

- **Play Area:** The newly created grass area will be child-friendly, with proper soil and grass to prevent any injury during outdoor play. The area will be regularly maintained to ensure it remains safe and clean. It will be regularly mowed in the Spring, Summer and Fall.
- **Fence and Boundaries:** The fence will be designed to prevent children from wandering outside the designated play area. It will be childproof with no sharp edges or dangerous materials.
- **Deck Removal:** The removal of the deck will be conducted in a safe manner, with all necessary precautions taken to minimize any disruption or hazards during the process.

5. Timeline

- **Week 1:** Initial yard clean-up and debris removal, fence repairs and reinforcement.
- **Week 2:** Dismantling of the deck and preparation of the ground for grass planting.
- **Week 3:** Installation of grass and final landscaping touches.

6. Existing and Agreeance

- **Parking:** the current driveway leaves room for 3 cars at a time as well as a front gravel area that could hold 3 cars for pick up and drop off. This will cause no issues to roadways, traffic, etc.

- **Fence:** the entire yard is already fenced, just needs a little patch up and wire removal. This will ensure safety for the kids.

7. Conclusion

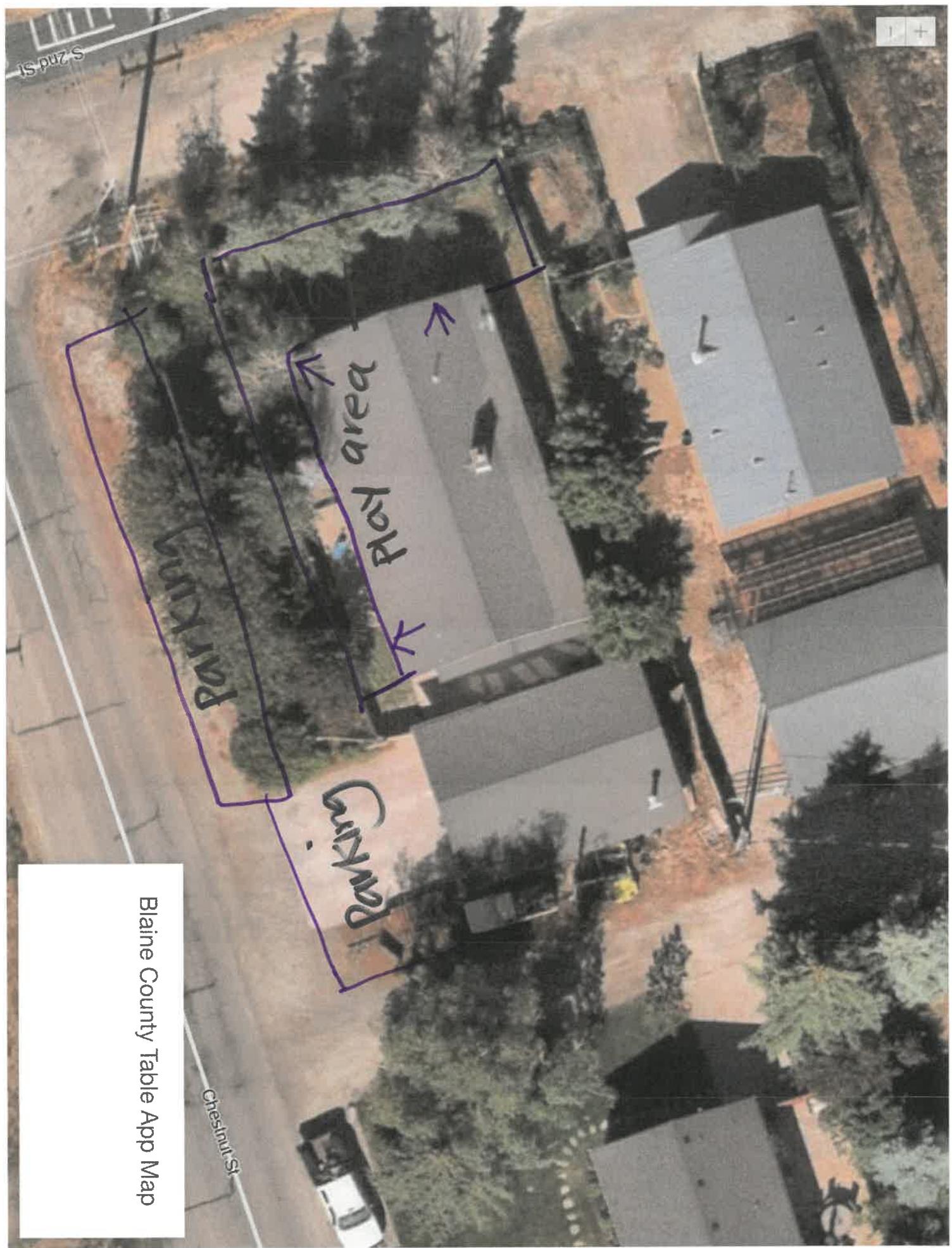
These proposed changes are designed to create a safe and enriching environment for the children attending the preschool. By cleaning up the yard, improving the fence, and replacing part of the deck with grass, we are prioritizing the safety, playability, and educational value of the outdoor space. This project aligns with our goal of providing a high-quality preschool experience where children can learn, grow, and explore in a secure and nurturing environment.

8. Request for Approval

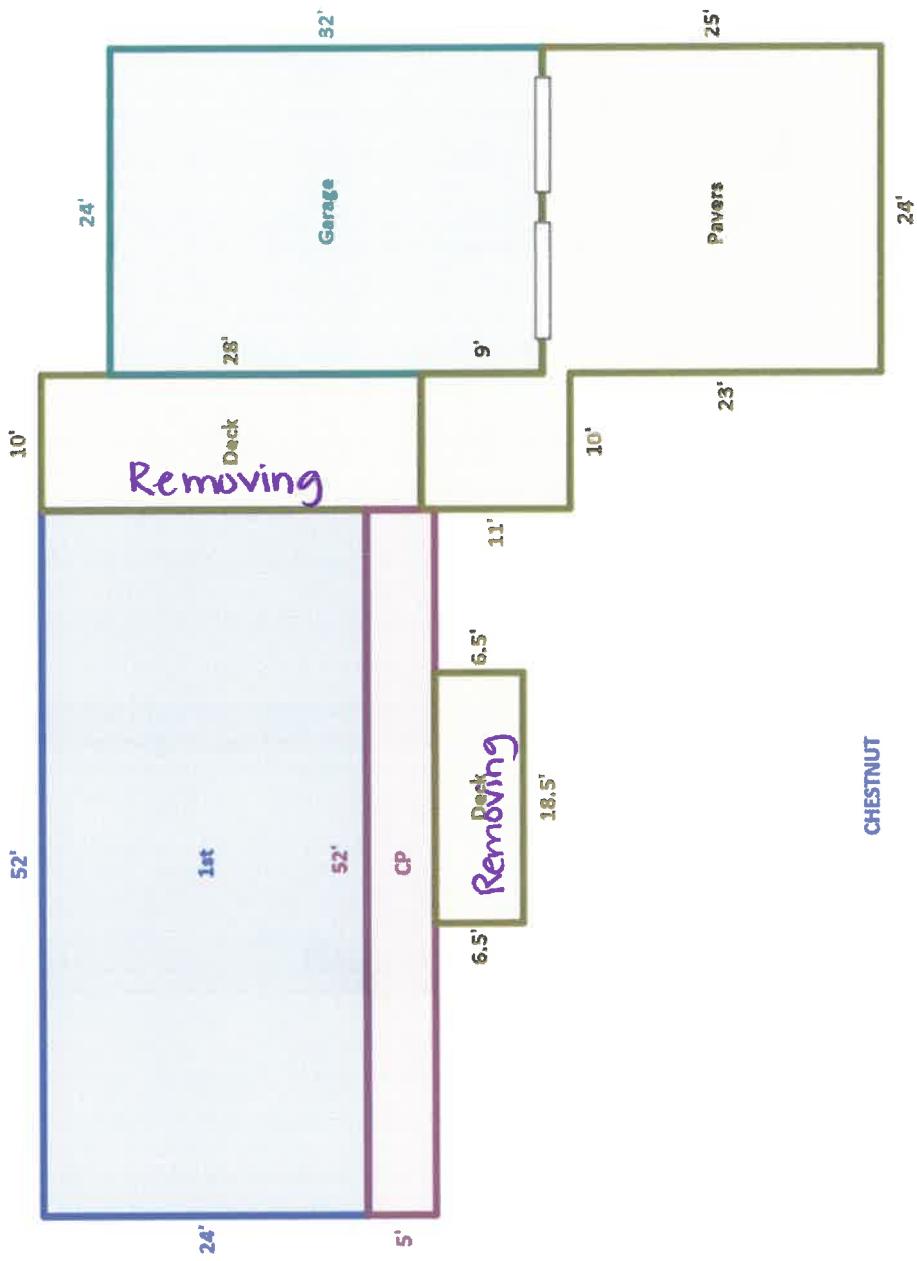
I respectfully request approval of this Conditional Use Permit to proceed with the outlined improvements. These changes are necessary to establish a functional, safe, and educational outdoor space for the preschool, and we are committed to ensuring that the work is done according to all safety and zoning regulations. This will provide much needed preschool care for the city of Bellevue, which is in dire need since an additional preschool is closing at the beginning of June.

Signature:

A handwritten signature in blue ink that reads "K. Paradis". The signature is fluid and cursive, with "K." on the left and "Paradis" on the right, connected by a horizontal line.



Blaine County Table App Map





To Whom It May Concern,

The Idaho Department of Health and Welfare requires that child care facility owners who apply for a State License and/or the Idaho Child Care Program (ICCP) to provide verification of continued local city or county compliance every 2 years.

To ensure that local rules and regulations have been met, we ask that a city or county representative please fill out this form or provide a letter on an official letterhead stating the requirements according to your city or county code.

If you have any questions regarding this matter, please do not hesitate to reach out with any questions.

Sincerely,

Lisa Just
Customer Communication Director, IdahoSTARS Project
Idaho Association for the Education of Young Children
208 345 1090
1199 Shoreline Lane, Suite 303
Boise Idaho 83702



Idaho Association for the
Education of Young Children



IDAHO
STARS
Quality Child Care Matters



Local Compliance

The Idaho Department of Health and Welfare now requires child care facility owners who apply for a State License and/or the Idaho Child Care Program (ICCP) to provide verification of continued local city or county compliance every 2 years. ***Please note that facility owners are responsible for obtaining and submitting copies of all licenses, permits or other documents identified below to IdahoSTARS.**

City/County: Blaine County, Bellevue

Child Care Facility Name: Wildflowers Preschool LLC

Child Care Facility Address: 205 Chestnut Street Bellevue, ID 83313

Child Care Facility Phone Number: 217-503-6188

Type of Facility (please check one):

- Relative Care (Provides care for a maximum of 6 children who are related to the owner as: Nieces, Nephews, Grandchildren, Great Grandchildren, or Siblings)
- Family Care (Provides care for a maximum of 6 children)
- Group Care (Providers care for a maximum of 12 children)
- Center Care (Providers care for 13 or more children)

The section below must be filled out by the city or county where the business operates.

Are there any city or county requirements for the above Child Care Facility?

(please circle one answer) **Yes***

No

*If yes, what licenses, permits, or other documents are required? (Example: local business license, home occupation certificate, special use permit, etc.)

***PLEASE DO NOT SIGN OFF ON THIS FORM UNLESS YOU CAN VERIFY THE CHILD CARE FACILITY OWNER HAS MET ALL OF YOUR LOCAL COMPLIANCE REQUIREMENTS.**

Name of City/County Official (Please Print): _____

Signature: _____

Job Title: _____

Date: _____



City of Bellevue

115 E Pine Street

P. O. Box 825 Bellevue, ID 83313

208-788-2128 Fax 208-788-2092

RECEIVED
MAR 25 2025
BY: Amy

Conditional Use Permit Application

Applicant Information

Project Name: WildFlowers Preschool

Applicant Name: Kori Paradis

Legal Description Property:

Street Address: 205 Chestnut St Bellevue

Mailing Address: P.O. Box 2332 Hailey Rd 83333

Phone #: 217-503-6688 Fax #: n/a email: wildwildflowerspreschool@gmail.com

Name of Property Owner: Kimberly Rooney

Mailing address: P.O. Box 2332 Hailey Rd 83333

Phone #: 208-720-9195 Fax #: n/a email: jimblyrooney@yahoo.com

Business Type: Sole Proprietorship Corporation Limited Liability Partnership Other

Current Zoning: Business Limited Business/Res Light Industrial Residential Transitional

Project Description

Business / Project Description: Preschool

Existing Sq Ft: 1248 New Sq Ft: n/a Total Sq. Ft: 1248 Lot Sq Ft: .138 acre

Description of Existing Use: residential

Description of Proposed Conditional Use: Preschool

Date to Re-Examine Permit: _____ Findings: _____

Parking Requirements: (See City Code- Zoning Regulations Title 10) _____

Required Documentation

*Applicant must furnish the following before this application can be processed:

- A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, traffic access and circulation, open spaces, easements, existing and proposed grade, landscaping, refuse and service areas, utilities, signs, rendering of building exteriors, property lines, north arrow and such information as the Commission may require to determine if they proposed conditional use meets the intent and requirements of this Ordinance.
- A narrative statement evaluating the effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Comprehensive Plan.
- A list of the names and addresses of all property owners and residents within three hundred (300) feet of the external boundaries of the land being considered.
- Property Owners Consent if renting

Acknowledgement

*** ALL LEGAL, ENGINEERING AND OTHER CONSULTANT REVIEW FEES SHALL BE REIMBURSED AT 100%**

Fees: \$425.00

Applicant Signature: K. Pauaio

Date: 3/25/25

Property Owner Consent:

By signature hereon, the property owner acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67- 6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any *ex parte* discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.

Property owner Signature: Kimberly Rooney

Date: 3/25/25

Official Use Only

Date Received: 03/25/25 Check #: 138

CD Director Signature: _____

Conditional Use Permit Plan: Yard Clean-Up and Improvements for Preschool

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6. Conclusion

These proposed changes are designed to create a safe and enriching environment for the children attending the preschool. By cleaning up the yard, improving the fence, and replacing part of the deck with grass, we are prioritizing the safety, playability, and educational value of the outdoor space. This project aligns with our goal of providing a high-quality preschool experience where children can learn, grow, and explore in a secure and nurturing environment.

7. Request for Approval

I respectfully request approval of this Conditional Use Permit to proceed with the outlined improvements. These changes are necessary to establish a functional, safe, and educational outdoor space for the preschool, and we are committed to ensuring that the work is done according to all safety and zoning regulations.

A handwritten signature in blue ink that reads "Kori Paradis". The signature is fluid and cursive, with "K" and "P" being more distinct and "ori" and "Paradis" being more joined.

Kori Paradis

To the City of Bellevue,

I am so excited to share with you the story behind Wildflowers Preschool and why it means so much to me.

Opening my own preschool has always been a lifelong dream of mine. From a young age, I knew that I wanted to create a nurturing environment where children could grow, explore, and learn, all while feeling safe and supported. That dream has come to life in Wildflowers Preschool.

As a mother, I understand how challenging it can be to find childcare that feels like the right fit for a family. As I've navigated this journey, I've realized the importance of providing parents with a trusting environment where they know their children are in good hands—safe, loved, and cared for in a space that feels like a second home.

I also recognize the financial strain that childcare can put on families, and I know how challenging it can be to balance the demands of daily life and work while managing the costs of childcare. That's why I am passionate about providing an affordable, quality program that gives children the care and education they deserve.

With six years of experience as a teacher in kindergarten through 2nd grade, I have a deep understanding of the skills and foundations children need as they prepare for elementary school. I am committed to ensuring that your child's early years are filled with opportunities to learn, grow, and develop the social, emotional, and academic skills that will set them up for success.

At Wildflowers Preschool, my goal is to create an environment where both children and parents feel supported and confident in their decision to join our community. Our business hours are from 7:30 AM to 5:30 PM. During this time, there may be periods of increased noise due to outdoor playtime, which is an essential part of our children's development. Please know that the noise will only occur during the children's outdoor playtime, and we will work to ensure it remains within reasonable limits.

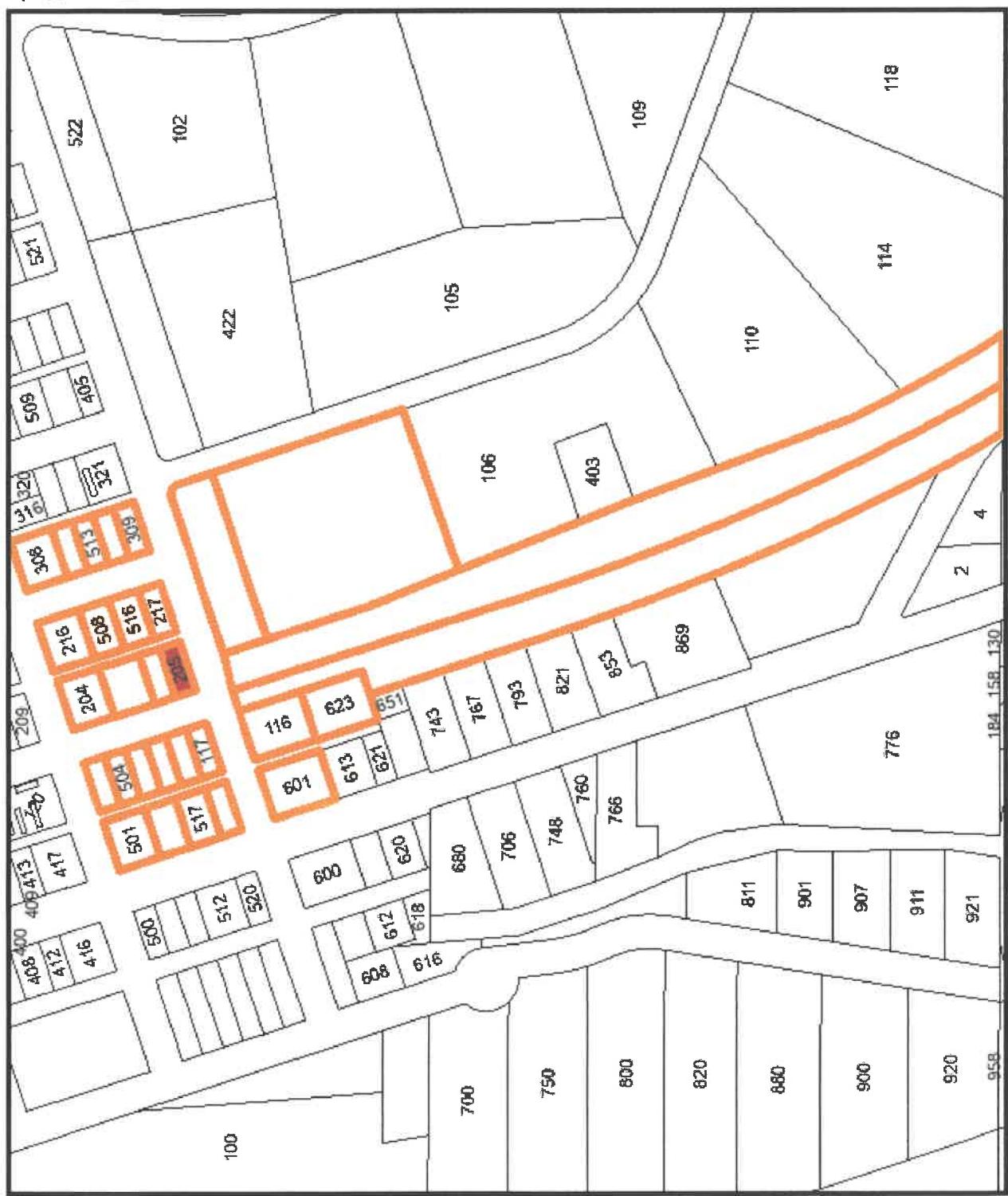
There is also a serious and growing need for preschool and childcare in this valley, especially in light of the recent closures of a long-time and beloved preschool, as well as another daycare in the last several months. The need for quality, accessible early education has never been greater, and Wildflowers Preschool is proud to fill this gap in our community.

I am so excited to watch children grow, explore, and learn in a space that celebrates curiosity, independence, and kindness with your permission to open Wildflowers Preschool here in Bellevue, Idaho.

Warm regards,



Kori Paradis
Founder, Wildflowers Preschool



Selected Parcel

300 ft. Adjoiners

Rodeo

This is a compilation of records as they appear in Blaine County. This information is to be used ONLY for reference purposes and Blaine County is not responsible for any inaccuracies herein contained.

300 ft adjoiners for Parcel Number: RPB0000000Y0010

30 records returned in query

[Map It!](#)

You can save this file as .htm or .html and open it in a spreadsheet or copy and paste it into a spreadsheet.

Parcel Number	Owner 1	Owner 2	Mail Address Line 1	Mail Address Line 2	Mail Address Line 3	Mail Address Line 4	Mail Address Line 5	Property Address	Legal Desc 1	Legal Desc 2	Legal Desc 3	Legal Desc 4	Legal Desc 5
RPB0000025002A	IDAHO FALLS HOMES LLC		1735 BRAMBLE LN	IDAHO FALLS ID 83402-0000				517 S MAIN ST	BELLEVUE AM LOT 2A	9,000SF	BELLEVUE BLK 25		
RPB00000250080	SHOEMAKER TRENTON D		BELLEVUE SHOEMAKER 504 S 2ND ST ID 833313-0000					504 S 2ND ST	BELLEVUE LOTS 8	6,000SF	BELLEVUE BLK 25		
RPB00000250100	LANGDON JAROD CAREY		BELLEVUE PO BOX 842 ID 833313-0000					512 S 2ND ST	BELLEVUE LOTS 10	6,000SF	BELLEVUE BLK 25		
RPB0000000Y0030	SEWELL PETER ZACHARY		HAILEY ID 83333-0000	SEWELL LORI L	PO BOX 3175	HAILEY ID 83333-0000		509 S 3RD ST	BELLEVUE LOTS 4	12,000 SF	BELLEVUE BLK Y		
RPB00000260040	PABST JOEL		BELLEVUE 509 S 3RD ST ID 833313-6010					601 S MAIN ST	BELLEVUE LOTS 4,5,& 6	18,000SF	BELLEVUE BLK 98	SEC 36, 2N 18E	
RPB0000098004A	WALKER BRADLEY J TRUSTEE		HAILEY ID 83333-0000	WALKER FAMILY TRUST	530 SAN BADGER DR	HAILEY ID 83333-0000		623 S MAIN ST	BELLEVUE 10,11,12	18,000 SF	LOTS BLOCK 98		
RPB00000980010A	BURK RICK D		HAILEY ID 83333-0000	BURK GAY LYNN	1041 CHERRY HILL DR	HAILEY ID 83333-8461		102 BAY HORSE RD SUB	RANCH FR LOT 1	18,000 SF	MULDOON PARCEL IN CITY		
RPB0425000001A	RUSHTON BOYD		HAILEY ID 83333-0000	RUSHTON BARBRA J	BOX 325	HAILEY ID 83333-0000							
RPB0000098007A	WALKER BRADLEY J TRUSTEE		HAILEY ID 83333-0000	WALKER FAMILY TRUST	530 SAN BADGER DR	HAILEY ID 83333-0000		116 CHESTNUT BELLEVUE BLOCK 98	AM LOT 7A	18,003SF	PARCEL IN CITY	SEC 36, 2N 18E	
RPB00000250110	MASTERSON MARK		BELLEVUE 516 S 2ND ST	PO BOX 661 ID 833313-0000				BELLEVUE BELLEVUE LOTS 11	BLK 25	6,000SF			
RPB00000250090	ANDRADE MARIA G		KETCHUM 508 S 2ND ST	PO BOX 5468 ID 833340-0000				BELLEVUE LOTS 9		6,000SF			
RPB0000000Y007A	VILCAPOMA FREDDY E VERANO		VILCAPOMA NILTON R PO BOX 3557 HAILEY ID 83333-0000					216 WALNUT ST	BELLEVUE LOT 7 & 8	12,000 SF	BELLEVUE BLK Y		

RRPB2N180360780 BELLEVUE CITY
OF BELLEVUE ID 83313-0000

217	RPB000000260020	BECK MICHAEL	BROADFORD HAILEY ID HIGHLANDS 83333-5517	517 S 3RD ST	BELLEVUE LOT 2 BLK 6,000 SF
	RPB000000Y010A	RAMM JUSTIN L	57 FREEDOM BELLEVUE LOOP ID 83313-0000	516 S 3RD ST	BELLEVUE LOTS S 27' N 45' OF OF 10 11 BLKY 8,640SF
	RPB00000250010	IDAHO FALLS HOMES LLC	1735 IDAHO BRAMBLE FALLS ID LN 83402-0000	521 S MAIN ST	BELLEVUE LOTS 1 BLK 25 6,000SF
	RPB0000025004A	SAMPLE WILLIAM SAMPLE K	116 WALNUT BELLEVUE ST ID 83313-0000	509 S MAIN ST	BELLEVUE AM LOT 4A 9,000SF
	RPB00000250070	SMITH PAUL ALAN	517 S 2ND ST ID 83313-0000	116 WALNUT BELLEVUE ST	LOT 7 BLK 6,000 SF 25
	RPB000000Y0020	SANT TYLER J	SANT BLAIRE R PO BOX 58 ID 83313-0000	517 S 2ND ST	BELLEVUE LOT 2 BLK 6,000SF Y
	RPB00000250050	BERGIN J THOMAS	PO BOX 58 ID 83313-0000	501 S MAIN ST	BELLEVUE LOT 5 & 6 BLK 25 12,000 SF
	RP0042500001B D	RUSHTON BOYD	PO BOX 325 HAILEY ID BARBRA J 83333-0000	MULDOON RANCH SUB	FR LOT 1 COUNTY
	RPB000000Y011A M	GUERRERO JOSE BERTAA	PO BOX 1160 BELLEVUE ID 83313-0000	217 CHESTNUT BELLEVUE ST	LOTS S 5' ALL OF OF 11 12 BLK 6,600SF Y
	RPB00000260010	ROGERS ERICA Y	ROGERS BRANDON D PO BOX 4232 HAILEY ID 83333-0000	309 CHESTNUT BELLEVUE ST	LOT 1 BLK 26
	RPB000000Y0010	ROONEY JIMBERLY	PO BOX 2332 HAILEY ID 83333-0000	205 CHESTNUT BELLEVUE ST	LOTS 1 BLKY 6,000 SF
	RPB000000Y005A	SUWANRIT FRANK S	SUWANRIT PO BOX 262 BELLEVUE AMANDA C ID 83333-0000	204 WALNUT BELLEVUE AM LOT 5A ST	BLKY
	RPB000000Y009A	BROWN DANIEL P	247 GLENDALE BELLEVUE RD ID 83313-0000	508 S 3RD ST	LOTS 9, N BELLEVUE 23' OF 10 8,760 SF BLKY
	RPB00000250120	CHRISTENSEN TIONA LEE	HAFFEY JOHN P PO BOX 25 BELLEVUE ID 83313-0000	117 CHESTNUT BELLEVUE ST	LOTS 12 BLK 25 6,000SF

RPB00000260030 GREEN ANTHONY GREEN
CHRISTINA 513 S 3RD ST ID 83313-
0000

RPB0000026005A HEUGLY AARON J HEUGLY
JENEIL R PO BOX 1637 HAILEY ID
83333-0000

IDAHO 216 S DATE SHOSHONE
DEPT ST ID 83352-
0000

513 S 3RD
ST BELLEVUE LOT 3 BLK 6,000SF

308
WALNUT
ST BELLEVUE LOTS 5 & 6
BLK 26 12,000 SF

W 1/2 RR
BELLEVUE BET SEC 25
CHESTNUT 2N 18E
& GANNET

Preschool Drop-Off and Pick-Up Schedule

Parking Guidelines

- **Only 2 parking spots** are available for drop-off and pick-up.
- Each vehicle may use a spot for **no longer than 3–5 minutes**.
- If both spots are full, **remain in your vehicle** and wait without blocking traffic.
- **Do not leave your car unattended** unless actively handing off or picking up your child.

Morning Drop-Off Schedule

Time Frame: 7:30 AM – 8:30 AM

Each time slot allows for a smooth 3–5 minute transition per family pair.

Time Slot	Assigned Families (Example)
7:30 – 7:35 AM	Families A & B
7:35 – 7:40 AM	Families C & D
7:40 – 7:45 AM	Families E & F
7:45 – 7:50 AM	Families G & H
7:50 – 7:55 AM	Families I & J
7:55 – 8:00 AM	Families K & L
8:00 – 8:05 AM	Families M & N
8:05 – 8:10 AM	Families O & P
8:10 – 8:15 AM	Families Q & R
8:15 – 8:20 AM	Families S & T
8:20 – 8:30 AM	Overflow / Late Arrivals

Afternoon Pick-Up Schedule

Time Frame: 4:00 PM – 5:30 PM

Designed for two families every 5 minutes, respecting the 2-spot limit.

Time Slot	Assigned Families (Example)
4:00 – 4:05 PM	Families A & B
4:05 – 4:10 PM	Families C & D
4:10 – 4:15 PM	Families E & F
4:15 – 4:20 PM	Families G & H
4:20 – 4:25 PM	Families I & J
4:25 – 4:30 PM	Families K & L
4:30 – 4:35 PM	Families M & N
4:35 – 4:40 PM	Families O & P
4:40 – 4:45 PM	Families Q & R
4:45 – 4:50 PM	Families S & T
4:50 – 4:55 PM	Families U & V
4:55 – 5:00 PM	Families W & X
5:00 – 5:05 PM	Families Y & Z
5:05 – 5:10 PM	Families AA & BB
5:10 – 5:20 PM	Overflow / Late Pick-Ups
5:20 – 5:30 PM	Final Pick-Up Buffer

Parent Reminders

- Arrive only during your **assigned 5-minute window**.

- Limit your stop to **no more than 5 minutes**.
- Call ahead if running **early or late** so staff can assist.
- **Use the buddy system** and follow designated handoff paths for safety.
- Please **do not idle or double park**—safety and flow are top priorities.



A blog for Idaho job seekers and employers

Rising cost of child care affects Idaho's labor market

Child care is a question thousands of parents across Idaho must answer. Prices for child care have increased since 2020 and instability in the child care sector has resulted in thousands of Idahoans going part time or leaving the workforce to fill the gap.

While not the sole contributing factor, the cost of child care remains a major barrier for a significant portion of Idaho's potential labor force.

Idaho is still experiencing historic labor market tightness despite recent softening. From January to December 2024, the unemployment rate in Idaho increased from 3.3% to 3.8% while the U.S. rate increased from 3.7% to 4.1%.

When unemployment rates are this low it means workers are in short supply. This can create an unfavorable climate for businesses since they must compete by raising wages at the cost of profits. Learning about the child care cost barrier can help employers struggling to find and keep workers.

Workforce participation

In 1870, when Idaho was still just a territory, there were about 2,000 women in the state out of a total population of 13,000. As a mining state first, there were 7,273 people in the industry — only two of whom were women — out of 10,879 total employed.

In the 1940s and 1950s, the winds began to change with more women participating in the state's workforce. By the end of the decade, the percentage of women in the workforce jumped from 16% to 24% [4]. This trend would continue well into the 2000s, peaking at 59% and remaining stable thereafter [1][3].

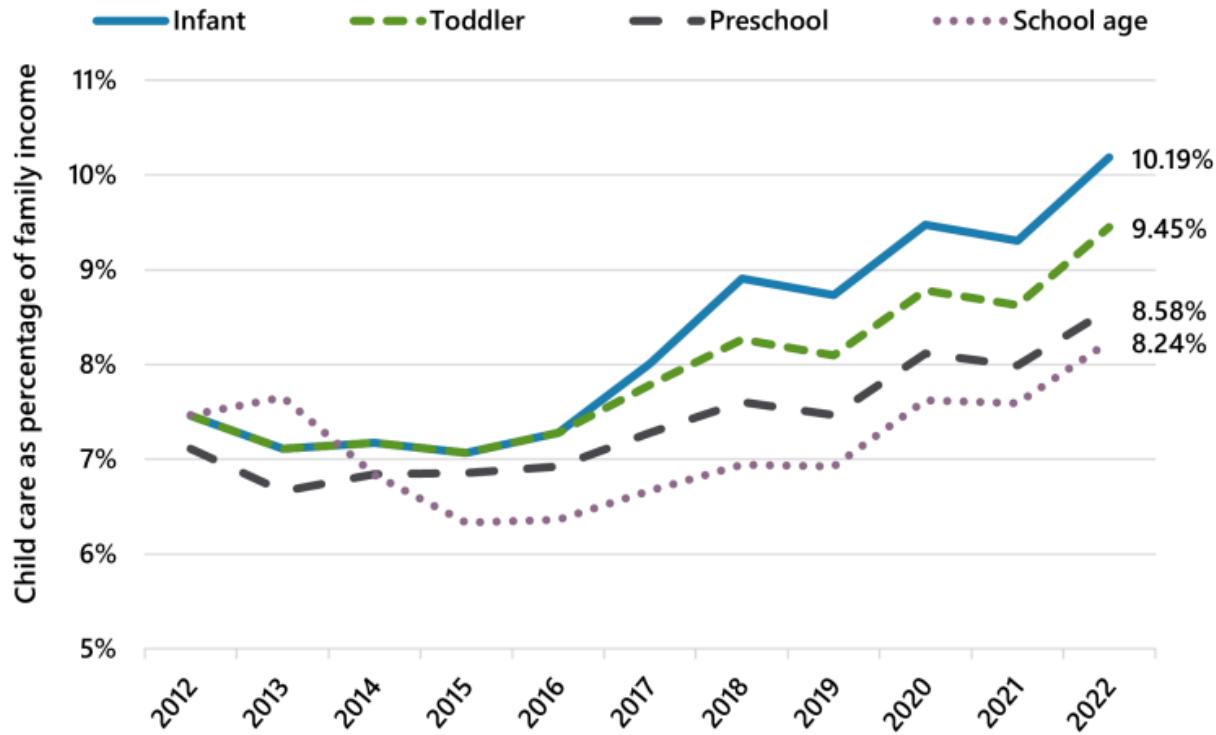
The entrance of women into the workforce also meant new solutions to child care had to be created. One of these solutions — day care — is becoming less popular today due to rising prices.

The increasing cost of child care has accelerated woes for working families. Back in 2012, child care for all ages was available at a median cost of around \$100 a week or just over 7% of a family's income.

From 2015 to 2022, the labor cost of the industry began to rapidly increase as unemployment dipped below 4% and day cares increased prices to cover the cost of employment. This resulted in a 2022 median weekly cost of \$166 for full time infant care at the highest and \$135 for school age children at the lowest.

As a percentage of family income, the U.S. Department of Health and Human Services considers 7% to be the benchmark for affordable child care [6]. As wages have not kept up with the cost of child care, prices have surpassed 7% for all age groups since 2019, as seen in Figure 1 below [9].

Figure 1: Income and cost of child care



Source: National Database of Childcare Prices

As affordability has decreased, the day care industry has begun to feel the impact of people looking for alternative child care situations, especially when both parents work. In 2023, 63% of married couples in the U.S. with children under 6 years old were both employed. For families with the mother as the head of household, 70.4% of them were employed [2].

The lack of affordable child care access disproportionately affects mothers, most of whom work, either from the direct cost of child care or forgone wages. The establishment of a stable and affordable child care system could be the key to helping parents who want to remain in the workforce and for employers looking to fill their job openings.

In 2022, day cares were the third most popular child care arrangement after relative non-parent caregivers and "no arrangement" — meaning a parent stayed home to take care of the child or the child was old enough to

care of themselves after school [8]. "No arrangement" was the most popular option at 55% of Idahoans, followed by 26% receiving care from relatives and 12% using a day care center. For younger children under 4 who typically require more care, 40% of parents used care from a relative, 30% had no arrangement and 20% used a day care [5].

Child care provider struggles

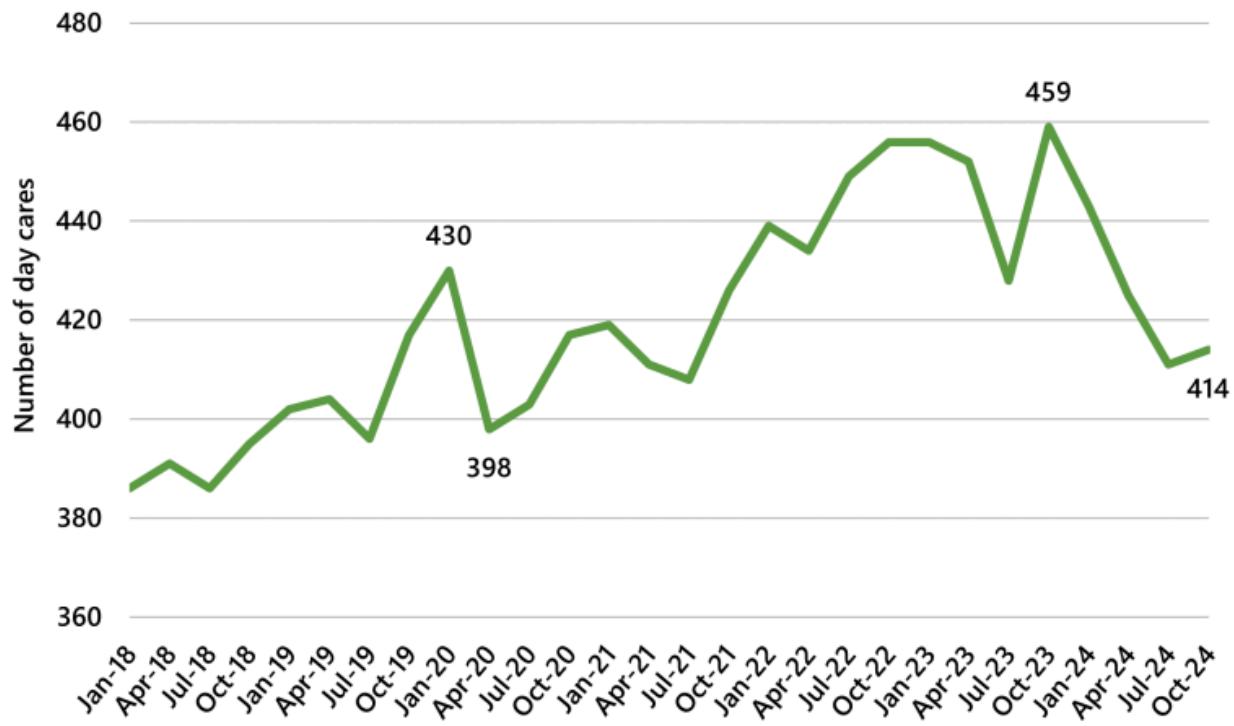
The child care industry in Idaho has had its share of post-COVID-19 pandemic struggles. A net of 32 day care centers were lost at the beginning of the pandemic, concluding the period of industry growth. Day cares saw a brief restoration period that ended again by the third quarter of 2023 after the early termination of federal COVID-19 grants. The final quarter of 2023 saw a brief recovery followed by a downward spiral by the end of 2024 with the net elimination of 45 day cares statewide.

There was a net loss of day cares in every region of Idaho, but it was primarily driven by losses in southwestern Idaho, the region with the most day cares. Southeastern Idaho lost 16% of its day care centers during this period — the highest percentage among all the regions.

In late 2023, day care employment levels flattened out to around 4,500 employees statewide, but this was reduced to 4,200 by year's end. Regionally, 201 of those employees were lost in southwest Idaho. Generally, across regions, 2023 initiated a shedding of employment while 2024 deepened the trend in line with what is expected from day care closures.

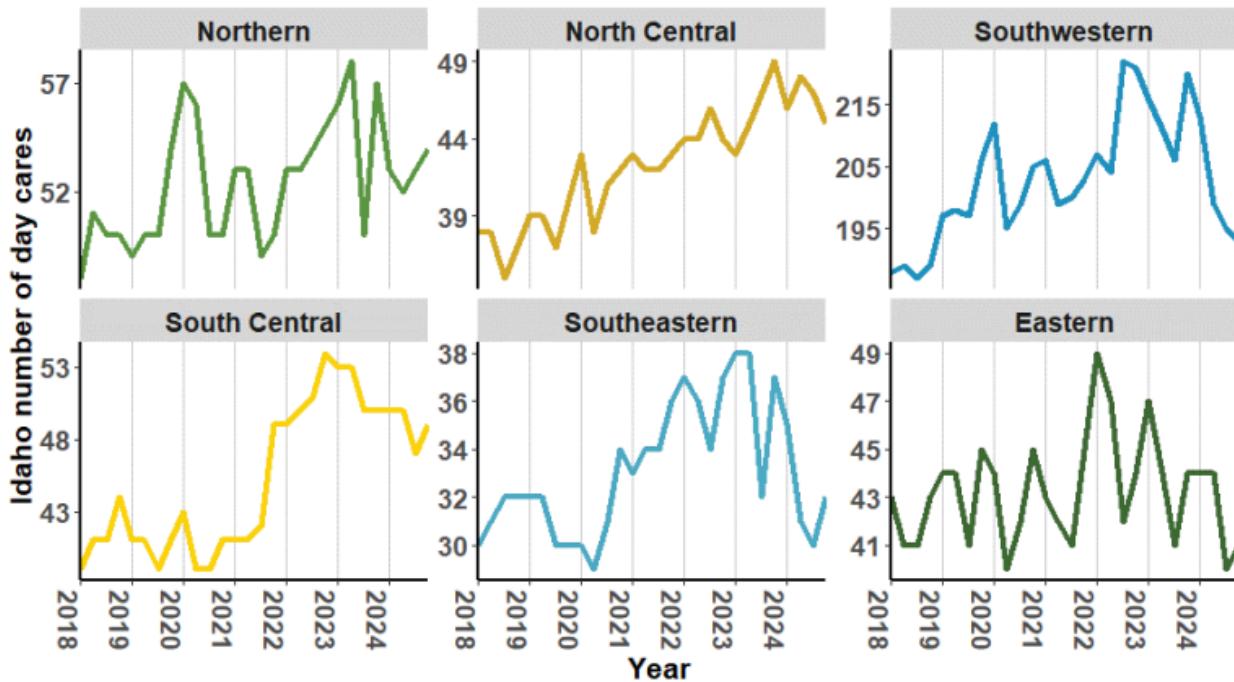
The end of the federal COVID-19 grants also caused declines in day care employment in 2023. Figures 2 and 3 below paint a picture of day care centers struggling to pay their workers without the grants, leading to a reduction in workforce. Since it is required by law that there must be a certain number of caregivers for a given number of children, fewer caregivers available would then reduce the number of children allowed to be enrolled.

Figure 2: Number of day care centers in Idaho



Source: Idaho Department of Labor (IDOL)

Figure 3: Number of day care centers in Idaho by region

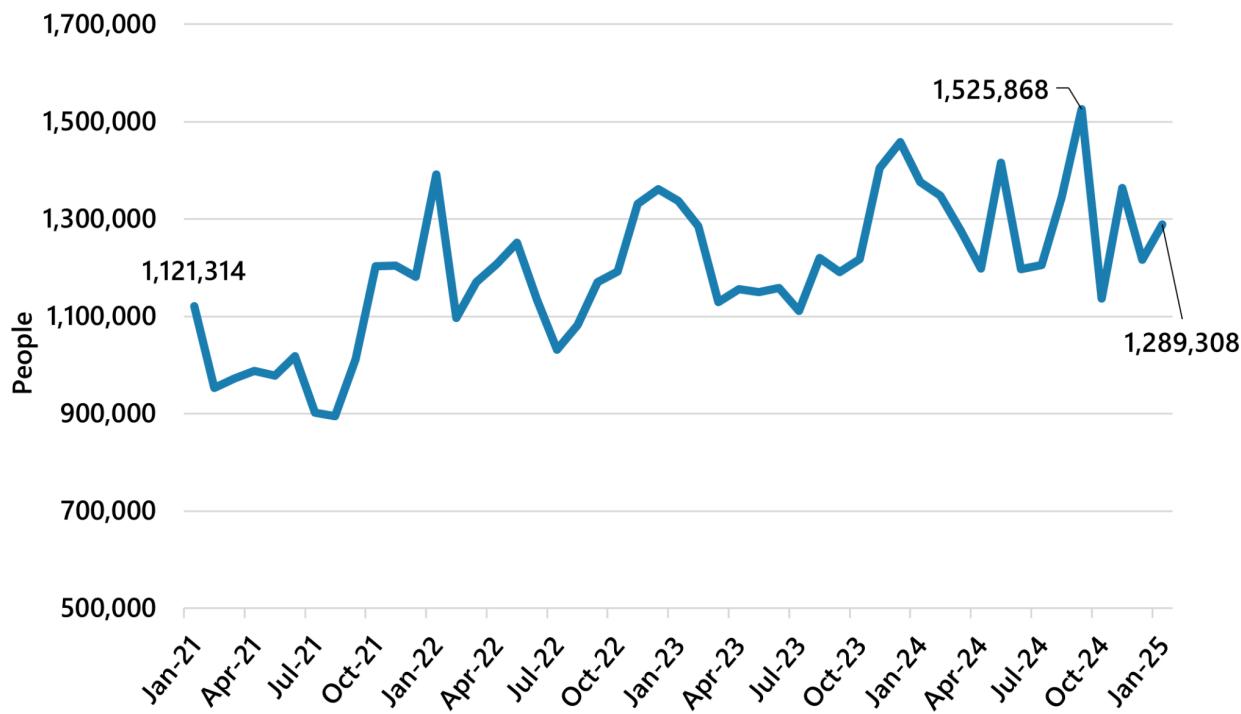


Source: IDOL

Child care access troubles

In the U.S., the number of individuals who reported part-time work due to child care issues increased from 1.1 million in January 2021 to 1.3 million in January 2025, according to census estimates [7].

Figure 4: U.S. part-time work due to child care issues



Source: Integrated Public Use Microdata Series (IPUMS)

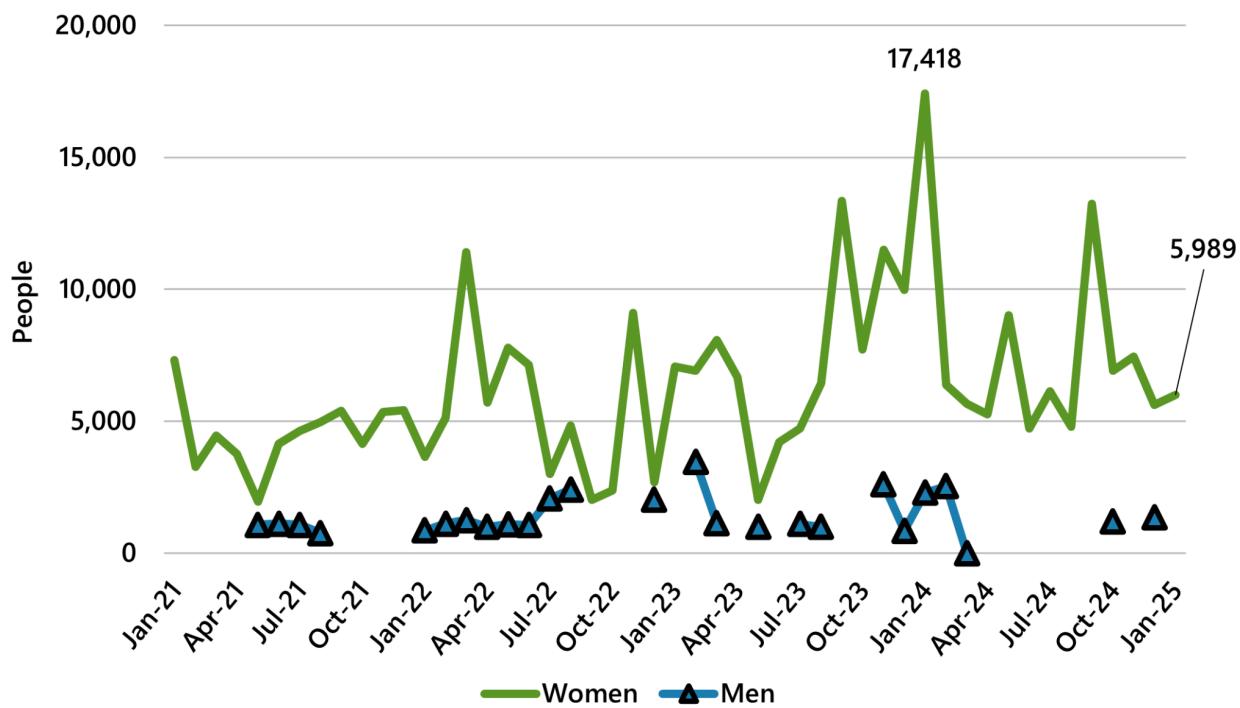
In Idaho, there was a more unique trend. The number of people reporting part-time work schedules due to problems with child care hit its peak in January 2024 with an estimated 20,000 Idahoans — 17,000 of whom were women.

While part-time numbers for women in Idaho reached the thousands, incomplete data for men showed a peak of 3,500 reporting part time in February 2023.

The end of the COVID-19 grants also caused a large spike in part-time work in August 2023, as shown in Figure 5. [7]. This trend also coincided with the employment trend observed in the third quarter data in Figure 2 above.

As mentioned before, the loss of COVID-19 grant money and the limit to how many children could be enrolled at a single day care caused a supply shock— in order for day cares to stay open, prices had to increase.

Figure 5: Idaho part-time work due to child care issues by sex



Source: IPUMS

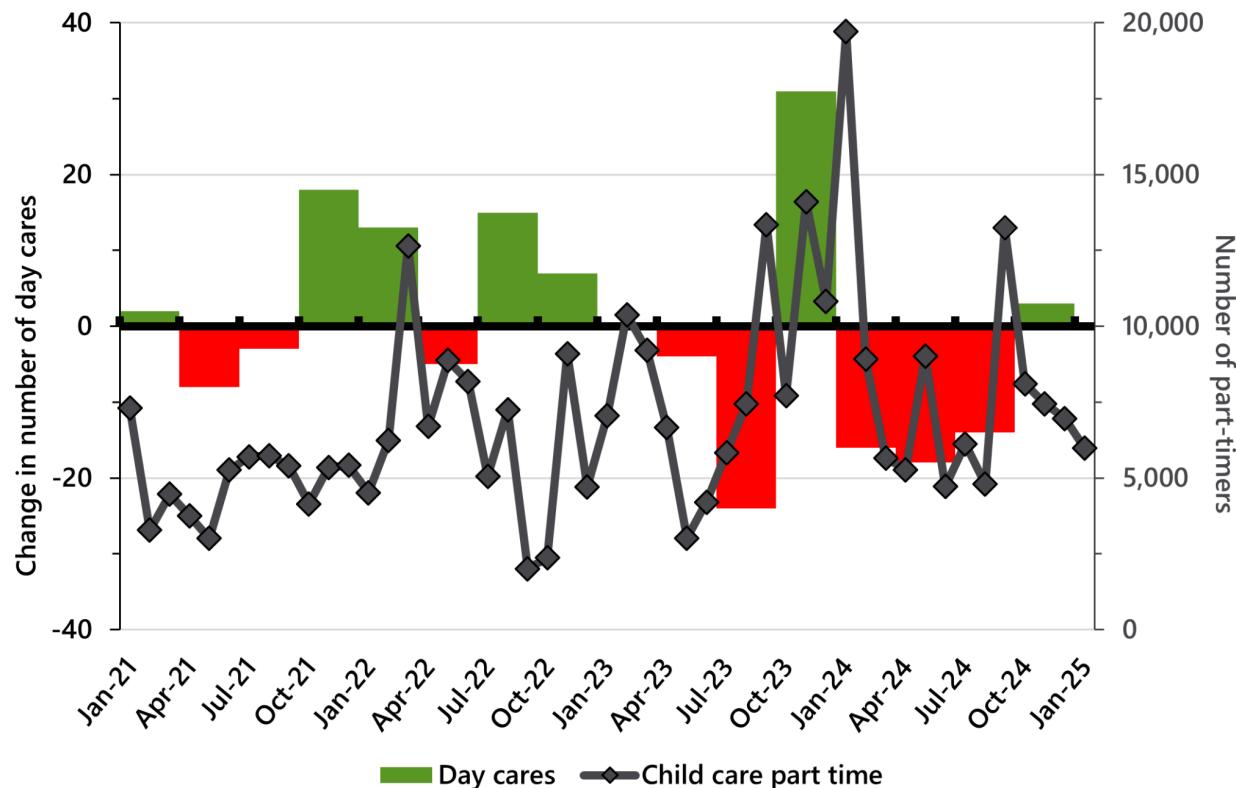
Tracking the number of day cares open with the number of people reporting part-time work due to child care issues, there were 28 closures in the second and third quarter of 2023.

As day cares began to readjust in the last quarter of 2023 with many reopening, something interesting happened — day cares started closing through most of 2024 but there was no associated increase in part timers.

While the loss of grant money in 2023 could be called a supply shock, 2024 could be considered a demand shock as adjustments to the loss of federal funding meant higher prices being shouldered by parents in Idaho. This could have caused many parents to be priced out and led to them seeking alternative arrangements such as care from a relative or leaving the workforce altogether.

There was a net closure of 48 day care centers statewide in 2024 [7]. Once data for 2023 and 2024 child care prices become available, further light will be shed on the issue of child care price increases in Idaho.

Figure 6: Idaho part time work due to child care vs change in number of day cares



Source: IDOL, IPUMS

Brandon.Duong@labor.idaho.gov, regional economist
 Idaho Department of Labor
 208-236-6715

Sources:

[American Community Survey \[1\]](#)

[Bureau of Labor Statistics Employment Characteristics of Families 2024 \[2\]](#)

[Current Population Survey \[3\]](#)

[Decennial Census \[4\]](#)

[Household Pulse Survey Data \[5\]](#)

[Improving Child Care Access, Affordability, and Stability in the Child Care and Development Fund \(CCDF\) \[6\]](#)

[Integrated Public Use Microdata Series \[7\]](#)

Most Parents Don't Have Any Formal Child Care Arrangements [8]

National Database of Childcare Prices [9]

This Idaho Department of Labor project is funded by the U.S. Department of Labor for SFY25 as part of a Workforce Information grant (40%) and state/nonfederal funds (60%) totaling \$885,703.

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This entry was posted in [Labor Market](#) and tagged [Idaho](#), [Idaho Department of Labor](#), [Labor economist](#), [Labor force](#), [Labor market information](#), [Wages](#) on April 29, 2025 [<https://idahoatwork.com/2025/04/29/rising-cost-of-child-care-affects-idahos-labor-market/>] by [Idaho Department of Labor](#).

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Our vision is to be Idaho's first choice for employment services. We connect job seekers with Idaho employers, deliver employment services to Idaho businesses and support people during career and life transitions.

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Archived: Wednesday, May 14, 2025 2:47:07 PM
From: [Andrew Kimmel](#)
Mail received time: Tue, 6 May 2025 17:54:45 +0000
Subject: RE: CUP-25-01 - Department Head Comments

Brian,

The only thing that stands out to me is the parking, we should limit the parking (with a sign) so they can't be near the intersection for sight safety reasons.

Andrew Kimmel, PE
Business Unit Manager
d: (208) 297-5791
c: (208) 899-1612
1921 E Overland Road
Meridian, ID 83642

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From: Brian Parker <bparker@bellevueidaho.us>
Sent: Tuesday, May 6, 2025 9:03 AM
To: Dept Heads (Staff Only) <DeptHeadsStaffOnly@bellevueidaho.us>; Andrew Kimmel <akimmel@greatwesteng.com>; frederick@allingtonlaw.net
Subject: CUP-25-01 - Department Head Comments

All, Please provide comment on the attached application by May 13th. Thank you, Brian Parker Community Development Director City of Bellevue Office: 208.913.0187 Cell: 208.309.8949 115 E. Pine Street PO Box 825 Bellevue, ID 83313

External sender <bparker@bellevueidaho.us>
Make sure you trust this sender before taking any actions.

All,

Please provide comment on the attached application by May 13th.

Thank you,

Brian Parker

Community Development Director

City of Bellevue

Office: 208.913.0187

Cell: 208.309.8949

115 E. Pine Street

PO Box 825

Bellevue, ID 83313

Archived: Wednesday, May 14, 2025 2:47:08 PM
From: [Greg Beaver](#)
Mail received time: Tue, 6 May 2025 15:12:02 +0000
Subject: RE: CUP-25-01 - Department Head Comments

I give them a maximum occupancy of 30.

Thanks
Greg Beaver
Bellevue Fire Department Chief
bfdchief@bellevueidaho.us
O-208-788-9277
C- 208-481-2141



From: Brian Parker <bparker@bellevueidaho.us>
Sent: Tuesday, May 6, 2025 9:03 AM
To: Dept Heads (Staff Only) <DeptHeadsStaffOnly@bellevueidaho.us>; Andrew Kimmel <akimmel@greatwesteng.com>; frederick@allingtonlaw.net
Subject: CUP-25-01 - Department Head Comments

All,

Please provide comment on the attached application by May 13th.

Thank you,



Brian Parker
Community Development Director
City of Bellevue
Office: 208.913.0187
Cell: 208.309.8949
115 E. Pine Street
PO Box 825
Bellevue, ID 83313

Archived: Wednesday, May 14, 2025 2:47:09 PM
From: [Kirtus Gaston](#)
Mail received time: Sat, 10 May 2025 15:25:14 +0000
Subject: RE: CUP-25-01 - Department Head Comments

BMO have no comments

Thank you

Kirtus S. Gaston
Marshal/Chief
Bellevue, ID 83313
Work (208) 788-3692

From: Brian Parker <bparker@bellevueidaho.us>
Sent: Tuesday, May 6, 2025 9:03 AM
To: Dept Heads (Staff Only) <DeptHeadsStaffOnly@bellevueidaho.us>; Andrew Kimmel <akimmel@greatwesteng.com>; frederick@allingtonlaw.net
Subject: CUP-25-01 - Department Head Comments

All,

Please provide comment on the attached application by May 13th.

Thank you,



Brian Parker

Community Development Director

City of Bellevue

Office: 208.913.0187

Cell: 208.309.8949

115 E. Pine Street

PO Box 825

Bellevue, ID 83313

Archived: Wednesday, May 14, 2025 2:47:10 PM
From: [Frederick Allington](#)
Mail received time: Tue, 6 May 2025 15:17:31 -0600
Subject: Re: CUP-25-01 - Department Head Comments

I would make it a condition (if it's not one already) to hold and maintain a current state daycare license and a business license with the city.

On Tue, May 6, 2025 at 11:54 AM Andrew Kimmel <akimmel@greatwesteng.com> wrote:

Brian,

The only thing that stands out to me is the parking, we should limit the parking (with a sign) so they can't be near the intersection for sight safety reasons.

Andrew Kimmel, PE

Business Unit Manager

d: (208) 297-5791

c: (208) 899-1612

1921 E Overland Road

Meridian, ID 83642

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Sent: Tuesday, May 6, 2025 9:03 AM

To: Dept Heads (Staff Only) <DeptHeadsStaffOnly@bellevueidaho.us>; Andrew Kimmel <akimmel@greatwesteng.com>; frederick@allingtonlaw.net

Subject: CUP-25-01 - Department Head Comments

All, Please provide comment on the attached application by May 13th. Thank you, Brian Parker Community Development Director City of Bellevue Office: 208.913.0187 Cell: 208.309.8949 115 E. Pine Street PO Box

825 Bellevue, ID 83313

External sender <bparker@bellevueidaho.us>

Make sure you trust this sender before taking any actions.

All,

Please provide comment on the attached application by May 13th.

Thank you,

Brian Parker

Community Development Director

City of Bellevue

Office: 208.913.0187

Cell: 208.309.8949

115 E. Pine Street

PO Box 825

Bellevue, ID 83313

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Law Office of Frederick C Allington

101 E. Bullion St. Ste 2H

Hailey, Idaho 83333

208 788-7802

Fax: 208 788-7901

e-mail: office@allingtonlaw.net



Memorandum

To: **Bellevue Planning & Zoning Commission**

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

Re: **Comprehensive Plan Update – Commission Participation**

Date: **May 19, 2025**

Background

The City has formed an Advisory Committee with the intention of updating the Comprehensive Plan. The final document by the Common Council is required by Idaho Statute 67-6509 to be adopted upon receipt of a recommendation from the Planning & Zoning Commission after conducting a duly noticed public hearing. The role of the Commission in the development of the plan, public engagement, and other related processes is undefined by Idaho Statues. The Commission should discuss how they would like to be involved in the work of the Advisory Committee, and how frequently they would like to be updated on progress.