



CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, August 18, 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 **July 30, 2025**.
(Suggested Motion: I move the notice for the August 4, 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. June 16, 2025 Regular Meeting Minutes
- ii. July 7, 2025 Regular Meeting Minutes
- iii. August 4, 2025 Regular Meeting Minutes

b. Findings of Fact from Prior Meeting(s)

- i. DR-25-02 – Wilde Group - 81 Martin Lane
- ii. DR-25-04 – 208 North Main Street
- iii. DR-25-05 – 117 Poplar Street

5. NEW BUSINESS – ACTION ITEM

a. FP-25-01 – Karl Malone Subdivision Final Plat

A final plat to subdivide (1) 5.43-acre parcel into one (1) 2.55-acre parcel and one (1) 2.89 acre parcel.
The property is zoned B – Business.

6. NEXT MEETING

- a. Regular Meeting – September 2, 2025

7. ADJOURNMENT - ACTION ITEM

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 **August 13, 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**.



CIUDAD DE BELLEVUE, IDAHO
Comisión de Planificación y Zonificación
Lunes, 18 de agosto de 2025, 17:30
115 Pine Street, Bellevue, Idaho 83313

ORDEN DEL DÍA

ÚNETE A LA REUNIÓN DE ZOOM

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

de la reunión : # 841 3939 9633

Código de acceso: # 900164

Móvil con un solo toque

+1-253-215-8782 EE. UU. (Tacoma)

+1-346-248-7799 EE. UU. (Houston)

LLAMAR AL ORDEN

LISTA

1. AVISO DE CUMPLIMIENTO DE LA AGENDA - PUNTO DE ACCIÓN

Constatando que el aviso y la agenda de la reunión regular 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, la oficina de correos, en el sitio web de la ciudad el **30 de julio de 2025**. (Moción sugerida: Propongo que la notificación para la reunión ordinaria del 4 de agosto de 2025 se complete de conformidad con el Código de Idaho, Sección §74-204).

2. LLAMADA AL CONFLICTO: (Como se describe en el Código de Idaho §74-404)

3. COMENTARIO PÚBLICO: Para temas de preocupación que NO están en la Agenda.

4. AGENDA DE CONSENTIMIENTO – PUNTO DE ACCIÓN

a. Aprobación de Actas

- i. Acta de la reunión ordinaria del 16 de junio de 2025
- ii. Acta de la reunión ordinaria del 7 de julio de 2025
- iii. Acta de la reunión ordinaria del 4 de agosto de 2025

b. Hallazgos de hechos de reuniones anteriores

- i. DR-25-02 – Grupo Wilde - 81 Martin Lane
- ii. DR-25-04 – 208 North Main Street
- iii. DR-25-05 – Calle Álamo 117

5. NUEVO NEGOCIO – PUNTO DE ACCIÓN

a. FP-25-01 – Plano final de la subdivisión Karl Malone

Plano final para subdividir una parcela de 5,43 acres en una parcela de 2,55 acres y una parcela de 2,89 acres. La propiedad está clasificada como B – Comercial.

6. PRÓXIMA REUNIÓN

a. Reunión ordinaria – 2 de septiembre de 2025

7. APLAZAMIENTO - PUNTO DE ACCIÓN

Yo, el Secretario designado de la Comisión de Planificación de la Ciudad de Bellevue, Idaho, por la presente certifico que el aviso y la agenda de la reunión regular se publicaron de conformidad con el **Código de Idaho §74-204** dentro de las cuarenta y ocho (48) horas anteriores a la reunión en : el Ayuntamiento de la Ciudad de Bellevue, la Oficina de Correos y en el sitio web de la Ciudad de Bellevue : <https://www.bellevueidaho.us/> el **13 de agosto de 2025**.

De conformidad con la Ley de Estadounidenses con Discapacidades, las personas que necesiten adaptaciones especiales durante esta reunión deben notificar a la Ciudad de 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, June 16, 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, June 16, 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 5:30 P.M.

ROLL CALL

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

Staff Present:

Brian Parker, Community Development Director

1. NOTICE OF AGENDA COMPLIANCE - ACTION ITEM

Motion: Commissioner Lindberg motioned that the notice for the June 16, 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:

No commissioners noted any conflicts with any items on the agenda.

3. PUBLIC COMMENT:

None provided.

4. CONSENT AGENDA– ACTION ITEM

a. Approval of Minutes

i. May 19, 2025 Regular Meeting Minutes

b. Findings of Fact from Prior Meeting(s)

i. CUP-25-01 – Wildflowers Preschool

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

5. NEW BUSINESS – ACTION ITEM

a. DR-25-03 – Beans & Brew Coffee – 749 North Main Street

An application for Design Review approval to construct a 1,700 square foot coffee shop with a drive through at 749 North Main Street.

Mr. Parker provided an overview of the application and noted concerns with the nature and design of the proposed coffee shop, particularly the unknown frequency of left-hand turning movements in and out of the site and snow storage. Commissioner Kurtz asked about snow hauling options. Mr. Parker noted that code only allows for snow hauling to be used as an acceptable plan when it is required because of existing buildings, and that since this is a vacant parcel, code requires snow to be stored on site. Commissioner Lindberg asked how other businesses in the vicinity managed snow. Mr. Parker stated

that the Family Dollar's snow storage plan was included in the meeting packet, but did not know the specifics of Atkinson's snow storage plan. The applicant, Rhy Lund, stated that the complex has an owner's association that manages snow removal. Commissioner Kurtz asked Mr. Parker what he knew on the owner's association snow removal. Mr. Parker stated that he had not seen a copy of the agreement.

The Commission discussed vehicle and pedestrian movements and requested a striping plan for better delineation of safe spaces. The Commission discussed the likely traffic movements and requested additional information for the next meeting.

Commissioner Lindberg motioned to table the application to the next meeting, Commissioner Beiser seconded, all voted in favor, and the motion carried.

6. NEXT MEETING

- a. Regular Meeting – July 7, 2025

7. ADJOURNMENT - ACTION ITEM

Motion: Commissioner Beiser voted to adjourn the meeting, Commissioner Lindberg seconded, all voted in favor, and the meeting was adjourned at 6:21 P.M.

John Kurtz, Planning & Zoning Chair

Planning Commission Secretary



CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, July 7, 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, July 7, 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 5:30 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 - Absent
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 July 7, 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:

No commissioners noted any conflicts with any items on the agenda.

3. PUBLIC COMMENT:

None provided.

4. OLD BUSINESS – ACTION ITEM

a. DR-25-03 – Beans & Brew Coffee – 749 North Main Street

An application for Design Review approval to construct a 1,700 square foot coffee shop with a drive through at 749 North Main Street.

Mr. Parker provided an update on materials received since the prior meeting regarding pedestrian and vehicular circulation, traffic estimates, and snow storage. The updated materials appeared to alleviate the concerns raised in the previous meeting.

Commissioner Beiser motioned to approve the Findings of Fact, Conclusions of Law, and Decision documents for DR-25-03, Commissioner Grootveld seconded, all voted in favor, and the motion carried.

5. NEW BUSINESS – ACTION ITEM

a. DR-25-02 – Wilde Group - 81 Martin Lane

An application for Design Review Approval for the change of exterior siding on an existing structure located at 81 Martin Lane.

Mr. Parker provided a review of the proposal and site issues. He discussed the non-compliant storage structure. The Commission asked about the structure, and recognized that it is not prominently located but is industrial in appearance. The definition of “structure” in Bellevue City Code was reviewed, and specifically noted that temporary structures are identified, and that the shipping containers have been enhanced to the point that they are no longer temporary.

Commissioner Grootveld motioned to approve the subject application and direct staff to prepare Findings of Fact, Conclusions of Law, and Decision documents based on the record provided, with additional language to Condition of Approval #2 to allow for the applicant to re-apply for a compliant structure to house the storage units, Commissioner Beiser seconded, all voted in favor, and the motion carried.

b. DR-25-04 – 208 North Main Street

An application for Design Review Approval for the replacement of a door and the installation of a window to the existing structure located at 208 North Main Street.

Mr. Parker provided an overview of proposal and discussed that it is a minor change, but code requires a full Commission hearing. The Commission agreed that it was a minor change that meets code requirements. Commissioner Beiser motioned to approve the subject application and direct staff to prepare Findings of Fact, Conclusions of Law, and Decision documents based on the record provided, Commissioner Grootveld seconded, all voted in favor, and the motion carried.

c. DR-25-05 – 117 Poplar Street

An application for Design Review Approval for the placement of a pre-fabricated shed on the property at 117 Poplar Street.

Mr. Parker provided an overview of proposal and discussed that it is a small structure, but code requires a full Commission hearing. The Commission agreed that it was a minor change that meets code requirements. Commissioner Grootveld motioned to approve the subject application and direct staff to prepare Findings of Fact, Conclusions of Law, and Decision documents based on the record provided, Commissioner Beiser seconded, all voted in favor, and the motion carried.

6. NEXT MEETING

- a. Regular Meeting – July 21, 2025

7. ADJOURNMENT - ACTION ITEM

Motion: Commissioner Beiser voted to adjourn the meeting, Commissioner Lindberg seconded, all voted in favor, and the meeting was adjourned at 6:15 P.M.

John Kurtz, Planning & Zoning Chair

Planning Commission Secretary



CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, August 4, 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, August 4, 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 5:30 P.M.

ROLL CALL

John Kurtz, Planning and Zoning Chair - Present
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
Carter Bullock, Planner

1. NOTICE OF AGENDA COMPLIANCE - ACTION ITEM

Motion: Commissioner Grootveld motioned that the notice for the August 4, 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:

Commissioner Beiser noted that the applicant for DR-25-07 was her sister-in-law's father, and Chair Kurtz noted that he conducts business with the same applicant. None of the Commissioners felt that either constituted a conflict.

3. PUBLIC COMMENT:

None provided.

4. NEW BUSINESS – ACTION ITEM

a. **DR-25-07 – Greg Ballentyne – 32 Gannett Road**

An application for Design Review Approval a structure within the Light Industrial zone located at 32 Gannett Road.

Mr. Parker discussed the application materials and stated that it was generally consistent with Bellevue Design Standards and similar to others in the vicinity. The Commission agreed. Commissioner Lindberg asked about ADA parking. Mr. Parker noted that it will be reviewed at the time of building permit. Commissioner Grootveld motioned to approve the subject application and direct staff to prepare Findings of Fact, Conclusions of Law, and Decision documents based on the record provided, Commissioner Lindberg seconded, all voted in favor, and the motion carried.

5. NEXT MEETING

a. Regular Meeting – August 18, 2025

6. ADJOURNMENT - ACTION ITEM

Motion: Commissioner Beiser voted to adjourn the meeting, Commissioner Lindberg seconded, all voted in favor, and the meeting was adjourned at 5:44 P.M.

John Kurtz, Planning & Zoning Chair

Planning Commission Secretary

CITY OF BELLEVUE
PLANNING & ZONING COMMISSION

REGARDING AN APPLICATION OF: Wilde Group, LLC, an application for Design Review Approval for changes to the exterior facade of the structure located at 81 Martin Lane.	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION
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DESCRIPTION: An application for Design Review Approval for the change of exterior siding on an existing structure located at 81 Martin Lane.

The Bellevue Planning and Zoning Commission held a regular meeting on July 7, 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	April 22, 2025
Plans	April 22, 2025

Exhibit B—Department Head Comments

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

II. APPLICABLE DESIGN REVIEW STANDARDS & CRITERIA

BELLEVUE CITY CODE SECTION 10-17-5

10-17-5(B): Architecture

1. Generally:
 - a. Building and storefront design and construction shall reflect historical architecture styles and shall incorporate building materials, architectural design and features representative of that historical period in Bellevue between 1880 and 1910. That architectural style includes frame and brick construction, frame and shiplap siding construction, horizontal log construction, and similar westward expansion motifs. Also, building design and construction shall preserve and incorporate any such existing structures and features, signage, exterior fixtures and other items from that period.
 - b. A building exceeding eight thousand five hundred (8,500) square feet of building coverage shall incorporate a change in facade design, materials, color and/or height, or a combination thereof, that such building appears to be more than one building. These changes shall occur at a minimum of every fifty feet (50') of wall facade visible by the general public and at the ceiling line of the first floor on two-story buildings. In addition, the facade shall change in depth a minimum of two feet (2') at each such change in facade.
 - c. All buildings in the B Business District shall have a minimum setback from

wall/foundation to property line adjacent to Main Street/Highway 75 of three feet (3'), providing an area for covered seating, planters, special event advertising units and displays of merchandise, in addition to the specified requirements of subsection B1b of this section.

- d. All exterior mechanical equipment shall be screened on all sides with materials and colors matching the approved structure.
- e. Mechanical equipment and solar panels shall be hidden or de-emphasized.
- 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.
- g. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.

h. Accessory dwelling unit sizes shall comply with section [10-2-1](#) of this title.

2. Multi-Family And Townhouses: Multi-family and townhouses shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and location of the site. Multi-family and townhouse design, style, scale, and aesthetics shall blend with its neighborhood. There shall be no repetitive side by side development of buildings. The City is looking for individual buildings by varying types and styles to make for a pleasant streetscape experience.

3. Accessory Dwelling Units (ADUs): ADUs shall maintain traditional rural, small town

development patterns and architectural styles in keeping with the existing character of the area and emulate the primary structure of the site. Design, style, scale, and esthetics shall blend with its neighborhood. Building materials and exterior architectural design shall be reflective of existing structures on the subject site and take into consideration the architectural style and materials of the general vicinity.

FACTS: The existing structure is utilizes a gabled roof and log siding.

The applicant is proposing to reside the structure with stained log and shiplap wood siding.

There is an additional storage structure constructed from plastic sheeting draped over steel trusses connecting two (2) shipping containers.

FINDINGS: The existing residential building's architecture is generally consistent with Bellevue design standards.

The storage structure is not consistent with Bellevue's design standards.

CONCLUSION: The proposed residing of the residential structure is consistent with this standard, but the storage structure is not.

II. DECISION AND ORDER

► **Motion:** Upon a Motion by Commissioner Grootveld and a second by Commissioner Beiser, a unanimous vote, the Bellevue Planning and Zoning Commission hereby **approves** of the subject application submitted by Wilde Group, LLC, finding the application complies with the applicable criteria set forth in Bellevue City Code, subject to the following conditions of approval (Commission additions underlined):

1. A building permit is required.

2. Prior to the issuance of a building permit, the applicant shall remove the cylindrical roof, truss structure, and storage units from the subject property, or apply for and receive Design Review approval by the Planning & Zoning Commission for a structure that meets Bellevue Design Standards.

Notice of Expiration

Pursuant to Bellevue City Code Section 10-17-7(A), approval of the Design Review application shall expire if the applicant has not applied for a building permit within one (1) year of the final action by the Commission.

IT IS SO ORDERED this 18th day of August, 2025

John Kurtz

Chair

Brian Parker

Community Development Director

CITY OF BELLEVUE
PLANNING & ZONING COMMISSION

REGARDING AN APPLICATION BY: Viet Pho Bellevue, an application for Design Review Approval for changes to the exterior facade of the structure located at 208 North Main Street.	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

DESCRIPTION: An application for Design Review Approval for the replacement of a door and the installation of a window to the existing structure located at 208 North Main Street.

The Bellevue Planning and Zoning Commission held a regular meeting on July 7, 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	May 15, 2025
Plans	May 15, 2025

Exhibit B—Department Head Comments

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

II. APPLICABLE DESIGN REVIEW STANDARDS & CRITERIA

BELLEVUE CITY CODE SECTION 10-17-5

10-17-5(B): Architecture

1. Generally:
 - a. Building and storefront design and construction shall reflect historical architecture styles and shall incorporate building materials, architectural design and features representative of that historical period in Bellevue between 1880 and 1910. That architectural style includes frame and brick construction, frame and shiplap siding construction, horizontal log construction, and similar westward expansion motifs. Also, building design and construction shall preserve and incorporate any such existing structures and features, signage, exterior fixtures and other items from that period.
 - b. A building exceeding eight thousand five hundred (8,500) square feet of building coverage shall incorporate a change in facade design, materials, color and/or height, or a combination thereof, that such building appears to be more than one building. These changes shall occur at a minimum of every fifty feet (50') of wall facade visible by the general public and at the ceiling line of the first floor on two-story buildings. In addition, the facade shall change in depth a minimum of two feet (2') at each such change in facade.
 - c. All buildings in the B Business District shall have a minimum setback from

wall/foundation to property line adjacent to Main Street/Highway 75 of three feet (3'), providing an area for covered seating, planters, special event advertising units and displays of merchandise, in addition to the specified requirements of subsection B1b of this section.

- d. All exterior mechanical equipment shall be screened on all sides with materials and colors matching the approved structure.
- e. Mechanical equipment and solar panels shall be hidden or de-emphasized.
- 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.
- g. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.

2. Multi-Family And Townhouses: Multi-family and townhouses shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and location of the site. Multi-family and townhouse design, style, scale, and aesthetics shall blend with its neighborhood. There shall be no repetitive side by side development of buildings. The City is looking for individual buildings by varying types and styles to make for a pleasant streetscape experience.

3. Accessory Dwelling Units (ADUs): ADUs shall maintain traditional rural, small town

development patterns and architectural styles in keeping with the existing character of the area and emulate the primary structure of the site. Design, style, scale, and esthetics shall blend with its neighborhood. Building materials and exterior architectural design shall be reflective of existing structures on the subject site and take into consideration the architectural style and materials of the general vicinity.

FACTS: The existing structure is utilizes a gabled roof and log siding.

The applicant is proposing add a window and replace an existing solid door with a glass paneled door.

FINDINGS: The proposed façade changes enhance the architectural quality of the building..

CONCLUSION: The proposed façade changes are consistent with this standard.

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 Viet Pho Bellevue, 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 applicant has not applied for a building permit within one (1) year of the final action by the Commission.

IT IS SO ORDERED this 18th day of August, 2025

John Kurtz

Chair

Brian Parker

Community Development Director

CITY OF BELLEVUE
PLANNING & ZONING COMMISSION

REGARDING AN APPLICATION BY: Hunt Trailer Park, an application for Design Review Approval for the construction of a shed at 117 Poplar Street	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION
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DESCRIPTION: An application for Design Review Approval for the placement of a pre-fabricated shed on the property at 117 Poplar Street.

The Bellevue Planning and Zoning Commission held a regular meeting on July 7, 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	June 5, 2025
Plans	June 5, 2025

Exhibit B—Department Head Comments

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

II. APPLICABLE DESIGN REVIEW STANDARDS & CRITERIA

BELLEVUE CITY CODE SECTION 10-17-5

10-17-5(B): Architecture

1. Generally:
 - a. Building and storefront design and construction shall reflect historical architecture styles and shall incorporate building materials, architectural design and features representative of that historical period in Bellevue between 1880 and 1910. That architectural style includes frame and brick construction, frame and shiplap siding construction, horizontal log construction, and similar westward expansion motifs. Also, building design and construction shall preserve and incorporate any such existing structures and features, signage, exterior fixtures and other items from that period.
 - b. A building exceeding eight thousand five hundred (8,500) square feet of building coverage shall incorporate a change in facade design, materials, color and/or height, or a combination thereof, that such building appears to be more than one building. These changes shall occur at a minimum of every fifty feet (50') of wall facade visible by the general public and at the ceiling line of the first floor on two-story buildings. In addition, the facade shall change in depth a minimum of two feet (2') at each such change in facade.
 - c. All buildings in the B Business District shall have a minimum setback from

wall/foundation to property line adjacent to Main Street/Highway 75 of three feet (3'), providing an area for covered seating, planters, special event advertising units and displays of merchandise, in addition to the specified requirements of subsection B1b of this section.

- d. All exterior mechanical equipment shall be screened on all sides with materials and colors matching the approved structure.
- e. Mechanical equipment and solar panels shall be hidden or de- emphasized.
- 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.
- g. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.

h. Accessory dwelling unit sizes shall comply with section [10-2-1](#) of this title.

2. Multi-Family And Townhouses: Multi-family and townhouses shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and location of the site. Multi-family and townhouse design, style, scale, and aesthetics shall blend with its neighborhood. There shall be no repetitive side by side development of buildings. The City is looking for individual buildings by varying types and styles to make for a pleasant streetscape experience.

3. Accessory Dwelling Units (ADUs): ADUs shall maintain traditional rural, small town

development patterns and architectural styles in keeping with the existing character of the area and emulate the primary structure of the site. Design, style, scale, and esthetics shall blend with its neighborhood. Building materials and exterior architectural design shall be reflective of existing structures on the subject site and take into consideration the architectural style and materials of the general vicinity.

FACTS: The proposed shed is to utilize a gambrel roof, wood siding, natural toned paint, and a generally mini-barn-like appearance.

FINDINGS: The proposed shed is consistent with Bellevue Architectural Standards.

CONCLUSION: The proposed façade changes are consistent with this standard.

II. DECISION AND ORDER

►**Motion:** Upon a Motion by Commissioner Grootveld and a second by Commissioner Beiser, a unanimous vote, the Bellevue Planning and Zoning Commission hereby **approves** of the subject application submitted by Hunt Trailer Park, 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 applicant has not completed construction within one (1) year of the final action by the Commission.

IT IS SO ORDERED this 18th day of August, 2025

John Kurtz

Chair

Brian Parker

Community Development Director



FP-25-01

Staff Report

Bellevue Common Council

May 12, 2025

Karl Malone
Subdivision Final
Plat

Executive Summary

Description

A final plat to subdivide (1) 5.43-acre parcel into one (1) 2.55-acre parcel and one (1) 2.89 acre parcel. The property is zoned B – Business.

Discussion

- The applicant is requesting final plat approval for a two (2) lot subdivision located at 871 North Main Street, at the northern end of Bellevue City Limits. The proposed Lot 2, Block 1 is the site of an approved gas station (DR-24-01). No use has been proposed or approved on the proposed Lot 1, Block 1. The subject property is within the B – Business zone.
- The preliminary plat for this application was approved by the Bellevue Common Council on December 9, 2024 with the following conditions of approval (staff analysis in *italics*):
 - Prior to the submittal of a final plat application, the applicant shall provide a revised preliminary plat identifying a non-vehicular access easement along the street frontage of the proposed subdivision.
 - Prior to the submittal of a final plat application, the applicant shall provide a revised preliminary plat correctly identifying the locations of all off-site easements with instrument numbers of the recorded easement documents.

Additional details and instrument numbers have been added to the plat.

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 that we recommend approval of FP-25-01 with the conditions identified within the Staff Report to the Bellevue Common Council, and to direct Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this decision based on the record provided.”

Conditions of Approval

1. Prior to the City Clerk signing the final plat, the applicant shall provide digital files in accordance with Bellevue City Code Section 11-3-4(E)(3-5).

Notice of Expiration

Pursuant to Bellevue City Code Section 11-3-4(D), failure to record an approved final plat with the Blaine County Recorder within one year after approval by the Council shall cause all approvals of said final plat to be null and void. No building permit shall be issued with regard to any parcel of land within a proposed subdivision until the final plat has been recorded. A copy of the final recorded plat shall be placed on file with the City. For good cause shown, the deadlines in this section may be extended for up to twelve (12) months. The Council shall hold a duly noticed public hearing prior to granting said extension.

Project Location



Project Analysis

Legal Description

Lot 1A, Block 1, KMAM Plat, located within Section 26, Township 2 North, Range 18 East, B.M., City of Bellevue, Blaine County, Idaho.

Associated Documents

Document Name	Receipt of Last Revision
Application	July 2, 2025
Final Plat	August 13, 2025
Approved Preliminary Plat	December 9, 2024
Preliminary Plat Findings of Fact, Conclusions of Law, and Decision	December 9, 2024

Public Noticing

Notice	Date
Political Subdivisions	July 30, 2025
Property Owners within 300 feet	July 30, 2025
Site Posting	July 28, 2025
Publication in <i>Idaho Mountain Express</i>	July 30, 2025

Required Findings Code Sections

Bellevue City Code Section 11-3-4: Final Plat

A. Procedure: After approval of the preliminary plat, the subdivider shall cause the subdivision to be surveyed and a final plat to be prepared in conformance with the preliminary plat as approved, and Idaho Code title 50, chapter 13. Upon completion of said final plat, the subdivider shall file same, together with the final plat application and all other documents required, with the Administrator including eight (8) copies thereof. Then the Administrator shall place said final plat on the commission's meeting agenda.

If the final plat conforms to all requirements of this title, other applicable ordinances and resolutions of the City, all conditions placed upon the preliminary plat by the Council, and all requirements of Idaho Code, the Commission shall recommend approval of said final plat to the Council. In the event that the Commission finds the final plat does not comply with this title or other applicable ordinances and resolutions of the City or does not substantially conform to the approved preliminary plat, the Commission shall deny said final plat.

When submitted to the Administrator, the final plat shall bear all required certificates. Thereafter, the Administrator shall place the final plat upon the Council's meeting agenda for a duly noticed public hearing.

B. **Contents Of Plat:** The final plat shall be drawn at such a scale and shall be in conformance with the provisions of Idaho Code title 50, chapter 13. The reverse side of said sheet shall not be used for any portion of the drawing. The contents of the final plat shall include all items required under Idaho Code title 50, chapter 13, and shall also include:

1. Point of beginning of subdivision description tied to at least two (2) government survey corners, or in lieu of government survey corners, to monuments recognized by the City Engineer.
2. Location and description of monuments.
3. Tract boundary lines, property lines, lot lines, street right- of-way lines and centerlines, building envelopes as required on the preliminary plat, lot area of each lot, boundaries of the floodplain and floodway and the Avalanche District, all with bearings of accurate dimensions in feet and decimals thereof, in degrees and minutes, and radii, arcs, central angles, tangents, and chord lengths of all curves to the above accuracy.
4. Names and locations of all adjoining subdivisions.
5. Name and right-of-way width of each street and other public rights-of-way.
6. Location, dimension, and purpose of all easements, public and private.
7. The lots numbered consecutively throughout each block.
8. The outline of any property other than a street, alley, or easement which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of Bellevue for Public Use", together with any other descriptive language with regard to the precise nature of the use of the land so dedicated.
9. The title shall include the name of the subdivision, the name of the City, if appropriate, County and State, and the location and description of the subdivision referenced to section, township, and range.
10. Scale, north arrow, and date.
11. Location, width and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision.
12. A provision in the owner's certificate referencing the County Recorder's instrument number where the condominium declaration(s) and/or Articles of Incorporation of the Homeowners' Association governing the subdivision are recorded.
13. Certificate by a registered engineer or surveyor preparing the map certifying to the accuracy of surveying plat.
14. A current title report of all property contained within the plat.
15. Certification of the owner(s) of record and all holders of security interest(s) of record with regard to said property.
16. Certification and signature of the engineer (surveyor) verifying that the subdivision and design standards meet all City requirements.
17. Certification and signature of the City Engineer verifying that the subdivision and design standards meet all City requirements.
18. Certification and signature of the City Clerk verifying that the subdivision has been approved by the Council.
19. Notation of any additional restrictions imposed by the Council on the development of said subdivision to provide for the public health, safety, and welfare.
20. A copy of the recorded final plat.
21. Two (2) sets of as built drawings, certified as complete by the project engineer, of all public streets, the public water system, the public sewer system and all utilities.

C. **Acceptance Of Dedications:** Approval of the final plat by the Council shall constitute acceptance of all dedications for public streets, rights-of-way, easements, and other lands

dedicated for public purpose or use as shown thereon. As a condition precedent to the acceptance of any streets or required improvements, the Council shall require that the subdivider install said improvements in accordance with the City or other applicable construction standards and that condition shall be noted on the final plat.

D. Time Limitations: The failure to obtain final plat approval by the Council of an approved preliminary plat within one year after approval by the Council shall cause all approvals of said preliminary plat to be null and void. The final plat shall be filed with the Blaine County Recorder within one year after final plat approval by the Council. Failure to file said final plat within that time shall cause all approvals of said final plat to be null and void. No building permit shall be issued with regard to any parcel of land within a proposed subdivision until the final plat has been recorded. A copy of the final recorded plat shall be placed on file with the City. For good cause shown, the deadlines in this section may be extended for up to twelve (12) months. The Council shall hold a duly noticed public hearing prior to granting said extension.

E. Copies Of Plat:

1. Three (3) copies of the final plat shall be filed with the Administrator prior to being placed upon the commission's agenda. Three (3) copies of the final plat as approved by the Council and signed by the City Clerk shall be filed with the Administrator and retained by the City.
2. The final plat shall show a minimum of two (2) Blaine County survey control monuments with ties to the property and an inverse between the two (2) monuments. The survey control monuments shall be clearly identified on the face of the plat.
3. In addition to all other copies of the final plat required hereunder, an electronic CAD file shall be submitted to the Blaine County Recorder's Office concurrent with the recording of the final plat containing the following data:
 - a. The line work delineating all lots, parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and
 - c. Line work that reflects the ties and inverses for the survey control monuments shown on the face of the plat shall be shown on a CAD layer/level designated as "control".
4. All information within the electronic file shall be CD oriented, and scaled to grid per the Idaho State Plane Coordinate System, Central Zone, NA D1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a "dwg", "dgn" or "shp" format and shall be submitted on a CD or a flash drive. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
5. Any digital submittal will convey the rights to Blaine County, Idaho (herein also referred to as "Blaine County") for use within its GIS, and acceptance of digital data by Blaine County absolves the surveyor of any liability related to the electronic submittal as set forth by Blaine County in Blaine County resolution 2002-54.
6. The technical requirements of subsections E3, E4 and/or E5 of this section may, from time to time, be amended by resolution of the City Council.

Code Sections of Interest

Bellevue City Code Section 11-4-10: Easements:

Easements, as set forth hereinafter, shall be required for location of utilities and other public services to provide adequate pedestrian circulation and access to public waterways and lands:

- A. A public utility easement at least ten feet (10') in width shall be required within the street right-of-way boundaries of all streets.
- B. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain said watercourse and provide access for private maintenance and/or reconstruction of said watercourse.
- C. All subdivisions which border the Big Wood River or any tributary shall dedicate a twenty foot (20') fisherman and unaltered riparian easement along the river bank. Furthermore, the Council shall require in appropriate areas an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.
- D. All subdivisions which border on the Big Wood River or any tributary shall dedicate a one hundred foot (100') floodplain management easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.
- E. All subdivisions through which appropriate access to public lands are found to exist shall dedicate reasonable public access easements thereto as part of the subdivision traffic circulation.
- F. No ditch, pipe, or structure for irrigation water or irrigation wastewater shall be constructed, rerouted, or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights thereto. A written copy of such approval shall be filed as part of required improvement construction plans.
- G. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the City. Such improvements may be calculated towards required park land dedication requirements as set forth in the adopted Bellevue Parks Master Plan.

Comprehensive Plan Analysis

Chapter 5 – Land Use – Business (B)

Bellevue's downtown and business area is linear and centered along State Highway 75 (Main Street) through the middle of the city. The business area is generally constrained to the west by the drop in slope toward the river and to the east by the original platting and residential development over the city's nearly 135-year history. This land use area allows permitted businesses that include but are not limited to: business, professional, medical offices; public buildings, gas stations; restaurants, bars, theaters, banks, motels, tourist uses, retail outlets; public utilities, repair/personal services, storage, public parking lots and garages, car washes; and churches.

There are 65.271 acres in Bellevue classified as business as of September, 2015. This inventory includes: 138 lots ranging in size from 0.068 to 8.46 acres; 22 vacant lots totaling 16.273 acres; and 22 vacant lots totaling 16.273 acres; and 22 legally nonconforming properties on 8.292 acres that the City desires to be redeveloped for business purposes. Bellevue has in excess of 24.565 acres (or 37.6%) of business zoned property that is either vacant or under- developed.

Currently a mix of non-conforming uses exists within the business zone. These “grandfathered” uses are allowed to continue, although current zoning ordinances do not allow for expansion of these nonconforming uses.

The Bellevue Business Park on the north edge of town has expanded the business core with the addition of a large grocery store, bank, and garden center. As the business park has developed, this end of town has become a hub of activity. Sidewalks have made pedestrian circulation easier, safer, and more inviting.

Comments

Agency/Department Comments

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

- Bellevue City Engineer

All agency comments received to date are attached for reference.

Public Comments

To date, Staff has not received any public comments.



City of Bellevue

115 E Pine Street

P. O. Box 825 Bellevue, ID 83313

208-788-2128 Fax 208-788-2092

SUBDIVISION APPLICATION

SUBDIVISION INFORMATION		
Preliminary Plat <input type="checkbox"/>	Final Plat <input checked="" type="checkbox"/>	
Proposed Name of Subdivision: KARL MALONE SUBDIVISION		
Street Address:	871 N. Main St.	
Mailing address: 11453 SO LONE PEAK PARKWAY DRAPER UT 84020		
Legal Description of property: Lot 1A, Block 1, KMAM Plot		
Current Zoning of Property: Business		
Regular Plat- 5 or more residential parcels: <input type="checkbox"/>	Lot Line Adjustment <input type="checkbox"/>	Split 1 lot into 2 lots
Engineer Name & Contact: Phillips Land Surveying, PLLC, Mark Phillips		
PROPERTY OWNER		
Property Owner Name: KMAM REAL ESTASTE IDBEL, LLC		
Mailing Address: 11453 SO LONE PEAK PARKWAY DRAPER UT 84020		
Phone #: 801-553-5833	Fax #:	Cell #: 801-989-1421
Email Address: chamber@kmamauto.com		
On behalf of Trust or LLC- Contact:		
Property Owner Consent: By Signature hereon, the property owner acknowledges that the 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 <i>ex parte</i> discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.		
Property Owners Signature: <u>ACM</u> Andrew C Madsen (Jul 1, 2025 17:23 MDT)		Date: 07 / 01 / 2025
FEE SCHEDULE		
* ALL LEGAL, ENGINEERING, MAILING, PUBLICATION AND ALL OTHER CONSULTANT REVIEW FEES SHALL BE REIMBURSED 100% BY THE APPLICANT.		
<input type="checkbox"/> Preliminary Plat- \$1000 +\$55/lot, sub-lot or unit	\$ _____	
<input type="checkbox"/> Final Plat- \$300 + \$25/lot	\$ 350	
<input type="checkbox"/> Lot Line Adjustment \$300	\$ _____	
<input type="checkbox"/> Final Plat Application \$25/lot	\$ _____	
<input type="checkbox"/> Publication: TBD	\$ _____	
<input type="checkbox"/> Mailing: TBD	\$ _____	
Total:	\$ _____	

See checklist(s) for items that must be submitted with this application in order for application to be considered complete. See the Bellevue Subdivision Ordinance for explanation of the review process.

PRELIMINARY PLAT CHECKLIST

Name: KARL MALONE SUBDIVISION

Certified Complete by: _____

Date: _____ / _____ / _____

The following items must be submitted with the application for the application to be considered complete (v):

The Administrator shall review the preliminary plat application and data as well as the recommendations received by the various departments and agencies to ensure the said application and plat are in conformance with all applicable rules and regulations.

- Names and address of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered **and easement holders** within the subject property.
- Name of proposed Subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County.
- Name and address of owner on record, the subdivider, the engineer, and the surveyor.
- Legal Description of the area platted.
- The scale, north point and date.
- Name of all adjacent subdivisions.
- Current title report shall be provided at the time the preliminary plat is filed, together with a copy of the owner's recorded deed to said property.
- One (1) 11" x 17" copies of large plat. One (1) if application is a Lot Line Adjustment**
- PDF files of all required documents and 11" x 17" plats
- Three (3) copies** of the entire preliminary plat shall be filed with the Administrator.
- One (1) large plat, to scale, including:**
 - Location of subdivision as forming a part of some larger tract or parcel of land referred to in the records of the Blaine County Recorder.
 - North point, scale and date.
 - Existing zoning of the tract, zoning requested for each area if not already zoned, or if a zone change is requested.
 - Zoning district(s) and boundaries, including any overlay district(s) and boundaries.
 - Boundary lines of tract to be subdivided. If applicable, existing and proposed lines, easements or building envelops to be adjusted.
 - Contour map of the subdivision, with contour lines having maximum interval of five feet (5') to show the configuration of the land based upon U.S. Geodetic Survey data, and other data approved by the City engineer.
 - The scaled location of existing buildings, water bodies and watercourses and location of the adjoining or immediately adjacent dedicated streets, roadways, easements- public and private.
 - The Proposed location of street right-of-way, lots and lot lines, and easements, including all approximate dimensions and including all proposed lot and block numbers.
 - Boundary description and the area of tract.
 - The location, approximate size, and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
 - The Location of existing and proposed sanitary sewers, sewer services, storm drains, water supply mains, water services, fire hydrants and culverts within the property and immediately adjacent thereto.
 - The proposed location of street right-of-way, lots and lot lines, and easements, including all approximate dimensions and including all proposed lot and block numbering and proposed street names.
 - The plan and cross section of proposed streets and alleys showing widths of roadways, location of sidewalks, curb and gutter, location and species of street trees, drainage areas, parking areas, snow storage areas, and any other improvement proposed or require for the right-of-way.
 - Direction of drainage flow and approximate grade of all streets.
 - The location of all drainage canals and structures, proposed method of disposing runoff water, location and size of all drainage easements relating thereto, whether they are located within or outside of the proposed

plat.

All percolation tests and/or exploratory pit excavations required by State health authorities.

A copy of the provisions of the Articles of Incorporation and Bylaws of the Homeowners Association and/or condominium declarations to be filed with the final plat of the subdivision.

Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterial and collector streets.

Proposed names of all the streets, whether new or continuous (new street names must not be the same or similar to any other street names used in Blaine County).

The boundaries of the floodplain, floodway, and Avalanche Zoning District shall be clearly delineated and marked in the preliminary map.

Building envelopes shall be shown on each lot all or part of which is within a floodplain, floodway, or Avalanche Zone, or any lot that is adjacent to the Big Wood River or any tributary; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.

Lot area of each lot.

Existing mature trees and establish shrub masses.

Parcel of land intended to be dedicated for required park space and proposed improvements thereon or written request to make voluntary cash contribution in-lieu of required park dedication and improvements.

PHASING PLAN, if applicable, including:

Numbers of lots in each phase.

Infrastructure planned for completion with each phase.

Amenities to be constructed with each phase.

Area Development Plan (if applicable).

Community Housing Plan (if applicable).

Flood Hazard Development Permit if property is located within or partially within the floodplain (if applicable)

Copy of draft CC&R's (if applicable)

See checklist(s) for items that must be submitted with this application in order for application to be considered complete. See the Bellevue Subdivision Ordinance for explanation of the review process.

FINAL PLAT CHECKLIST

Name: KARL MALONE SUBDIVISION

Certified Complete by: _____

Date: _____ / _____ / _____

The following items must be submitted with the application for the application to be considered complete (v):

*The final plat shall be drawn at such a scale and shall be in conformance with the provisions of Idaho Code title 50, chapter 13. After approval of the preliminary plat, the subdivider shall cause the subdivision to be surveyed and a final plat to be prepared in conformance with the preliminary plat as approved, and Idaho Code title 50, chapter 13. Upon completion of said final plat, the subdivider shall file same, together with the final plat application and all other documents required, with the Administrator including **EIGHT (8)** copies thereof.*

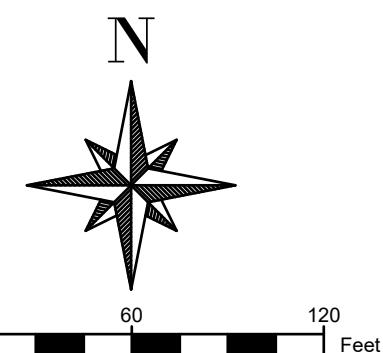
- Three (3) copies of the final plat shall be filed with the Administrator **PRIOR** to being placed on the commission's agenda. Three (3) copies of the final plat as approved by the Council and signed by the City Clerk shall be filed with the Administrator and retained by the City.
- Copy of the recorded Plat.
- Two (2) sets of as built drawings, certified as complete by the project engineer, of all public streets, public water system, the public sewer system and all utilities.
- Point of beginning of subdivision description tied to at least two (2) government survey corners, or in lieu of government survey corners, to monuments recognized by the City Engineer.
- Location and description of Monuments.
- Tract boundary lines, property lines, lot lines, street right-of-way lines and centerlines, building envelopes as required in the preliminary plat, lot area of each lot, boundaries of all the floodplain and floodway and the Avalanche District, all with bearings of accurate dimensions in feet and decimals therefor, in degrees and minutes, all radii, arcs, central angles, tangents, and chord lengths of all curves to the above accuracy.
- Names and locations of all adjoining subdivisions.
- Name and right-of-way width of each street and other public right-of-way.
- Location, dimension, and purpose of all easements, public and private.
- The lots numbered consecutively throughout each block.
- The outline of any property other than a street, alley, or easement which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of Bellevue for Public Use", together with any other descriptive language with regard to the precise nature of the use of the land so dedicated.
- The title shall include the name of the subdivision, the name of the City, if appropriate, County and State, and the location and description of the subdivision referenced to section township and range.
- Scale, north arrow and date.
- Location, width and names of all existing and dedicated streets and other public ways within or adjacent to the proposed subdivision.
- A provision in the owner's certificate referencing the County Recorder's instrument number where the condominium declaration(s) and/or Articles of Incorporation of the Homeowners' Association governing the subdivision are recorded.
- Certificate by a registered Engineer or surveyor preparing the map certifying to the accuracy of surveying plat.
- A current title report of all property contained within the plat.

- Certification of the owner(s) of record and all holders of security interest(s) of record with regard to said property.
- Certification and signature of the engineer (surveyor) verifying that the subdivision and design standards meet all City requirements.
- Certification and signature of the City Engineer verifying that the subdivision and design standards meet all City requirements.
- Certification and signature of the City Clerk verifying that the subdivision has been approved by the Council.
- Notation of any additional restrictions imposed by the City Council on the development of said subdivision to provide for the public health, safety and welfare.

A PLAT SHOWING KARL MALONE SUBDIVISION

WHEREIN LOT 1A, BLOCK 1, KMAM PLAT, IS SUBDIVIDED AS SHOWN HEREON
LOCATED WITHIN SECTION 26, T.2N., R.18E., B.M., CITY OF BELLEVUE, BLAINE COUNTY, IDAHO

AUGUST 2025



SCALE: 1" = 60'

TAX LOT 8625

LS16670

LS16670

TAX LOT 8643

Line Table		
Line #	Length	Direction
L1	30.00	N54° 58' 22"E
L2	13.92	S35° 01' 43"E
L3	16.00	N54° 58' 17"E
L4	101.00	N54° 58' 17"E
L5	58.92	S35° 01' 41"E
L6	58.92	S35° 01' 41"E
L7	71.00	N54° 58' 19"E

LOT 1
110,872 Sq. Ft.±
2.55 Ac.±

PREVIOUS CENTERLINE OF THE KOHLER DITCH
(SEE NOTE 6)

LOCATION OF REVISED
KOHLER DITCH EASEMENT
INSTRUMENT NUMBER 712843,
SHOWN ON RECORDED PLAT,
INSTRUMENT NUMBER 708941

PREVIOUS LOT 1A

COMMON ACCESS EASEMENT
AS PLATTED, INSTRUMENT NUMBER 708941, AND
SHOWN IN ACCESS EASEMENT INSTRUMENT NUMBER 712703

LOT 2
125,840 Sq. Ft.±
2.89 Ac.±

BLOCK 1

CENTERLINE 10' WATERLINE
EASEMENT, PER INSTRUMENT
NUMBER 710746

APPROXIMATE VACATED
RESERVOIR EASEMENT, PER
INSTRUMENT NUMBER 697311
& 712843

LOT 2A
BLOCK 1
KMAM PLAT
(REFER TO PLAT
INSTRUMENT NUMBER 708941)

LEGEND

- Property Line
- Previous Lot Line
- Adjoinder's Lot Line
- Centerline Right of Way
- Easement, type and width as shown
- Centerline 10' Waterline Easement
- Centerline Kohler Ditch (See Note 6)
- Approximate Vacated Reservoir Easement (See Note 6)
- Ditch Easement (See Note 6)
- Fence Line
- City of Bellevue Limits
- GIS Tie Line
- Found Aluminum Cap on Iron Pipe
- Found Steel Rod in Monument Well
- Found 5/8" Rebar
- 5/8" Rebar to be Set, P.L.S. 16670
- Calculated Point (Nothing Set)

SURVEY NARRATIVE & NOTES

- The purpose of this survey is to show the monuments found during the boundary retracement of Lot 1A, KMAM Plat, and subdivide said property as shown hereon. The boundary shown is based on found monuments, the plat of Lots 1A & 2A, Block 1, KMAM Plat, Instrument Number 708941, and the plat of KMAM Plat, Instrument Number 702962, records of Blaine County, Idaho. Additional documents that were used in the course of this survey include; (All records of Blaine County, Idaho)
 - Young Subdivision, Instrument Number 520587
 - Bend of the River Ranch Subdivision, Instrument Number 531248
 - Friedman Memorial Airport, Instrument Number 160629
 - Tenney-Anderson Subdivision, Instrument Number 285645
 - Stonecove Subdivision, Instrument Number 513333
 - Broadford Highlands Subdivision No. 1, Instrument Number 144273
 - Record of Survey for Frank and Shirley Moore, Instrument Number 442954
 - Chantrelle II Subdivision Phase 1, Instrument Number 387375
 - Chantrelle II Subdivision Phase 2, Instrument Number 393577
- The distances shown are measured. Refer to the above referenced documents for previous record data.
- Unless Specifically shown hereon, this survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, ditches, easements, covenants, conditions, restrictions, encumbrances and other matters set forth in the records of Blaine County, Idaho, and building setbacks, subdivision, zoning and other governmental regulations.
- A Lot Book Guarantee for the subject property has been issued by Old Republic National Title Insurance Company, File Number 1080362K, with a Commitment Date of February 15, 2024. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. Some of the exceptions listed in the title report are NOT plotted hereon. Review of specific documents is required, if further information is desired.
- An Irrigation Ditch Easement Agreement for the relocation of the Kohler ditch shown within the subject property has been recorded under Instrument Number 712843, records of Blaine County, Idaho, with the owner of the Water Right, Water Right No. 3885A. The Ditch Easement as shown hereon is on the recorded plat of Lots 1A & 2A, Block 1, KMAM Plat, Instrument Number 708941, records of Blaine County, Idaho.
- The current zoning of the subject property is Business. The Zoning Line between Business and Residential is along the Easterly boundary of Lot 3, Block 1, KMAM PLAT.

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date: South Central District Health Dept., EHS

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	39.27'	25.00'	90° 00' 00"	25.00'	35.36'	S80° 01' 43"E
C2	23.18'	25.00'	53° 07' 33"	12.50'	22.36'	S61° 35' 33"E
C3	46.36'	50.00'	53° 07' 48"	25.00'	44.72'	N08° 27' 47"W
C4	15.78'	30.00'	30° 07' 53"	8.08'	15.60'	S69° 54' 22"W
C5	31.42'	20.00'	90° 00' 00"	20.00'	28.28'	S09° 58' 19"W
C6	3.58'	50.00'	4° 05' 58"	1.79'	3.58'	S37° 04' 40"E
C7	24.87'	165.00'	8° 38' 14"	12.46'	24.85'	N70° 01' 21"E



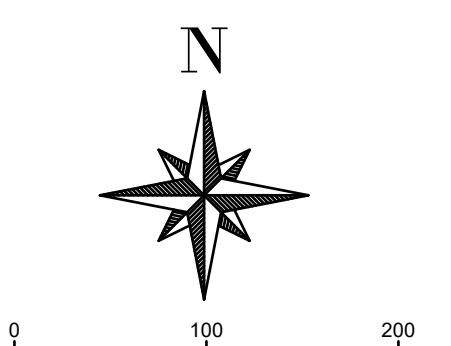
MARK E. PHILLIPS, P.L.S. 16670
KARL MALONE SUBDIVISION
PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO
1 OF 3
PROJECT: 2024-09

A PLAT SHOWING
KARL MALONE SUBDIVISION

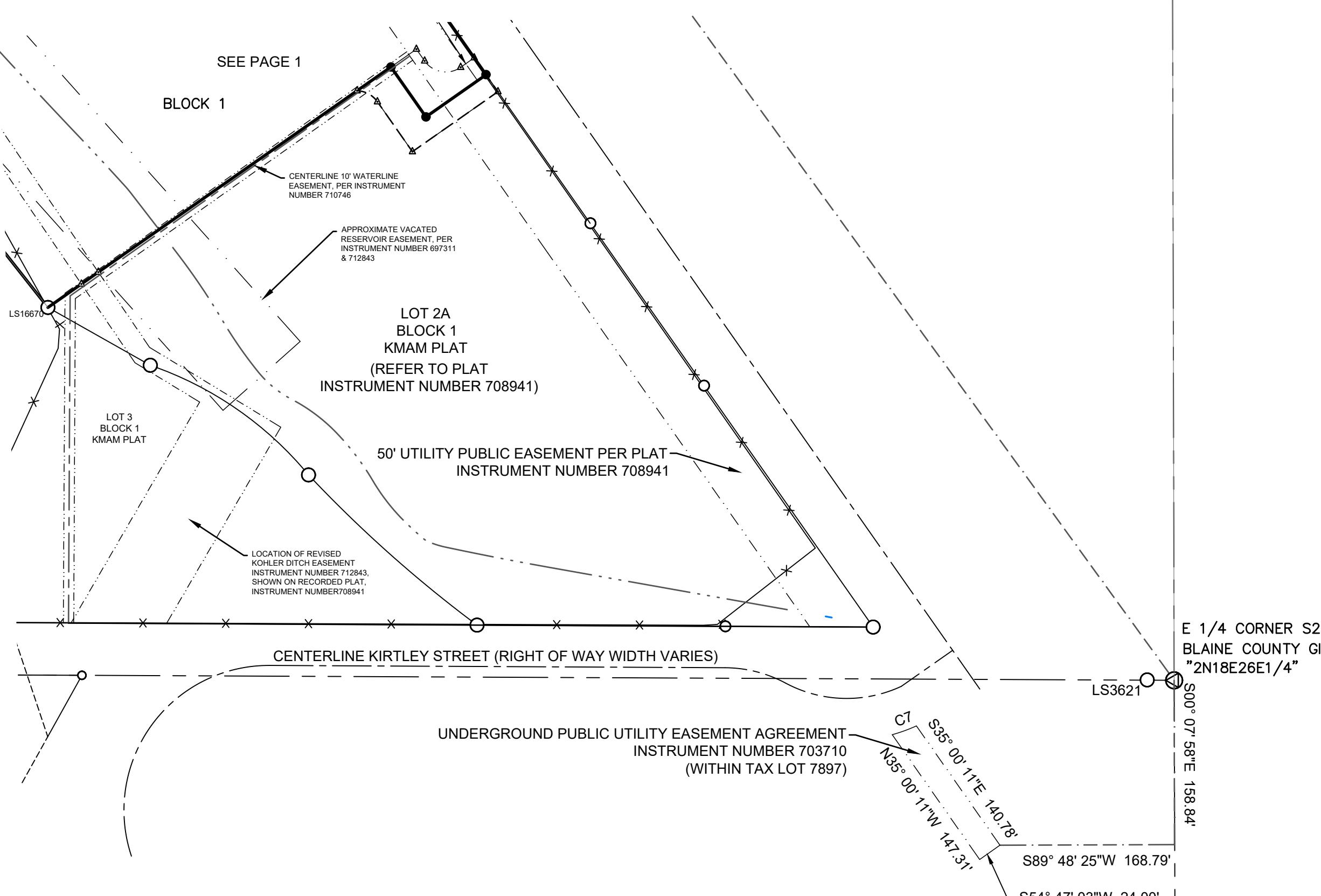
WHEREIN LOT 1A, BLOCK 1, KMAM PLAT, IS SUBDIVIDED AS SHOWN HEREON
LOCATED WITHIN SECTION 26, T.2N., R.18E., B.M., CITY OF BELLEVUE, BLAINE COUNTY, IDAHO

JUNE 2025

(OFFSITE EASEMENT MAP, NOT A PART OF THE SUBDIVISION)



SCALE: 1" = 100'



LEGEND

SEE PAGE 1

SURVEY NARRATIVE & NOTES (CONTINUED)

1. THE UNDERGROUND PUBLIC UTILITY EASEMENT AGREEMENT LOCATION IS BASED ON THE METES AND BOUNDS DESCRIPTION WITHIN THE SIGNED AGREEMENT, RECORDED AS INSTRUMENT NUMBER 703710, RECORDS OF BLAINE COUNTY, IDAHO.



MARK E. PHILLIPS, P.L.S. 16670

KARL MALONE SUBDIVISION

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

2 OF 3
PROJECT: 2024-09

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described parcel of land:

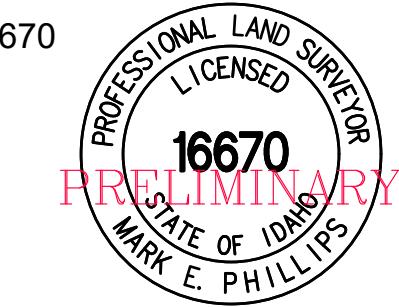
A parcel of land, located within Section 26, T.2N., R.18E., B.M., City of Bellevue, Blaine County, Idaho, being more particularly described as follows:

LOT 1A, BLOCK 1, KMAM PLAT

SURVEYOR'S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.

Mark E. Phillips, P.L.S. 16670



The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. We do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

It is the intent of the owner to hereby include said land in this plat.

BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young County Surveyor for Blaine County, Idaho, do hereby certify that I have checked the foregoing Plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating to Plats and Surveys.

Sam Young, P.L.S. 11577
Blaine County Surveyor

Date _____

Andrew C. Madsen, Manager,
KMAM REAL ESTATE IDBEL, LLC

City Engineer

BELLEVUE CITY ENGINEER'S APPROVAL

The foregoing plat was approved by _____, City Engineer for the City of Bellevue, on this _____ day of _____, 2025.

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } ss

City Clerk

On this _____ day of _____, 2025, before me, a Notary Public in and for said State, personally appeared Andrew C. Madsen, Manager of KMAM Real Estate IDBEL, LLC, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said State
Residing in _____
My Commission Expires _____

BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Blaine County Treasurer

Date

BLAINE COUNTY RECORDER'S CERTIFICATE

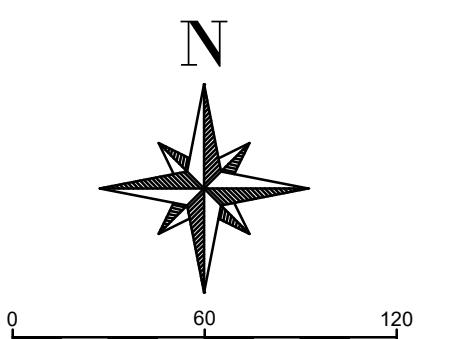
KARL MALONE SUBDIVISION
PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

3 OF 3
PROJECT: 2024-09

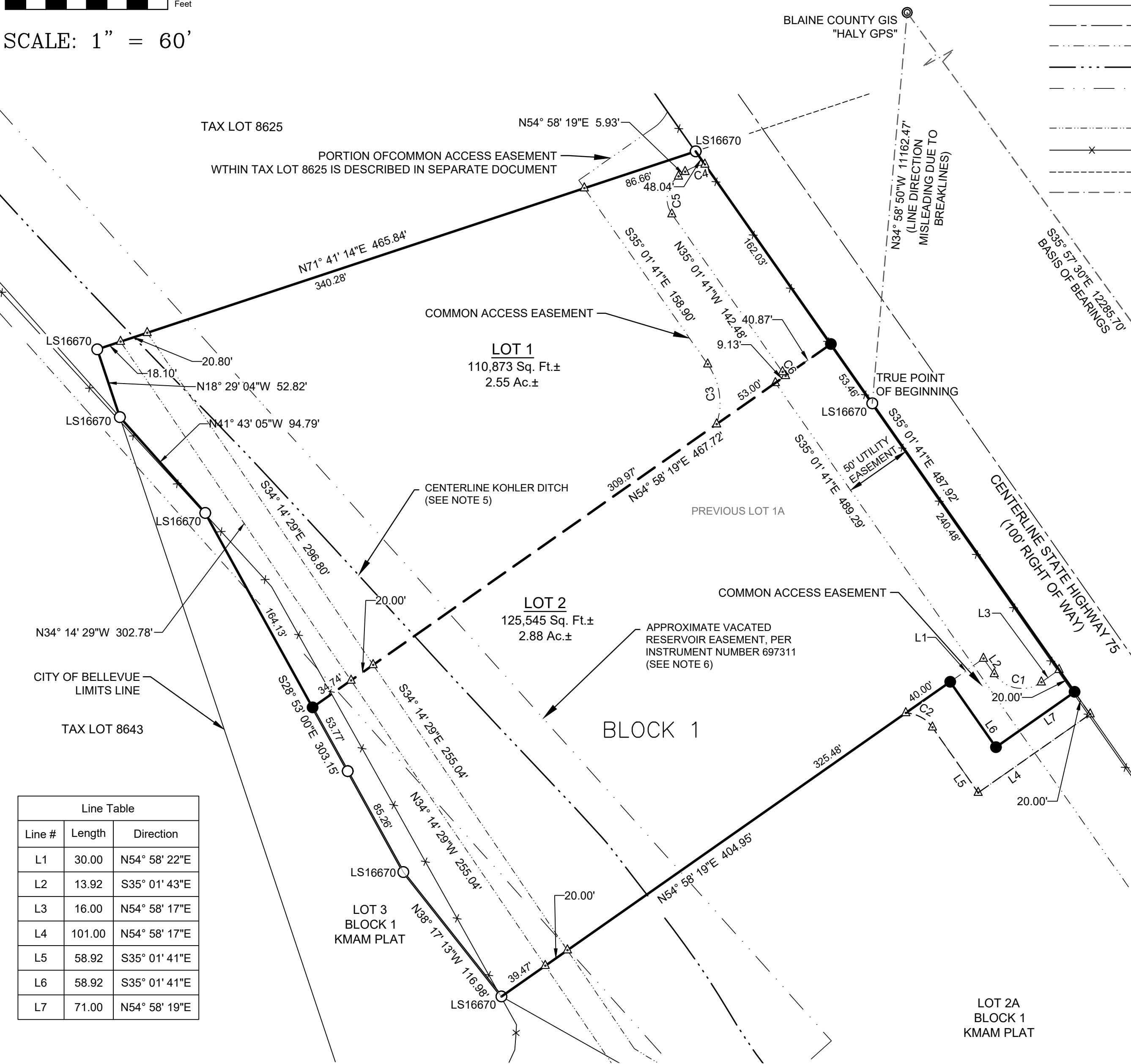
A PLAT SHOWING
MALONE SUBDIVISION

WHEREIN LOT 1A, BLOCK 1, KMAM PLAT, IS SUBDIVIDED AS SHOWN HEREON
LOCATED WITHIN SECTION 26, T.2N., R.18E., B.M., CITY OF BELLEVUE, BLAINE COUNTY, IDAHO

MAY 2024



SCALE: 1" = 60'



LEGEND

- Property Line
- Previous Lot Line
- Adjoinder's Lot Line
- Centerline Right of Way
- Easement, type and width as shown
- Centerline Kohler Ditch (See Note 5)
- Approximate Vacated Reservoir Easement (See Note 6)
- Ditch Easement (See Note 5)
- Fence Line
- City of Bellevue Limits
- GIS Tie Line
- Found Aluminum Cap on Iron Pipe
- Found Steel Rod in Monument Well
- Found 5/8" Rebar
- 5/8" Rebar to be Set, P.L.S. 16670
- Calculated Point (Nothing Set)

SURVEY NARRATIVE & NOTES

- The purpose of this survey is to show the monuments found during the boundary retracement of Lot 1A, KMAM Plat, and subdivide said property as shown hereon. The boundary is based on found monuments and the plat of KMAM Plat, Instrument Number 702962, records of Blaine County, Idaho, and the boundary of Lots 1A & 2A, Block 1, KMAM PLAT, based on an application for Lot Line Adjustment with the City of Bellevue, stamped "Received" on April 22, 2024. Additional documents that were used in the course of this survey include: (All records of Blaine County, Idaho)
 - Young Subdivision, Instrument Number 520587
 - Bend of the River Ranch Subdivision, Instrument Number 531248
 - Friedman Memorial Airport, Instrument Number 160629
 - Tenney-Anderson Subdivision, Instrument Number 285645
 - Stonecove Subdivision, Instrument Number 513333
 - Broadford Highlands Subdivision No. 1, Instrument Number 144273
 - Record of Survey for Frank and Shirley Moore, Instrument Number 442954
 - Chantrelle II Subdivision Phase 1, Instrument Number 387375
 - Chantrelle II Subdivision Phase 2, Instrument Number 393577
- The distances shown are measured. Refer to the above referenced documents for previous record data.
- Unless otherwise shown hereon, this survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, ditches, access, utility, and airspace easements, encroachments, wetlands, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations.
- A Lot Book Guarantee for the subject property has been issued by Old Republic National Title Insurance Company, File Number 1080362K, with a Commitment Date of February 15, 2024. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. Some of the encumbrances and easements listed in the title report are NOT plotted hereon. Review of specific documents is required, if further information is desired.
- Within the exceptions of the above referenced Lot Book Guarantee, there are two documents that reference an 80' wide ditch easement, being centered on the Kohler Ditch within the subject property. An easement vacation document, Abandonment of a Portion of Kohler Ditch, recorded under Instrument Number 693294, records of Blaine County, Idaho, was recorded to vacate said 80' wide ditch easement within the subject property. One Water Right, Water Right No. 37-8853, still has a right to water delivery from said Kohler Ditch. The Ditch Easement as shown hereon is shown based on a coordinated effort between the owner and the water right holder. After construction of the new ditch to continue the path of water to the sole water right holder, the existing ditch to the southeast of the ditch easement will be removed, based on said owner and water right holder coordination.
- Within the exceptions of the above referenced Lot Book Guarantee, there are two documents that reference a 100' wide reservoir easement. The language in each document is slightly different, but each reference an easement for a reservoir, being 100' wide, being 50' right and 50' left of the centerline of the ditch, being about 1000 feet in length. The approximate location of the reservoir easement is shown hereon using both documents as reference. An Easement Vacation and Abandonment document has been recorded under Instrument Number 697311, records of Blaine County, Idaho, to vacate and abandon said Reservoir Easement.
- The current zoning of the subject property is Business. The Zoning Line between Business and Residential is along the Easterly boundary of Lot 3, Block 1, KMAM PLAT.

Date: _____ South Central District Health Dept., EHS

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	39.27'	25.00'	90° 00' 00"	25.00'	35.36'	S80° 01' 43"E
C2	23.18'	25.00'	53° 07' 48"	12.50'	22.36'	S61° 35' 35"E
C3	46.36'	50.00'	53° 07' 48"	25.00'	44.72'	N08° 27' 47"W
C4	15.78'	30.00'	30° 07' 53"	8.08'	15.60'	S69° 54' 22"W
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C6	3.58'	50.00'	4° 05' 58"	1.79'	3.58'	S37° 04' 40"E



MARK E. PHILLIPS, P.L.S. 16670
MALONE SUBDIVISION
PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO
1 OF 2
PROJECT: 2024-09

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described parcel of land:

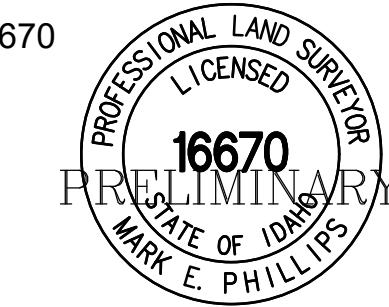
A parcel of land, located within Section 26, T.2N., R.18E., B.M., City of Bellevue, Blaine County, Idaho, being more particularly described as follows:

LOT 1A, BLOCK 1, KMAM PLAT

SURVEYOR'S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.

Mark E. Phillips, P.L.S. 16670



BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young County Surveyor for Blaine County, Idaho, do hereby certify that I have checked the foregoing Plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating to Plats and Surveys.

Sam Young, P.L.S. 11577
Blaine County Surveyor

Date _____

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. We do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

It is the intent of the owner to hereby include said land in this plat.

BELLEVUE CITY ENGINEER'S APPROVAL

The foregoing plat was approved by _____, City Engineer for the City of Bellevue, on this _____ day of _____, 2024.

Andrew C. Madsen, Manager,
KMAM REAL ESTATE IDBEL, LLC

City Engineer

BELLEVUE CITY COUNCIL'S APPROVAL

The foregoing plat was approved by the City Council of Bellevue on this _____ day of _____, 2024.

City Clerk

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } ss

On this _____ day of _____, 2024, before me, a Notary Public in and for said State, personally appeared Andrew C. Madsen, Manager of KMAM Real Estate IDBEL, LLC, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said State
Residing in _____
My Commission Expires _____

Blaine County Treasurer

Date

BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

BLAINE COUNTY RECORDER'S CERTIFICATE

MALONE SUBDIVISION
PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

2 OF 2
PROJECT: 2024-09

**CITY OF BELLEVUE
PLANNING AND ZONING COMMISSION
PUBLIC HEARING on August 5, 2024, at 5:30 p.m.**

REGARDING AN APPLICATION OF: Preliminary Plat application submitted by KMAM REAL ESTATE IDBEL, LLC. The subject property is situated North of Kirtley Street on LOT 1A, BLOCK 1, KMAM PLAT.	FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION 08/29/2024
---	--

REQUESTED ACTION: KMAM REAL ESTATE IDBEL, LLC has petitioned for Preliminary Plat approval to subdivide the property consisting of Lot 1A, Block 1, KMAM Plat North of Kirtley Street and adjacent to Highway 75 into two (2) lots. The property is Zoned Business (B).

APPLICABLE REGULATIONS:

Bellevue City Code, Title 11 Chapter 4 Design and Improvement Requirements

Summary and Background

The subject property consists of the amended KMAM Plat Lot 1A, Block 1 north of Kirtley Street and adjacent to Highway 75. The preliminary plat will subdivide Lot 1 into two (2) lots to be approximately 2.55 & 2.88 acres. The petitioner would like to build a Maverik C-store on Lot 1A-2.

I. NOTICE & DISCLOSURES

1. **Notice** of this public hearing was:
 - i. Published in the Idaho Mountain Express on June 26, 2024;
 - ii. Sent by first class mail June 20, 2024 to all property owners within 300 feet of the external boundaries of these lots;
 - iii. Posted at the Bellevue City Hall, the Bellevue Post Office, and on the city webpage on June 20, 2024
2. Any disclosures (i.e. conflicts of interest, site visits or ex parte communications)?

►Motion: I move to find the notice for the Preliminary Plat to be in compliance with Idaho Code 74-204

II. APPLICATION MATERIALS & CITY DEPARTMENT REVIEW

Exhibit A—Application Materials

All application materials were received on May 22, 2024, the application was deemed Complete on June 10, 2024, unless indicated otherwise.

1. Completed application form
2. Preliminary Plat Map
3. Maps: parcel, land use, zoning, topography

Exhibit B—Department Head Comments

Page 1 of 6

Fire Department:

The Fire Department has no comments

Engineering issues:

No issues were noted.

Water and Sewer issues:

No issues were noted.

Street Department issues:

No issues were noted.

Public Comment:

At the time of this report staff had not received any letters of support or concern regarding the proposed subdivision.

***NOTE: For purposes of clarification, Staff response is in bold.**

II. TITLE 11 – SUBDIVISION – CHAPTER 4, DESIGN AND IMPROVEMENT REQUIREMENTS

11-4-6 LOTS:

- A. *Lot size, width, depth, shape, orientation, and minimum building set-back lines shall be in compliance with the zoning district in which the property is located; and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings; The minimum lot size for the Business District is 6,000 square feet. The proposed lot 1A-1 will be 2.55 acres and lot 2A-2 will be 2.88 acres.*
- B. Whenever a proposed subdivision contains lot(s), in whole or in part within the flood plain, or which contain land with a slope in excess of twenty-five percent (25%) based upon natural contours, or create corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, provide open space and solar access for each lot and structure, and preserve hillside view corridors. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, water courses, and topographical features; **The proposed plat to be subdivided is not located in the flood plain and does not contain land with a slope more than twenty-five percent (25%).**
- C. Corner lots shall contain a building envelope outside of a seventy-five-foot radius from the center point of intersection of the streets unless otherwise approved as defined in Chapter 5, Section 5.6.3.; **The proposed building will be outside the seventy-five-foot (75') radius from any intersections.**
- D. Side lot lines shall be within twenty (20) degrees to a right angle or radial line to the

Malone Subdivision Preliminary Plat

FOF 09/02/2024

street line; **The lot lines are within twenty (20) degrees to a right angle to the street line.**

- E. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. Should a double frontage lot be created out of necessity, then such lot shall be reversed frontage lots; **N/A**
- F. Minimum lot sizes in all cases shall be reversed frontage lot(s); **N/A**
- G. Every lot in a subdivision shall have a minimum of twenty (20) feet of frontage on a dedicated public or approved private street; **Both proposed lots will have over twenty (20) feet of frontage to the public street. No new streets are proposed.**

11-4-10 REQUIRED EASEMENTS:

Easements, as set forth hereinafter, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands:

- A. A public utility easement at least ten (10) feet in width shall be required within the street right of way boundaries of all streets; **There is a 50' utility easement being proposed on lot 1A-2.**
- B. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain said watercourse and provide access for private maintenance and/or reconstruction of said watercourse. **N/A**
- C. All subdivisions which border the Big Wood River or any tributary shall dedicate a twenty foot (20') fisherman and unaltered riparian easement along the river bank. Furthermore, the Council shall require in appropriate areas an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision. **N/A**
- D. All subdivisions which border on the Big Wood River or any tributary shall dedicate a one hundred foot (100') floodplain management easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion. **N/A**
- E. All subdivisions through which appropriate access to public lands are found to exist shall dedicate reasonable public access easements thereto as part of the subdivision traffic

circulation. N/A

- F. No ditch, pipe, or structure for irrigation water or irrigation wastewater shall be constructed, rerouted, or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights thereto. A written copy of such approval shall be filed as part of required improvement construction plans. N/A
- G. Non-vehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate non-vehicular transportation system throughout the City. Such improvements may be calculated towards required park land dedication requirements as set forth in the adopted Bellevue Parks Master Plan; **A small portion of sidewalk has been proposed for pedestrian access to the proposed Maverik C-Store.**

11-4-13 PLANTING STRIP IMPROVEMENTS:

Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts, or off-street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for said planting strip with the preliminary plat application and the landscaping shall be a required; **The preliminary plans presented for the Maverik C-Store include a landscaping plan containing trees, shrubs, and grass along Highway 75 and around the perimeter of the lot.**

11-4-14 CUTS, FILLS, AND GRADING IMPROVEMENTS: **These standards do not apply because the land is relatively flat and no cuts, fills or grading improvements are proposed at this time.** Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:

- A. A preliminary soil report prepared by a qualified engineer may be required by the Commission and/or Council as part of the preliminary plat application;
- B. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Said plan shall contain the following information:
 - 1) Proposed contours at a maximum of five (5) foot contour intervals;
 - 2) Cut and fill banks in pad elevations;
 - 3) Drainage patterns;
 - 4) Areas where trees and/or natural vegetation will be preserved;
 - 5) Location of all street and utility improvements including driveways to building envelopes, and any other information which may be reasonably required by the administrator, Commission, or Council to adequately review

the affect of the proposed improvements.

- C. Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways;
- D. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.
- E. Where the existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for re-vegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as said re-vegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion;
- F. Where cuts, fills, or other excavation are necessary, the following development standards shall apply:
 - 1) Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil compatibility,
 - 2) Fills shall be compacted to at least ninety-five percent (95%) of maximum density as determined by ASSHO T99 (Am. Assoc. State Highway Officials) and ASTM D698 (Am. Stnd. Testing Methods),
 - 3) Cut slopes shall be no steeper than two (2) horizontals to one (1) vertical. Subsurface drainage shall be provided as necessary for stability,
 - 4) Fill slopes shall be no steeper than three (3) horizontal to one (1) vertical.
 - 5) Toes of cut and fill slopes shall be set back from property boundaries a distance of three (3) feet plus one-fifth (1/5) of the height of the cut or the fill but may not exceed a horizontal distance of ten (10) feet; tops and toes of cuts and fill slopes shall be set back from structures at a distance of at least six (6) feet plus one-fifth (1/5) of the height of the cut or fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.

11-4-15 DRAINAGE IMPROVEMENTS:

The subdivider shall submit with the preliminary plat application, such map, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the City on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways, or

improved public easements and shall extend across and under the entire improved width thereof including shoulders. **A stormwater/percolation basin is proposed.**

11-4-16 UTILITIES:

In addition to the terms mentioned hereinabove, all utilities including but not limited to, electricity, natural gas, telephone, and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements. **Utilities are proposed to be installed by subdivider.**

III. RECOMMENDATION AND POSSIBLE CONDITIONS:

► Upon a motion by Commissioner Lindberg, a second by Commissioner Grootveld, and a unanimous vote, this Preliminary Plat application submitted by KMAM REAL ESTATE IDBEL, LLC, finding the application complies with the applicable criteria set forth under applicable criteria of Title 11 Subdivision Regulations, subject to the following conditions:

IT IS SO ORDERED this 7th day of October, 2024.



John Kurtz, Planning Commission Chair



Amy Phelps, Planning and Zoning Secretary

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 11th day of December 2024, 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 Facsimile
- Via Email

Errin Bliss
Bliss Architecture

CITY OF BELLEVUE

/S/ Amy Phelps

Amy Phelps, City Clerk