



CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, October 6, 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 October 6, 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. September 02, 2025 Regular Meeting Minutes

5. NEW BUSINESS – ACTION ITEM

a. **DR-25-06 – Ellis Duplex: 600 N 6th St.**

An application for Design Review Approval for a duplex proposed to be located at 600 N 6th Street, proposed to feature a reduced lot area (per each unit) and reduced side setbacks.

b. **Commissioners' Terms Discussion**

6. NEXT MEETING

a. Regular Meeting – October 20, 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, 6 de octubre de 2025, 17:30
115 Pine Street, Bellevue, Idaho 83313

AGENDA

ÚNASE A LA REUNIÓN DE ZOOM

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

ID de la reunión: # 841 3939 9633

Código de acceso: # 900164

Móvil con un toque

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

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

LLAMAR PARA ORDENAR

PASE DE LISTA

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

Encontrar que el aviso y la agenda de la reunión regular se publicaron de acuerdo 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, Oficina de Correos, en el sitio web de la Ciudad el 30 de julio de 2025. (Moción sugerida: Propongo que el aviso para la reunión ordinaria del 6 de octubre de 2025 se completó de acuerdo con el Código de Idaho, Sección §74-204).

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

3. COMENTARIO PÚBLICO: Para temas de interés que NO están en la agenda.

4. ORDEN DEL DÍA CONVENIDO – PUNTO DE ACCIÓN

a. Aprobación del Acta

i. 02 de septiembre de 2025 Acta de la reunión ordinaria

5. NUEVO NEGOCIO – ELEMENTO DE ACCIÓN

a. DR-25-06 – Dúplex Ellis: 600 N 6th St.

Una solicitud de aprobación de revisión de diseño para un dúplex propuesto para ubicarse en 600 N 6th Street, propuesto para presentar un área de lote reducida (por cada unidad) y retrocesos laterales reducidos.

b. Discusión sobre los términos de los comisionados

6. PRÓXIMA REUNIÓN

a. Reunión ordinaria – 20 de octubre de 2025

7. APLAZAMIENTO - ELEMENTO DE ACCIÓN

Yo, designado Secretario de la Comisión de Planificación de la Ciudad de Bellevue, Idaho, certifico por la presente que el aviso y la agenda de la reunión ordinaria se publicaron de acuerdo 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 Año 2025**.

De conformidad con la Ley de Estadounidenses con Discapacidades, las personas que necesiten adaptaciones especiales durante esta reunión deben notificar a la Ciudad 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
Tuesday, September 2, 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 Tuesday, September 2, 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 Lindberg motioned that the notice for the September 2, 2025, Regular Meeting was completed in accordance with Idaho Code, Section §74-204, Commissioner Heugly seconded, all voted in favor, and the motion carried.

2. CALL FOR CONFLICT:

No conflicts or *ex parte* communications were identified.

3. PUBLIC COMMENT:

None provided.

4. CONSENT AGENDA – ACTION ITEM

a. Approval of Minutes

i. August 18, 2025 Regular Meeting Minutes

b. Findings of Fact from Prior Meeting(s)

i. FP-25-01 Karl Malone Final Plat

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

5. WORK SESSION

a. Comprehensive Plan Update

Mr. Parker presented an update on the comprehensive plan update underway. First, he stated the status of the existing comprehensive plan, which is overdue for an update. He then explained crucial goals for the comprehensive plan update, the status of concurrent master planning efforts, and progress on community engagement. The Commission discussed and asked clarifying questions. Mr. Parker elaborated on the function of the Youth Advisory Committee, and reached the close of his prepared presentation.

Chair Kurtz expressed that during the prior Comprehensive Plan drafting process, the City of Bellevue was routinely compared to Driggs, Idaho, but that the City is more alike to Victor, Idaho. He then inquired into the quality of participation by the Comprehensive Plan Advisory Committee, to which Mr. Parker responded that involvement and engagement have been exceptional, though the current time slot does not work for all committee members. As a result, two meetings of the advisory committee will likely be held.

The Commission discussed the ease of locating the City YouTube channel, and suggested a link to the channel from the City website.

Commissioner Beiser inquired whether Mr. Parker had worked through the process for a Comprehensive Plan in previous places of employment. He explained his closely relevant experience.

Commissioner Lindberg expressed satisfaction with Staff's public engagement efforts.

Chair Kurtz advised intra-plan consistency of goals, and discussed public rights-of-way regulation efforts with Mr. Parker. The philosophy of the Comprehensive Plan effort overall, including the overall role of the Comprehensive Plan, were then discussed.

Chair Kurtz probed as to the state of community outreach to Bellevue's Hispanic population. Mr. Parker explained that Hispanic residents are well-represented in the Advisory Committee, and that outreach materials are presented in both English and Spanish wherever possible. The Commission then explored options for courting Hispanic and overall youth involvement in the Youth Advisory Committee.

6. NEXT MEETING

- a. Regular Meeting – September 15, 2025

7. ADJOURNMENT - ACTION ITEM

Motion: Commissioner Lindberg voted to adjourn the meeting, Commissioner Heugly seconded, all voted in favor, and the meeting was adjourned at 5:55 P.M.

John Kurtz, Planning & Zoning Chair

Planning Commission Secretary



DR-25-06

Staff Report

Bellevue Planning & Zoning Commission

October 6, 2025

**Ellis Duplex
600 N 6th Street**

Executive Summary

Description

An application for Design Review Approval for a duplex proposed to be located at 600 N 6th Street, proposed to feature a reduced lot area (per each unit) and reduced side setbacks.

Project Essentials

Review Type	Address	Proposal	Component(s) in Question	Zone
Design Review	600 N 6 th Street	Duplex	<ul style="list-style-type: none"> • Townhome development • 3,003.5 sq. ft. per unit • 4 ft. side setbacks 	GR - General Residential

Quantifiable Requirements

Requirement	Required Quantity	Project Quantity	Compliant?
<i>Parking</i>	2 spaces per unit	4 spaces (2 per unit)	YES
<i>Front Setback</i>	20 ft. (10 ft. w/ review)	25 ft.	YES
<i>Front Garage Setback</i>	25 ft.	15 ft.	YES
<i>Side Setback</i>	6 ft. (4 ft. w/ review)	4 ft.	NEEDS REVIEW
<i>Rear Setback</i>	6 ft. (4 ft. w/ review)	35 ft.	YES
<i>Lot Area Per Unit</i>	6,000 sq. ft. (3,000 sq. ft. w/ review)	3,003.5 sq. ft.	NEEDS REVIEW
<i>Lot Width</i>	50 ft.	50 ft.	YES
<i>Height</i>	35 ft.	32 ft.	YES

Other Requirements

Requirement	Requirement Details	Compliant?
Access	Access must be from street, not alley	YES
Architecture	Maintain rural development styles, blend with the neighborhood, variation of buildings	COMMISSION ADVISE
<i>Vision Triangle</i>	No fences, shrubs, etc. should extend above 3.5 ft. within the 15 ft. vision triangle	YES
Trash Storage	Adequate enclosed on-site trash storage	YES
Snow Storage	Snow storage should be incorporated in design, and should not adversely affect neighboring properties	YES
<i>Ingress & Egress</i>	Ingress & Egress should be safe and adequate for pedestrians and vehicles	YES

Project Location



Discussion

- The Applicant requests approval to build a duplex within the GR-General Residential Zone. Bellevue City Code Section 10-17-3(C) requires Design Review approval for multiple-family dwellings and townhouses. Staff finds that the Project meets all necessary requirements for Design Review Approval, excepting the requirements of 10-17-5(C)(6) that the project's landscaping include drip or low-consumption irrigation system. Staff suggests that the installation of such system be a condition of approval.
- The Applicant requests that the minimum lot area for each unit be reduced from 6,000 sq. ft. to 3,003.5 sq. ft. Bellevue City Code Section 10-6-2 requires Design Review approval for such a reduction, or when the City "deems it as a benefit for providing affordable housing." Staff notes that there is no definition for affordable housing within Bellevue City Code. Thus, Staff defers to the Commission as to whether the Applicant's letter stating that the project provides affordable housing is appropriate.
- The Applicant requests that the side setbacks be reduced from 6 ft. to 4 ft. Bellevue City Code 10-6-5(D)(2) allows a reduction to 4 ft. As criteria for approval, code states that, "all applications proposing to utilize reduced setbacks shall provide on site snow storage and not obstruct the vision triangle at an intersection." Staff recommends approval of the reduced side setbacks, as the project meets the provided criteria.
- Two similar, permitted townhome projects are located immediately north of the subject property. Previous plans for the current proposal showed a near-identical elevation to two permitted townhome projects located immediately north of the subject property. This may have comprised a violation of 10-17-5(B)(2). Plan revisions show an updated building elevation with differences in roofline and an addition of asymmetrical elements. Staff considers these changes adequate enough to meet requirements.

Staff Recommendation

Actions

Staff recommends approval of the subject application, with the conditions provided:

1. The Applicant shall obtain a building permit.
2. The Applicant shall provide a landscape plan to Staff, who will determine whether the irrigation system planned for the project will be sufficiently low-consumption. This must be done before a building permit can be obtained.

Suggested motion:

"I move that we approve DR-25-06 subject to the conditions identified in the staff report, and to direct Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this recommendation based on the record provided."

Application Overview

Description

An application for Design Review Approval for a duplex proposed to be located at 600 N 6th Street. Additionally, this project proposed a reduced lot area (per each unit) and reduced side setbacks.

Legal Description

Lot 1, Block 88, Original Plat of Bellevue Townsite, located within Section 25, Township 2 North, Range 18 East, B.M., City of Bellevue, Blaine County, Idaho.

Associated Documents

Document Name	Receipt of Last Revision
Application	June 17, 2025
Colored Building Elevations	September 16, 2025
Site & Building Plans	September 16, 2025
Affordable Housing Statement	September 17, 2025

Public Noticing

Pursuant to Bellevue City Code Section 10-17-4(C), public notice is not required for Design Review applications.

Notice of Expiration

Pursuant to Bellevue City Code Section 10-17-7(A): “The term of design review approval shall be one year from the date of final action by the commission or, upon appeal, the date the approval is granted by the Council. Such approval is subject to changes in zoning or other regulations applicable to the project.”

Required Findings – Bellevue City Code

Portions of most relevance highlighted in BLUE.

10-17-3(C): DESIGN REVIEW APPROVAL REQUIRED:

C. ADU (Accessory Dwelling Unit), Multi-Family And Townhouses In All Zoning Districts: No person shall commence construction or placement of any ADU, multi-family dwelling or townhouse, or make any addition, alteration or change to the exterior of any such building, or commence demolition, excluding necessary maintenance thereof, within any zoning district within the City without first having obtained design review approval therefor under the procedures, requirements, standards and criteria of this chapter. The design review

application shall provide all the information required in section 10-17-4 of this chapter. In order to receive approval, the application shall meet the standards and criteria set forth in subsections 10-17-5A1 through A10, inclusive; subsections 10-17-5B1b through B1d; and subsections 10-17-5C1 through C7, inclusive, of this chapter. (Ord. 2015-02, 4-20-2015)

10-17-5: DESIGN REVIEW STANDARDS AND CRITERIA:

The following list of design review criteria shall be met by each applicant seeking design review approval. The Planning and Zoning Commission shall use said criteria to determine whether a project is to be approved or denied. A building which is allowed by right in this title may be reduced in bulk, height or other physical dimension by requirement of the commission only if found necessary to protect the public health, safety and/or welfare. If a development project is to be built in phases, each phase shall be subject to the design standards and criteria described in this section, and each phase independently shall meet said criteria and standards.

A. Site Planning:

1. Buildings shall be situated in a manner that preserves existing land forms, trees and other significant vegetation and shall not interrupt waterways or change other natural drainage patterns in a manner which adversely affects adjacent property. Removal of existing trees of greater than six inch (6") caliper is subject to review.
2. Buildings shall be sited so that their form does not break prominent natural ridge lines.
3. Buildings and parking areas shall be clustered to provide for more usable open space. All accesses from alleys shall require improvements installed by the applicant/owner when applicable including, but not limited to, an asphalt surface or compacted gravel surface as determined by the City Public Works Department. The applicant/owner shall be responsible for relocation of applicable City services/utilities, repair of any damaged City services, snow plowing and snow removal.
4. The alignment of roads and driveways shall follow the contours of the site, and cuts and fills shall be minimized.
5. Retaining walls shall be discouraged, and such walls over three feet (3') high shall be stepped to form a number of benches to be landscaped.
6. 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.
7. **A snow storage plan, as a component of the site plan, is required. The plan shall comply with the following requirements:**
 - a. Use of sidewalks and required parking areas for snow storage is prohibited.
 - b. Snow storage within one hundred feet (100') of stream banks is prohibited.
 - c. Use of landscaped areas for snow storage may be allowed under the approved snow storage plan.
 - d. Snow storage areas shall be incorporated in site design as well as designs that anticipate snow shedding areas.
 - e. Snow storage areas shall not adversely affect neighboring properties.

f. Building design shall prevent water from dripping or snow from sliding on pedestrian areas, entrances of buildings, garages and adjacent properties.

g. Snow storage areas for parking lots containing twenty (20) spaces or more shall be located on site in an amount which is equal to at least one-third ($\frac{1}{3}$) of the hard surfaces proposed with the project. The one-third ($\frac{1}{3}$) amount may be reduced by the use of a snowmelt system, or for good cause demonstrated.

h. Where snow storage areas cannot be provided on site because of existing buildings or approved building design, an adequate snow hauling plan shall be submitted for and subject to approval by the Planning and Zoning Commission.

The Planning and Zoning Commission may impose such restrictions on snow removal operations as are necessary to reduce the effects of noise or traffic on surrounding areas.

8. Visual impact of on site parking, service, trash and loading areas shall be minimized whenever possible by locating these areas to the rear of the building and providing screening with landscaping or fences from adjacent properties and public ways.

9. Adequate enclosed on site storage for trash shall be provided for each unit of accessory dwelling units, multi-family and townhouses.

10. All utilities shall be installed underground in accordance with the City standards and in a manner and location approved by the City Engineer.

11. Building and parking areas shall be designed to provide proper ingress and egress; safe, adequate and efficient pedestrian and vehicular traffic circulation; and the efficient and safe arrangement of on site parking, building location, and circulation.

12. Multi-family and townhouses shall provide a minimum of two (2) on site parking spaces for each unit. Accessory dwelling unit parking requirements shall be one off street parking space for a one bedroom ADU and two (2) parking spaces for ADUs with two (2) to three (3) bedrooms.

13. Adequate unobstructed access for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project shall be provided.

B. Architecture:

1. Generally:

a. Building and shopfront 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.

C. Landscaping; Parking; Lighting:

1. Exterior light fixtures and signs shall be nonglaring in design and installation so as not to adversely affect adjacent properties and public ways.

2. The design of fences, walls and retaining walls shall harmonize with the site and buildings in scale as well as in materials.

3. Preservation of significant natural features such as water, view, topography, and vegetation shall be incorporated in the landscape plan.

4. Site conditions, drought tolerance and local hardiness shall be considered to select appropriate plant species, including grasses for lawn areas.

5. Landscaping shall provide a substantial buffer between incompatible land uses and shall be used to screen from view and to mitigate visual impact of parking areas, loading areas, and garbage containers from adjacent properties and public ways.

6. Installation of adequate drip or other low consumption irrigation systems shall be required. Landscaping shall be properly irrigated and maintained, and landscaping, or any portion thereof, shall be replaced when it dies or is otherwise destroyed.

7. Adequate drainage shall be provided on site.

8. A minimum of ten percent (10%) of the parking area of parking lots with twenty (20) spaces or more shall be landscaped with islands, dividers, or a combination of the two. Parking lots with twenty (20) spaces or more will have a minimum of fifty percent (50%) of the required landscaped area installed adjacent to Main Street/Highway 75 unless otherwise approved by the commission due to extensive curb cuts and vision safety concerns.

9. All public rights-of-way adjacent to subject property including alleys shall be improved with, but not limited to, asphalt/concrete/compacted gravel, and applicable curbing, gutter, drainage, ADA standards, lighting, sidewalks and striping as recommended by the Public Works Director.

D. Curbs, Gutters, Sidewalks And Street Tree Requirements: Within the B Business, LB/R Limited Business/Residential, LI/B Light Industrial/Mixed Business and LI Light Industrial Zoning Districts, curbs, gutters, sidewalks and street trees are required and shall be installed along the street frontage of each lot or parcel of real property upon which a new building or a "major addition" (defined as requiring a building permit and having a cost of construction exceeding \$50,000.00) is constructed. Such improvements shall be constructed in accordance with the applicable construction standards and ordinances of the City. (Ord. 2015-02, 4-20-2015)

10-6-2: PERMITTED USES:

...

Multiple family dwellings, including townhouses, shall be allowed on no less than a six thousand (6,000) square foot lot per dwelling in the platted and unplatted portions of the City unless a reduced lot size is approved by the City through a planned unit development, annexation agreement, development agreement, design review or other similar process, or when the City deems it as a benefit for providing affordable housing. The Planning and Zoning Commission shall review and approve a design review application that requires a minimum of on-site parking for single-family and two-family dwellings and access is off an improved street, not alley and there is compliance with front, rear and side setbacks. The approved reduced lot size shall not be less than three thousand (3,000) square feet per dwelling unit.

...

10-6-5: DIMENSIONAL, BULK AND BUILDING COVERAGE STANDARDS AND REQUIREMENTS:

The dimensional, bulk and building coverage standards and requirements for this district are the following:

A. Minimum Lot Area: The minimum lot area in the City limits shall be six thousand (6,000) square feet in the platted portion and six thousand (6,000) square feet in the unplatted portion, unless a reduced lot size is approved by the City through a planned unit development, annexation agreement, development agreement or other similar process, or when the City deems it as a benefit for providing affordable housing. The approved reduced lot size shall not be less than three thousand (3,000) square feet per dwelling unit.

B. Minimum Lot Width: Fifty feet (50'), unless otherwise approved by the City through a planned unit development, annexation agreement, development agreement or other similar process, or when the City deems it as a benefit for providing affordable housing which is linked to an affordable housing.

C. Minimum Front Yard:

1. Minimum distance of any building from the front lot line: Twenty (20) feet, except all garage portions of a building shall remain at twenty five (25) feet. (Ord. 2015-02, 4-20-2015, amended Ord. 2019-05, 6-24-2019)

2. A ten foot (10') minimum distance of any building from the front lot line may be approved by the City through an approved design review application, a planned unit development, annexation agreement, development agreement or other similar process. Reduced setbacks shall be considered to encourage architectural features such as extended rooflines over entries, covered or enclosed on site parking and covered porches. All applications applying for reduced setbacks shall provide on site snow storage and parking. No building shall obstruct the vision triangle at an intersection. Setbacks shall be measured from the extremities of the building to the property line.

3. Garden buildings/portable storage shed structures and greenhouses which do not require a City building permit, are less than one hundred twenty (120) square feet and shall not be used to house farm animals may have a minimum (front) setback from the property line of ten feet (10'). Setbacks for garden buildings/portable storage shed structures on a lot having dual street frontage shall be not less than ten feet (10') from the property line. The property owner shall be responsible for determining his or her property lines prior to placing the structure. Structures shall not restrict the minimum number of required on site vehicle parking spaces. The property owner shall be responsible for removing the structure if it is placed over utilities. The property owner shall comply with applicable CC&Rs. Maximum square footage for the structures defined herein shall not exceed a single structure or multiple structures of two hundred (200) square feet per single-family dwelling, utilizing the reduced setbacks stated herein. All structures over one hundred twenty (120) square feet shall obtain an approved building permit.

D. Minimum Side and Rear Yards: (Minimum distance of any building from each side and rear lot lines.) These restrictions shall be followed in all cases:

1. A ten foot (10') Minimum distance of any building from the front lot line may be approved by the city through an approved design review application, a planned unit development, annexation agreement, development agreement or similar process. Reduced setback shall be considered to encourage architectural features such as extended rooflines over entries, covered or enclosed on site parking and covered porches.

2. **No residence or outbuilding shall be placed closer than six feet (6') from any side or rear property line, unless otherwise approved by the City through an approved design review application, a planned unit development, annexation agreement, development agreement or other similar process. The reduced side and rear property line setbacks shall not be less than four feet (4'). All applications proposing to utilize reduced setbacks shall provide on site snow storage and not obstruct the vision triangle at an intersection. Setbacks shall be measured from the extremities of the building to the property line.**

3. There shall be nothing that would possibly obstruct the vision triangle placed closer than fifteen feet (15') from the property line at a corner or intersection. Any fences, shrubs, etc., that are

placed on the property lines shall not exceed a height of three and one-half feet ($3\frac{1}{2}'$) where they could possibly interfere with vision at intersections.

4. Minimum front, side and rear yards for a townhouse development, multi-unit housing, nursing home, condominium, educational facility, church, and other institutional housing shall meet the same setback requirements as indicated in subsections C-1, D1 and D2 of this section; except, that townhouse development, multi-unit housing, nursing home, condominium, educational facility, church, and other institutional housing complexes shall be allowed zero setbacks from common wall lot lines.

5. Garden buildings/portable storage shed structures and greenhouses which do not require a City building permit, are less than one hundred twenty (120) square feet and shall not be used to house farm animals may have a minimum side and rear setback from the property line of ten feet (10'). Setbacks for garden buildings/portable storage shed structures on a lot having dual street frontage shall not be less than ten feet (10') from the property line. The property owner shall be responsible for determining his or her property lines prior to placing the structure. Structures shall not restrict the minimum number of required on site vehicle parking spaces. The property owner shall be responsible for removing the structure if it is placed over utilities. The property owner shall comply with applicable CC&Rs. The maximum square footage for the structures defined herein shall not exceed a single structure or multiple structures of two hundred (200) square feet per single-family dwelling, utilizing the reduced setbacks stated herein. An approved building permit shall be obtained for all structures over one hundred twenty (120) square feet.

E. Maximum Floor Area:

1. The gross floor area for buildings in the GR zone shall not exceed thirty six thousand (36,000) square feet. All buildings in excess of twenty-eight thousand (28,000) square feet in gross floor area per lot or parcel shall apply for and obtain a conditional use permit, pursuant to chapter 10-15 of this Code. All buildings in excess of twenty-eight thousand (28,000) square feet shall have a minimum setback of ten feet (10').

2. Exemptions: Churches and public facilities, as defined in chapter 10-2, shall be exempt from the maximum floor area provision. (Ord. 2015-02, 4-20-2015; amd. 2018 Code; Ord. 2019-05, 6-24-2019; amd. Ord. 2020-02, 1-27- 2020; Ord. 2022-01, 4-11-2022; Ord. 2023-01, 2-13-2023)

10-6-6: OTHER RESTRICTIONS:

A. All residences shall be placed on a lot so that there shall be adequate parking for no fewer than two (2) cars. This parking shall be exclusively on the private property. City street property shall not be included.

B. No residence shall be more than two (2) stories above ground level or thirty five feet (35'). Basements shall be excluded from such measurement.

C. The maximum height of any accessory building shall not be more than twenty feet (20'), and the height shall be measured from the lowest point of natural grade along the building foundation perimeter.

D. A shop, hobby or small business activity in residential areas shall be housed.

E. Only one house may be constructed on each residential lot. (Ord. 2015-02, 4-20-2015)

Prepared by:



(Dated 9/29/2025)

Carter Bullock
Planner – Community Development
City of Bellevue
cbullock@bellevueidaho.us
208-309-6110



City of Bellevue

115 E Pine Street
P. O. Box 825 Bellevue, ID 83313
208-788-2128 Fax 208-788-2092

Design Review Application

Applicant Information

Business / Project Name:	600 N 6 th St.		
Owner / Applicant Name:	Derrick Ellis		
Phone #:	208-421-5103	Fax #:	
Service Location:	600 N. 6 th St.		
Mailing Address:	P.O. Box 221 Jerome ID 83338		
Property Physical Address:	600 N. 6 th St.		
Property Legal Description:	Lot 1 Block 88		
Business Type:	<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability <input type="checkbox"/> Partnership <input type="checkbox"/> Other		
Current Zoning:	<input type="checkbox"/> Business <input type="checkbox"/> Limited Business/Res <input type="checkbox"/> Light Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Transitional		

Project Description

Business / Project Description:	Duplex		
Structure Design:	<input checked="" type="checkbox"/> Stick Built	<input type="checkbox"/> Modular	<input type="checkbox"/> Manufactured/ Mobile (HUD)
Existing Sq Ft:	New Sq Ft:	Total Sq. Ft:	Lot Sq Ft:

Living Quarters Included? No Yes, please describe: _____

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

Acknowledgement

*This application is due no less than 15 days prior to the next regularly scheduled meeting date of the Bellevue Planning & Zoning Commission with all of the required material itemized in Chapter 19, Design Review, and Bellevue City Ordinance 86-03.

*Design Review Application Fees:

Non-Residential = Base fee \$400.00 + \$25.00 per each 1,000 square feet of gross floor area

Residential = \$Base fee \$200.00 1-6 unites. 7+ unites an additional \$25.00 per unit will be charged.

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

Applicant's Signature:

Date: 06/17/2025

Official Use Only

Date Received: _____ Check #: _____ CD Director Signature: _____

**CITY OF BELLEVUE****COMMUNITY DEVELOPMENT DEPARTMENT – BUILDING & SAFETY**115 East Pine Street | Bellevue, Idaho 83313 | Telephone: (208) 913-0191 | Email: building@bellevueidaho.usOWNER: Derrick EllisMAILING ADDRESS: P.O. Box 221CITY: JeromeSTATE: ID ZIP: 83338PHONE: CELL: 208-421-5103EMAIL ADDRESS: deconstruction8@gmail.comCONTRACTOR: Derrick EllisMAILING ADDRESS: P.O. Box 221REGISTRATION NO.: MandatoryCITY: JeromeSTATE: ID ZIP: 83338PHONE: CELL: 208-421-5103EMAIL ADDRESS: deconstruction8@gmail.com

Engineer

ARCHITECT: FHM EngineeringEMAIL ADDRESS: Kniela@chminc.com**CLASS OF WORK:****NEW CONSTRUCTION:** COMMERCIAL SINGLE FAMILY RESIDENTIAL (or) MULTI-FAMILY RESIDENTIAL: NUMBER OF STORIES: 2 NUMBER OF UNITS: 2 GARAGE BASEMENT CARPORT FOUNDATION FIREPLACE (\$75)OTHER

Please specify: (sheds, decks, pergola, porches or any accessory structure over 200 sq. ft.)

DESCRIPTION OF WORK: new construction duplexSTREET ADDRESS OF WORK: 600 N 6th St.LEGAL DESCRIPTION OF LAND: LOT# 2 BLOCK# 88 SUBDIVISION Bellevue Town SiteLOT AREA: 6,000 SQ. FT. Water Source: public Type of Sewage Disposal: publicLOT IN FLOOD PLAIN: NO YES (If YES provide Floodplain Development Permit application)ZONING: B GR LB/R LI T AVO RGB LI/BPROPOSED SET-BACKS: Front: 18 ft. Rear: 6 ft. Right Side: 6 ft. Left Side: 6 ft.**ESTIMATED TOTAL COST OF CONSTRUCTION* (See table below): \$ 558,866.00**

PER SQ FT FIRST FLOOR OF NEW CONST/ADDITION	SQ FT <u>1336</u>	\$200.00	Total <u>267,200.00</u>
PER SQ FT SECOND FLOOR NEW CONST/ADDITION	SQ FT <u>1324</u>	\$200.00	Total <u>264,800.00</u>
PER SQ FT OF GARAGE SPACE	SQ FT <u>847</u>	\$41.66	Total <u>34,662.00</u>
PER SQ FT OF BASEMENT	SQ FT <u>625</u>	\$62.50	Total <u>39,125.00</u>
PER SQ FT OF CARPORTS/PORCHES	SQ FT <u>194</u>	\$62.50	Total <u>12,250.00</u>
PER SQ FT OF FOUNDATION - COMMERCIAL	SQ FT <u> </u>	\$20.00	Total <u> </u>
PER SQ FT OF FOUNDATION - MANUFACTURED	SQ FT <u> </u>	\$10.00	Total <u> </u>

Set Down Fees for manufactured structures or buildings and move-in buildings or structures will be \$800.00 per building or structure.

Official Use Only

State of Idaho Division of Building Safety

Plan Review Permit Number:

BLD#: _____

City Permit No: _____

Date Filed: _____

Base Permit Fee: \$ _____
(Based on Construction Cost)Plan Review Fee: \$ _____
(65% of Base Permit Fee)Development Impact Fee: \$ _____
(See page 3 Exhibit "A")

Fire Dept. Fee: \$ _____

Subtotal: \$ _____

Total Fees: \$ _____

P&Z Approval: Yes No

BUILDING PERMIT FEE CALCULATIONS

Construction Valuation	Permit Fee
\$1 to \$500	\$25.80
\$501 to \$2,000	\$25.80 for the first \$500 + \$3.00 for each additional \$100, or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$89.89 for the first \$2,000 + \$16.52 for each additional \$1,000, or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$508.50 for the first \$25,000 + \$11.80 for each additional \$1,000, or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$835.59 for the first \$50,000 + \$8.26 for each additional \$1,000, or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1,289.89 for the first \$100,000 + \$6.49 for each additional \$1,000, or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$4,197.41 for the first \$500,000 + \$5.61 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$7,279.84 for the first \$1,000,000 + \$4.13 for each additional \$1,000, or fraction thereof.
Plan Check Fees	
Plan Review Check Fees	65% of Base Permit Fee
Fire Department Plan Review Fee	35% of Base Permit Fee
Other Fees	
Set Down Fees	An \$800 set-down fee must be paid prior to moving manufactured structures, or modular structures or any buildings or structures into the Bellevue City jurisdiction.

DEVELOPMENT IMPACT FEE CALCULATIONS

Effective Date: March 31, 2021 – Bellevue Ordinance No. 2021-03

(see Exhibit "A" on page 3)

The Completion of this Application Does Not Constitute a Building Permit

I hereby acknowledge that I have filled in this application accurately to the best of my knowledge and that I agree to comply with all City Ordinances and State laws regulating building construction in the City of Bellevue, Idaho. I realize the information that I have stated hereon, and the plans and construction documentation submitted to the City of Bellevue, forms the basis for the issuance of the building permit. I further understand that approval of a building permit does not grant a waiver of any law, building ordinance or regulation. Any waiver or variance must be specifically described and approved by the proper authority. I further understand that no structure shall be used or occupied, until the Building Official for the City of Bellevue has issued a Certificate of Occupancy, and that doing so is unlawful.

WHERE NO WORK HAS BEEN STARTED AND/OR INSPECTED WITHIN 180 DAYS AFTER THE ISSUANCE OF A BUILDING PERMIT OR WHEN MORE THAN 180 DAYS LAPSES BETWEEN APPROVAL OF REQUIRED INSPECTIONS, SUCH PERMIT SHALL BE NULL AND VOID.

I agree in the event of a dispute concerning the interpretation or enforcement of the building permit in which the City of Bellevue is the prevailing party; I am responsible to pay the reasonable attorney fees, including fees on appeal and expenses of the City of Bellevue.

NOTE: Original Building Permits are valid for 365 days from the date issued; Building Permit Extensions are only valid for 180 days; A maximum of four (4) Extensions are allowed only.


X _____ Date: 06 / 16 / 2025

Signature of Contractor, Owner, or Authorized Agent

Homeowners Association, if applicable, may require additional approvals for the subject's property improvements.

Approved Denied _____ Date: _____ / _____ / _____
Building Department Representative

EXHIBIT "A"

DEVELOPMENT IMPACT FEES

Effective Date: March 31, 2021 – Bellevue Ordinance No. 2021-03

Residential Development Impact Fee by Unit Size (in Square Feet)

Housing Unit Size Department	Under 1,000 SF	1,001-1,600 SF	1,601-2,200 SF	2,201-2,800 SF	2,801 or more SF
Administration	\$75.35	\$150.70	\$188.38	\$207.21	\$226.05
Buildings/Grounds	\$163.32	\$326.63	\$408.29	\$449.12	\$489.95
Community Development	\$183.99	\$367.99	\$459.99	\$505.99	\$551.98
Fire Services	\$310.71	\$621.42	\$776.77	\$854.45	\$932.12
Library	\$10.06	\$20.12	\$25.15	\$27.66	\$30.18
Marshal	\$3.29	\$6.57	\$8.21	\$9.04	\$9.86
Parks	\$30.14	\$60.28	\$75.35	\$82.89	\$90.42
Streets	\$131.22	\$262.44	\$328.06	\$360.86	\$393.67
TOTAL IMPACT FEE/ UNIT	\$908	\$1,816	\$2,270	\$2,497	\$2,724

Assumptions:

Under 1,000 SF= 1 person per unit
 1,001 to 1,600 SF = 2 persons per unit
 1,601 to 2,200 SF= 2.5 persons per unit
 2,201 to 2,800 SF= 2.75 persons per unit
 2,801 or more SF= 3 persons per unit

Commercial Development Impact Fee by Unit Size (in Square Feet)

DIF per 1,000 SF	Business/ Retail	Light Industrial	Office
Administration	\$49.86	\$41.63	\$83.02
Buildings/Grounds	\$108.07	\$90.24	\$179.93
Community Development	\$121.75	\$101.66	\$202.71
Fire Services	\$43.39	\$36.23	\$72.25
Library	\$6.66	\$5.56	\$11.08
Marshal	\$2.17	\$1.82	\$3.62
Parks	\$19.94	\$16.65	\$33.21
Streets	\$598.85	\$500.04	\$997.09
TOTAL IMPACT FEE/ per 1,000 SF	\$951 per 1,000 SF	\$794 per 1,000 SF	\$1,583 per 1,000 SF

Water Meter Fee: RESO 2209

Fee for installation of the water meter is to be determined by the provider, and the market, at the time of purchase.

Water Meter Vault Fee:

New construction with a standard line size of $\frac{3}{4}$ ", a water meter vault may be purchased from the City of Bellevue. The city keeps standard sizes on hand for this purpose. If an applicant wishes to purchase their own vault, it must meet city standards.

Water Meter Vault $\frac{3}{4}$ " - \$777.00

Administrative fees:

Water Service Connection Fee for Service with Existing Water Line Tap. In situations where there is an existing water line tap for a service line, the property owner shall install the water service connection. Construction of the water service line, corporation stop, water meter vault, the backfilling of the trench, the replacement and compaction of any gravel or asphalt surfacing shall be done by and at sole expense of the applicant. All work shall be done in accordance with City ordinances and standards, including, without limitation, the Bellevue Water Ordinance and the Bellevue Street Standards Ordinance. At the time of filing the application for water service, the property owner shall pay an application fee of \$50.00 to the City. The City shall inspect and approve the water line connection and meter vault installed by the Applicant service. The property owner shall pay the inspection fee of \$50.00 prior to commencement of water service.

Inspection Fee. The fee for the City to inspect each water installation and sewer tap shall be \$50.00 per inspection. Said fee shall be paid prior to final inspection approval.

Non-Standard Connection Fee. The fee for the City to process an application for the construction of a non-standard size water service line as set forth above shall be based on a time and material cost to the City as determined by the Water Superintendent. The tap of the public water main, the construction of the municipal water service line (to the point the private water service line begins), corporation stop, water meter vault, and water meter setter, the excavation and backfilling of the trench, the replacement and compaction of any gravel or asphalt surfacing shall be done either by the City or by the applicant's expense as determined by the Water Superintendent. All work shall be done in accordance with City ordinances and standards and the City shall inspect and approve same prior to commencement of water service.

Fire Line Permit Fee. The fee for the City to process an application for the construction of a fire line, to inspect said construction and to pressure test the line shall be \$200.00. The tap of the public water main, the construction of the fire line, the backfilling of the trench, the replacement of any gravel or asphalt surfacing shall be done at the applicant's expense.

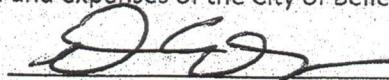
Administrative fees shall be paid prior to commencement of services.

Acknowledgement

*I hereby acknowledge that I have filled in this application to the best of my knowledge, and I agree to comply with City Ordinances and State Laws requiring building construction in the City of Bellevue, Idaho. I further understand that approval of a sewer and water service permit does not grant a waiver of any law, ordinance, or regulation. Any waiver or variance must be specifically described and approved by the proper authority.

*I agree in the event of a dispute concerning the interpretation or enforcement of the water and sewer service permit in which the City of Bellevue is the prevailing party; I am responsible to pay the reasonable attorney fees, including fees on appeal and expenses of the City of Bellevue.

Applicant's Signature:



Date: 06-16-2025

Official Use Only

Public Works Director Signature:

Date:

Water Capitalization Fee

The water capitalization fee shall be paid for all new connections and/or improvements connecting to the water system resulting in an increase in the use of the system.

Water capitalization fee – Res. 842-12-13-2007

Water line connection size with relating fee amount:

¾ inch - \$2,750.00	1 inch - \$4,889.00	1 ½ inch - \$11,000.00
2 inch - \$19,556.00	3 inch - \$44,000.00	4 inch - \$78,222.00

Sewer Capitalization Fee

The sewer capitalization fee shall be paid for all new connections and/or improvements connecting to the sewer system resulting in an increase in the use of the wastewater collection and treatment system.

Sewer capitalization fee – Res. 844-12-13-2007

The sewer capitalization fee is \$3,330.00 per equivalent connection.

Equivalent user schedule-Bellevue Code – Title 8-2A-3-D

CLASSIFICATION	EQUIVALENT USER VALUE
Apartments, Duplex & Trailers in Trailer Courts (per each)	1.00
Assembly Hall or Lodge (no food prep / kitchen)	1.00
Bank	2.00
Bar or Tavern (no food prep / kitchen) (for each seat)	0.06
Barber & Beauty Shops (per chair)	0.50
Bowling Alley (per lane)	0.20
Café, with food prep / kitchen (per customer seating capacity) (min. assessment shall be two equivalent connections)	0.10
Car Washes, per stall (to be computed on individual basis)	XXX
Churches	2.00
Dentist, per practitioner	1.00
Department Store	2.00
Doctor's Office, per practitioner	1.00
Drug Store	2.00
Dwelling Unit (residential-house, duplex, mfg. home etc.)	1.00
Garage, Auto body and Maintenance Shops	1.00
Hospitals or Medical Clinics (with no beds)	3.00
(Additional for each bed)	0.50
Hotels, Motels, or Rooming House per room {Amended by Ord. 2016-02}	0.20
(Additional per unit with kitchens)	0.50
Industrial Users (to be determined on individual basis)	XXX
Institution with permanent or temporary residents	2.00
Rest Homes, etc. (plus per resident)	0.30
Laundromat, up to 10 washers	4.00
(Each additional washer)	0.25
Laundry, Commercial (to be determined on individual basis)	XXX
Lodge or Private Club (with food prep / kitchen)	2.00
Mobile Home Park or Court, per unit	1.00
Office, up to 20 employees.	1.00

(For each additional employee)	0.03
Photo Develop Lab	2.00
Restaurant, per customer seating capacity (min. assessment shall be two equivalent connections)	0.10
Schools, per student	0.10
Service Station	1.50
Store or Business, up to 20 employees (each Additional employee)	1.00 0.03
Supermarkets, Grocery, Convenience Store for ea. 1,500 sq. ft. gross floor area or fraction thereof with butcher shop additional with bakery additional	1.00 1.50 1.50
Tavern/Bar, (with food prep kitchen) customer seating capacity (minimum 2 equivalent connections)	0.10
Theater	2.00
Trailer court or park, first unit (each additional space)	1.00 1.00
Veterinary	2.00
Light — Industrial uses (not otherwise listed above for each 3,000-sq. ft. of gross floor area)	1.05

Water Connection Fees – Res. 843-12-13-2007

Water Line Tap Fee: Fee for installation of only the water tap. This includes the tap to the water main, corporation stop, backfilling of trench, the replacement and compaction of any gravel or asphalt surfacing to be done by the Bellevue Public Works.

Connection size:	Fee:
3\4 inch	\$1,974.00
1 inch	\$2,022.00
1 1/2 inch	\$2,210.00
2 inch	\$2,419.00

Water Meter Vault Fee: Fee for installation of only the water meter vault. This includes the installation of the water meter vault, backfilling of trench, the replacement and compaction of any gravel or asphalt surfacing to be done by the Bellevue Public Works.

Connection size:	Fee:
3\4 inch	\$1,801.00
1 inch	\$1,905.00
1 1/2 inch	\$3,596.00
2 inch	\$3,812.00

Water Meter Vault and Tap Fee: Fee for installation of the water meter vault and tapping of the water main. This includes the installation of the water meter vault, water main tap, backfilling of trench, the replacement and compaction of any gravel or asphalt surfacing to be done by the Bellevue Public Works.

Connection size:	Fee:
3\4 inch	\$3,364.00
1 inch	\$3,517.00
1 1/2 inch	\$5,369.00
2 inch	\$5,821.00

City of Bellevue

115 E Pine Street

P. O. Box 825 Bellevue, ID 83313

208-788-2128 Fax 208-788-2092

FOR OFFICE USE ONLY**PERMIT NO** _____**DATE APPLIED** _____**SEWER AND WATER SERVICE PERMIT APPLICATION**

Application Fee is \$50

Project Information (To be filled by Applicant)

Project Name:	600 6th St. Lot 1. Block 88	
Property Address:	600 6th St Lot 1 Block 88	
Owner:	Derrick Ellis	
PO Box / Street Address:	P.O. Box 221 Jerome ID 83338	
Phone #:	208-421-5103	email: deconstruction8@gmail.com
Contractor:	Tanner Park LLC	
Registration Number:	RCE-42854	
PO Box/ Street Address:	P.O. Box 221 Jerome ID 83338	
Phone #:	208-421-5103	Fax #:
email:	deconstruction8@gmail.com	
Architect:	_____	
email:	_____	
Engineer:	EHM Engineers, Inc.	Phone #: 208 734-4888
email:	Knizd@ehmengineers.com	

Total of Fees (Administrative use only)

Check # _____ Received by: _____ Date: _____	41815-20/30	Application Fee	
	42005-20	Water capitalization fee	
	42005-30	Sewer capitalization fee	
	42008-20	Water connection fee	
	42011-20	Water meter fee	
	42006-20	Water meter vault fee	
	41800-20/30	Administrative fees	
		Total fees	

Encroachment Application



City of Bellevue
115 E Pine Street
P.O Box 825 Bellevue, ID 83313
208-788-2128 Fax 208-788-2092

FOR OFFICE USE ONLY

PERMIT NO: _____

DATE APPLIED _____

Applicant Information

Encroachment Fee: \$100.00

Business / Project Name: 600 N. 6th St.
Owner / Applicant Name: Derrick Ellis
Phone # 208-421-5103 Email: deconstruction8@gmail.com
Location of Encroachment: 504 S. 5th St.
Mailing Address: P.O. Box 221 Jerome ID 83338

Property Legal Description: Lot 1 Block 88 Bellevue town site
Contractor Name/info: Derrick Ellis 208-421-5103
Landscaping Company: Gabriel florez 208-537-8390
Paving Company: NA

Bona fide cost estimate:

Type of Encroachment

Public Utility	Driveway <input checked="" type="checkbox"/>	Pathway	Excavation
----------------	--	---------	------------

Description of work: we will be installing a gravel driveway
for each unit with storm drain & dry well
for water retention

Please attach a traffic control plan if there is work near traffic

Acknowledgement

*This application, and all required material in Bellevue Code 9-2-2 is due no less than 15 days prior to the next regularly scheduled meeting date of the Bellevue Common Council. This includes but is not limited to plans, specifications, drawings, engineering data and other information. Variances must be approved by Bellevue Common Council

The undersigned hereby agrees to comply with all terms and conditions of such Encroachment Permit as defined in Bellevue Code Title 9 Chapter 2 and to comply with all federal, state and City laws, rules and regulations with regard to all work done relative to such permit. In addition to such Encroachment Permit, the Applicant must apply for and receive Street Excavation Permit (s) for any work to be done on any city street or alley in accordance with the Bellevue Street Standards Ordinance.

A permit issued under this chapter shall expire if the work is not started within sixty (60) days or not completed within one year from the date of issuance, and a new permit shall be required before beginning or completing the work. A permit shall cover only contiguous construction, and the work shall be done as one continuous operation. An extension of no more than one year may be granted by the City upon written request of the applicant for good cause beyond control of applicant or his contractor(s).

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

Applicant's Signature:

Date: 06-16-2025

Official Use Only

Public Works Director or

Street Superintendent Signature:

Date:

Description

The E7ICATNB is a compact and efficient recessed housing optimized and listed for EISA compliant tungsten-halogen, CFL and LED lamps as well as incandescent. Housing is suitable for residential or light commercial applications. For installation in insulated ceilings* and non-insulated ceilings with airtight code compliant construction. Use with a variety of trims and finishes to create different lighting effects or to match any decor. May be retrofit with compatible HALO LED lighting systems.

The E7ICATNB can save installation time. It is designed without a socket plate for use with socket supporting trims only. With these trims there is no need to spend time removing the socket plate and the fixed lamp position of socket supporting trims saves on lamp adjustment time too.

Specification Features**Housing**

- Single wall die-formed aluminum housing
- Housing features a precision rolled interlocking collar which maintains aperture geometry for greater assurance of installation results
- Integral gasket for code-required gasket between fixture and finished ceiling - seals aperture without need for additional caulk
- May be removed from the plaster frame to provide access to junction box

Plaster Frame

- Galvanized steel frame. Housing adjusts in plaster frame to accommodate up to 3/8" - 1" ceiling thickness.
- (2) Regressed locking screws for securing hanger bars
- Integral Air-Tite gasket seals housing and meets code-required gasket between fixture and finished ceiling

Includes:**Bar Hangers****All Nail!™**

- Integral precisely positioned nail for engineered and natural framing
- Mini-foot leveling flange
- Integral T-Grid Clip, no accessory clips required

q-Channel bars with Pass-N-Thru™

- Unique inverted "q" interlocking channel for rigidity and stability
- Pass-N-Thru™ feature allows bars to cross-over for tool-less shortening in tight spaces

Hinged junction box w/**Slide-N-Side™**

- (3) Slide-N-Side™ Non-Metallic (NM) wire traps, allow wiring outside the box
- For 14-2, 14-3, 12-2, 12-3 U.S. and 14-2, 14-3, 12-2 Canadian
- (4) 1/2" conduit pry-outs
- Hinged door for easy access
- Box is repositionable 90° on frame to avoid obstructions

Quick Connect™

- (3) Push wire nuts included, for speed & reliability
- Clear caps for wire connection visibility
- cULus Listed**
- Compact 16 in³ volume
- Listed for max. (10) No. 12 AWG or (14) No. 14 AWG 90° C splice conductors in box

Air-Tite™ code compliant

- Certified under ASTM E283
- Exclusive gasket seals aperture, frame & ceiling
- No additional caulk required

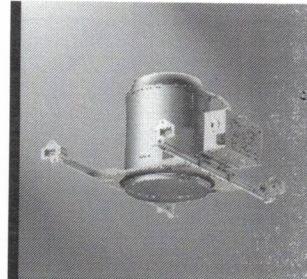
Socket

- Porcelain socket with nickel plated brass screw shell
- Snap-in socket speeds installation and attaches directly to the trim for consistent lamp positioning

Thermal Protector

- Self resetting thermal protector deactivates fixture if overheating occurs due to improper lamping or misapplied insulation.

Catalog #		Type
Project		
Comments		Date
Prepared by		

**E7ICATNB**

**6" IC, Air-Tite,
New Construction
Housing, No Bracket**

E26 Screw base housing**Trims**

- Halo Fit-All concept offers multiple trim options in a variety of design styles, and functional beam distributions to control beam angle and lumen delivery in accommodating various lamp types including Halogen, CFL and LED

Compliance

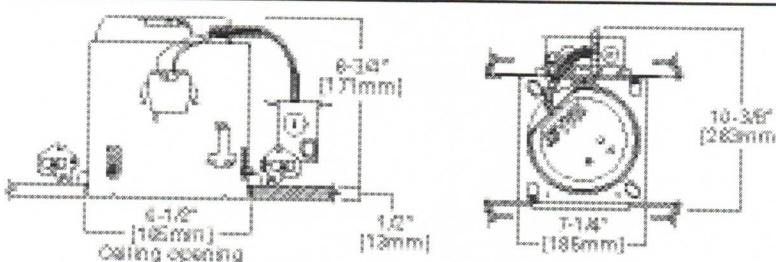
- cULus Listed 1598 Luminaire
- cULus Listed Damp Location
- cULus Listed for Wet Location, covered ceiling, with select trims
- cULus Listed for direct contact with insulation and combustible material*
- Air-Tite code compliant. Certified under ASTM E283; not exceeding 2.0 cfm (0.944 L/s) air leakage rate tested at a 1.57 psf (75 Pa) pressure differential
- RoHS compliant
- Options to meet Trade Agreements Act requirements

*Not to be used in direct contact with spray foam insulation (Consult NEMA LSD57-2013).



**FOR USE IN INSULATED
CEILINGS**

**FOR DIRECT CONTACT
WITH INSULATION***

Dimensions**Special Features**

- All-Nail!™ bar hangers
- q-Channel bars with Pass-N-Thru™
- Hinged J-Box with Slide-N-Side™
- Quick Connect™ push wire nuts
- Air-Tite™ code compliant

Sample Number: E7ICATNB 6125WB

Order housing, trim and lamp (by others) separately for a complete luminaire.

Domestic Preferences⁽¹⁾

[Blank] = Standard

TAA = Trade Agreements Act

Housing

E7ICATNB = 6" insulated ceiling, airtight recessed housing, new construction, no socket bracket, 120V

Trims

Reflectors

30 Reflector, Self-flange

OD: 7-1/4" [184mm]

30HAT=Haze Reflector, White Trim

30RGAT=Residential Gold Reflector, White Trim

30CAT=Clear Specular Reflector, White Trim

30SBAT Reflector, Self-flange

OD: 7-1/4" [184mm]

30SBAT=Black Specular Reflector, Self-flange

404 Specular Reflector

OD: 7-1/4" [184mm]

404C=Clear Specular Reflector, White Trim

404H=Haze Reflector, White Trim

404SN=Satin Nickel Reflector and Trim

404TBZ=Tuscan Bronze Reflector and Trim

4041 White Reflector, Self-flange

OD: 7-1/4" [184mm]

4041P=White Reflector and Trim

6120 Full Cone Reflector, Self-flange

OD: 7-3/4" [197mm]

6120WH=White Reflector and Trim

6120SN=Satin Nickel Reflector and Trim

6120TBZ=Tuscan Bronze Reflector and Trim

6121 Shallow Full Cone Reflector, Self-flange

OD: 7-3/4" [197mm]

6121WH=White Reflector and Trim

Baffles

30 Baffle, Self-flange

OD: 7-1/4" [184mm]

30WAT=White Baffle, Reflector and Trim

30WATH=White Baffle, Clear Reflector and White Trim

30PAT=Black Baffle, Clear Reflector and White Trim

30SNAT=Satin Nickel Baffle, Reflector and Trim

30TBZAT=Tuscan Bronze Baffle, Reflector and Trim

6125 Full Cone Baffle, Self-flange

OD: 7-3/4" [197mm]

6125WB=White Baffle and Trim

6125BB=Black Baffle, White Trim

6125BKB=Black Baffle and Trim

Adjustable - Eyeballs & Gimbals

74 PAR30 Eyeball 30° Tilt, Self-flange

OD: 8" [203mm]

74P=White Eyeball and Trim

76 PAR38 Gimbal 30° Tilt, Self-flange

OD: 8" [203mm]

76P=White Gimbal and Trim

78 BR/PAR30 Eyeball 30° Tilt, Self-flange

OD: 8" [203mm]

78P=White Eyeball and Trim

78PAT=White Eyeball and Trim, Air-Tite

78SN=Satin Nickel Eyeball and Trim

78TBZ=Tuscan Bronze Eyeball and Trim

376 PAR30 Regressed Gimbal 30° Tilt, Self-flange

OD: 7-1/4" [184mm]

376W=White Baffle and Trim

376P=Black Baffle and White Trim

378 PAR30 Regressed Gimbal with Splay 25° Tilt, Self-flange

OD: 7-1/4" [184mm]

378P=White Splay and Trim

378=Clear Specular Splay and White Trim

420 BR/PAR30 Regressed Eyeball 30° Tilt, Self-flange

OD: 7-1/4" [184mm]

420W=White Eyeball, Baffle and Trim

420P=White Eyeball, Black Baffle, White Trim

478 PAR38 Adjustable Regressed Gimbal with Splay 25° Tilt, Self-flange

OD: 7-1/4" [184mm]

478P=White Splay and Trim

6130 BR/PAR30 Eyeball 35° Tilt, Self-flange

OD: 7-3/4" [197mm]

6130WH=White Eyeball and Trim

6170 PAR38 Gimbal 25° Tilt, Self-flange

OD: 7-3/4" [197mm]

6170WH=White Gimbal and Trim

6170BK=Black Gimbal and Trim

6170SN=Satin Nickel Gimbal and Trim

6170TBZ=Tuscan Bronze Gimbal and Trim

6215 PAR30 Double Gimbal 35°-50° Tilt, Self-flange

OD: 7-3/4" [197mm]

6215WH=White Gimbal and Trim

6215BK=Black Gimbal and Trim

6215SN=Satin Nickel Gimbal and Trim

6215TBZ=Tuscan Bronze Gimbal and Trim

6222 Regressed PAR30 Adjustable 45° Tilt, Self-flange

OD: 7-3/4" [197mm]

6222WB=White Baffle and Trim

6222BB=Black Baffle and Trim

6222SC=Specular Clear Reflector, White Trim

6222H=Haze Reflector, White Trim

Lenses & Wet Location Showerlights

170 Albalite Lens with Reflector

OD: 8" [203mm]

170P=Frosted Albalite Glass Lens, White Trim

170PS=Frosted Albalite Glass Lens, White Plastic Trim, Showerlight, Air-Tite

171 Drop Opal Lens with Reflector

OD: 8" [203mm]

171P=Drop Opal Glass Lens, White Trim

171PS=Drop Opal Glass Lens, White Plastic Trim, Showerlight, Air-Tite

172 Dome Lens with Reflector

OD: 7-3/4" [197mm]

172PS=Frosted Glass Dome, White Plastic Trim

172SNS=Frosted Glass Dome, Satin Nickel Plastic Trim

172TBZS=Frosted Glass Dome, Tuscan Bronze Plastic Trim

173 Fresnel Lens with Reflector

OD: 8" [203mm]

173P=Fresnel Glass Lens, White Trim

173PS=Fresnel Glass Lens, White Plastic Trim, Showerlight, Air-Tite

6145 Open Wet Location, Shallow Reflector, Self-flange - Showerlight*

OD: 7-3/4" [197mm]

6145WH=White Reflector and Trim

6145SN=Satin Nickel Reflector and Trim

6145TBZ=Tuscan Bronze Reflector and Trim

6146 Open Wet Location, Full Reflector, Self-flange - Showerlight*

OD: 7-3/4" [197mm]

6146WH=White Reflector and Trim

6146SN=Satin Nickel Reflector and Trim

6146TBZ=Tuscan Bronze Reflector and Trim

6150 Frost Dome Glass Lens, Self-flange

OD: 7-3/4" [197mm]

6150WH=Frost Dome Glass Lens with Reflector, White Plastic Trim

6150SN=Frost Dome Glass Lens with Reflector, Satin Nickel Plastic Trim

6150TBZ=Frost Dome Glass Lens with Reflector, Tuscan Bronze Plastic Trim

6162 Drop Opal Plastic Lens, Self-flange - Showerlight

OD: 7-3/4" [197mm]

6162WH=Drop Opal Plastic Lens with Reflector, White Plastic Trim

6230 Squircle Frost Glass Lens, Metal Trim - Showerlight

OD: 7-1/4" [183mm]

6230AH=Frost Glass Lens, Aluminum Haze Squircle Trim

6230PN=Frost Glass Lens, Polished Nickel Squircle Trim

6230SN=Frost Glass Lens, Satin Nickel Squircle Trim

6230TBZ=Frost Glass Lens, Tuscan Bronze Squircle Trim

6255 Soft Square, Frost Curve Glass Lens, Self-flange - Showerlight

OD: 7-1/4" [183mm]

6255WH=Frost Curve Glass Lens with Reflector, White Plastic Trim

6255SN=Frost Curve Glass Lens with Reflector, Satin Nickel Plastic Trim

6255TBZ=Frost Curve Glass Lens with Reflector, Tuscan Bronze Plastic Trim

Open, Splay & Wall Wash

300 Open Trim with Fixed Socket Bracket, Self-flange

OD: 7-1/4" [183mm]

300P=Self-flange with White Open Trim

300SN=Self-flange with Satin Nickel Open Trim

300TBZ=Self-flange with Tuscan Bronze Open Trim

327 White Splay Trim with Fixed Socket Bracket, Self-flange

OD: 7-3/4" [197mm]

327P=White Splay Trim with Socket Bracket

430 Wall Wash with Baffle & Full Reflector

OD: 7-1/4" [183mm]

430W=White Baffle, with Upper Reflector, White Trim

430P=Black Baffle, with Upper Reflector, White Trim

Notes: (1) Only product configurations with this designated prefix are built to be compliant with the Trade Agreements Act of 1979 (TAA). Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

*Outdoor rated lamp only (purchase separately)

A New Duplex at:

600 N. 6th St. Lot 1 Block 88

Bellevue, Idaho

Structural Notes

Design Criteria

Structural design in accordance with International Residential Code, 2018 edition.

Design Loads: Root Snow Load 80 psf
Root Dead Load 12 psf
Root Live Load 40 psf
Root Dead Load 12 psf

Wind 105 mph - Exposure C
Seismic Design Category D
SDS 0.408g

Soil Bearing Capacity: 1500 psf (assumed)

Foundation

Footings shall be placed on undisturbed existing soil or compacted granular back fill compacted to 95% of the maximum density of a standard proctor at optimum moisture.

Contractor shall notify geotechnical engineer if clay soils or groundwater are encountered during excavation.

For bearing partially on soil and partially on rock, provide minimum 6" sand cushion between rock and bottom of footing.

Footing excavations shall be clean and free of loose debris, standing water, or uncompacted material at time of concrete placement.

Backfill against foundation walls or exterior walls below grade shall not be placed until the tops of the walls are restrained by the completed floor systems.

Concrete: 2500 psi in 28 days
5 1/2 bag min. cement /cy.

Reinforcing Steel: Conform to the requirements of ASTM A615
Grade 60 (Fy = 60 ksi) deformed bars
for #4 and larger bars.

Grade 40 (Fy = 40 ksi) deformed bars
permitted for #3 and smaller uno.

Minimum coverage: 3" cast against earth
15" formed

Minimum lap splices: no. 4 -- 22" uno.
no. 5 -- 28" uno.
other sizes per schedule

All reinforcing shall be tied or otherwise held in place to prevent movement during concrete placement.

Anchor Bolts: 1/2" Diameter ASTM A307 @ Exterior
1/2" Diameter ASTM A307 @ Interior Pony Walls
Except as otherwise noted on Plan or Shearwall Schedule

A.B. spacing:
Exterior Walls: 4'-0" o.c.
Interior Pony Walls: 6'-0" o.c.

Except as otherwise noted on Plan or Shearwall Schedule

Provide additional anchor bolts not more than 12" and not less than 4 1/2" from the ends of all sill plates.

Provide minimum (2) anchor bolts per sill plate or wall segment.

Anchor Bolts for Holdowns: sizes and minimum embedments as shown on plans or per manufacturer's specifications.

Unless noted otherwise, embedded bolts shall be placed prior to concrete placement, and shall be held in place with templates or other suitable means to prevent movement during concrete placement.

Structural Framing Lumber and Plywood Sheathing

Solid Sawn Lumber:
2" - 4" thick lumber:
2" - 4" wide: Standard 4 Better Douglas Fir - Larch, except
Stud grade for studs less than 10'
5" and wider: No. 2 and Better Douglas Fir - Larch
5" and thicker lumber: No. 1 Douglas Fir - Larch

Structural Glued Laminated Timber (Glulam):
Fb = 2400 psi -- Balanced for continuous members
Fv = 180 psi
E = 1.9E16 psi
Fc (perpendicular to grain) = 650 psi
Fc (parallel to grain) = 1650 psi

Laminated Veneer Lumber (LVL):
Fb = 2600 psi
Fv = 225 psi
E = 1.9E16 psi
Fc (perpendicular to grain, parallel to glue line) = 750 psi
Fc (parallel to grain) = 2310 psi

Parallel Strand Lumber (PSL):
Fb = 2300 psi
Fv = 250 psi
E = 2.0E16 psi
Fc (perpendicular to grain, parallel to wide face of strands) = 650 psi
Fc (parallel to grain) = 2900 psi

Structural Framing Lumber and Plywood Sheathing Cont.

Laminated Strand Lumber (LSL):

Fb = 2250 psi (1700 psi for I3E material)
Fv = 205 psi
E = 1.9E16 psi (1.9E16 psi for I3E material)
Fc (perpendicular to grain, parallel to wide face of strands) = 650 psi
Fc (parallel to grain) = 1950 psi (1400 psi for I3E material)

Manufactured Plywood Web Joists:

Rim joist shall be solid, minimum 1 1/2" thick lumber or minimum 1 1/4" thick LSL manufactured rim joist material.
Use squash blocks or continuous blocking between joists at all interior walls that support load-bearing walls above.
Use squash blocks below point loads.
Web stiffeners may be required at interior bearing points for continuous and cantilevered joists, see plan. Web stiffeners may be required at joists supported by joist hangers, see hanger schedule and manufacturer's specifications.
All installation per manufacturer's specifications.

Roof Sheathing: 1/2" (nominal) CD-X or OSB, minimum APA 24/0 span rating per PRF-108 and PS-2

Minimum panel width = 24"
Minimum panel length = 3 spans
10d nails at 6" o.c. edges

12" o.c. field

Floor Sheathing: 3/4" Tongue and Groove Sheathing -- 24 oc span rating or better.

Minimum panel width = 24"
Minimum panel length = 3 spans
Glued and screwed
Screws at 6" o.c. edges

12" o.c. field

Exterior Sheathing Application:

8d nails at 6" o.c. @ panel edges and 12" o.c. field
at all exterior walls typ.

Provide 2" nominal (min) blocking between studs at all sheathing panel edges - sheathing must be nailed at all four edges at all shearwalls.

Stud spacing at shear walls shall be maximum 16" o.c. unless otherwise noted.

Where sheathing panels are required on both sides of a wall, and nail spacing is less than 6" o.c., panel joints shall be offset to fall on different framing members, or framing shall be 3" nominal minimum thickness and nails on each side shall be staggered.

All framing nailing shall meet the minimum requirements of IBC Table 2304.10.1.

All nails specified by pennweight in these notes, on the plans, and in all schedules are common nails unless otherwise noted.

All framing hardware shall be fully nailed or bolted.

Bolts: ASTM A307 unless noted otherwise.
Provide washers at all bolt heads and nuts.

Deferred Submittals

Roof Truss Shop drawings shall be submitted to Engineer for review & approval, prior to fabrication of truss package.



Drawing Index

T-1 Title Sheet

C-1 Plot Plan

A-1 Foundation Plan and Details

A-2 Main Level Floor Plan

A-2.1 Second Level Floor Framing Plan

A-2.2 Second Level Floor Plan

A-3 Building Elevations

A-4 Building Section

A-5 Roof Framing Plan

A-5.1 Framing Details

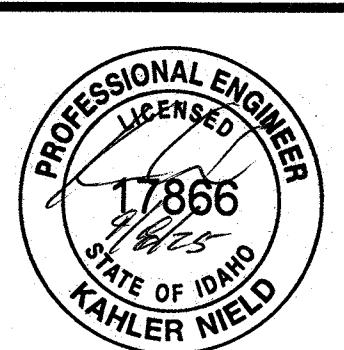
ENERGY CODE COMPLIANCE:

THIS BUILDING IS TO BE CONSTRUCTED USING THE PRESCRIPTIVE METHOD, REFER TO 2018 IRC FOR WALLS, CEILING AND CRAWLSPACE EXTERIOR WALL OR FLOOR R VALUE REQUIREMENTS, AND WINDOW U VALUES.

R-21 WALLS
R-30 CEILINGS

GENERAL NOTES:

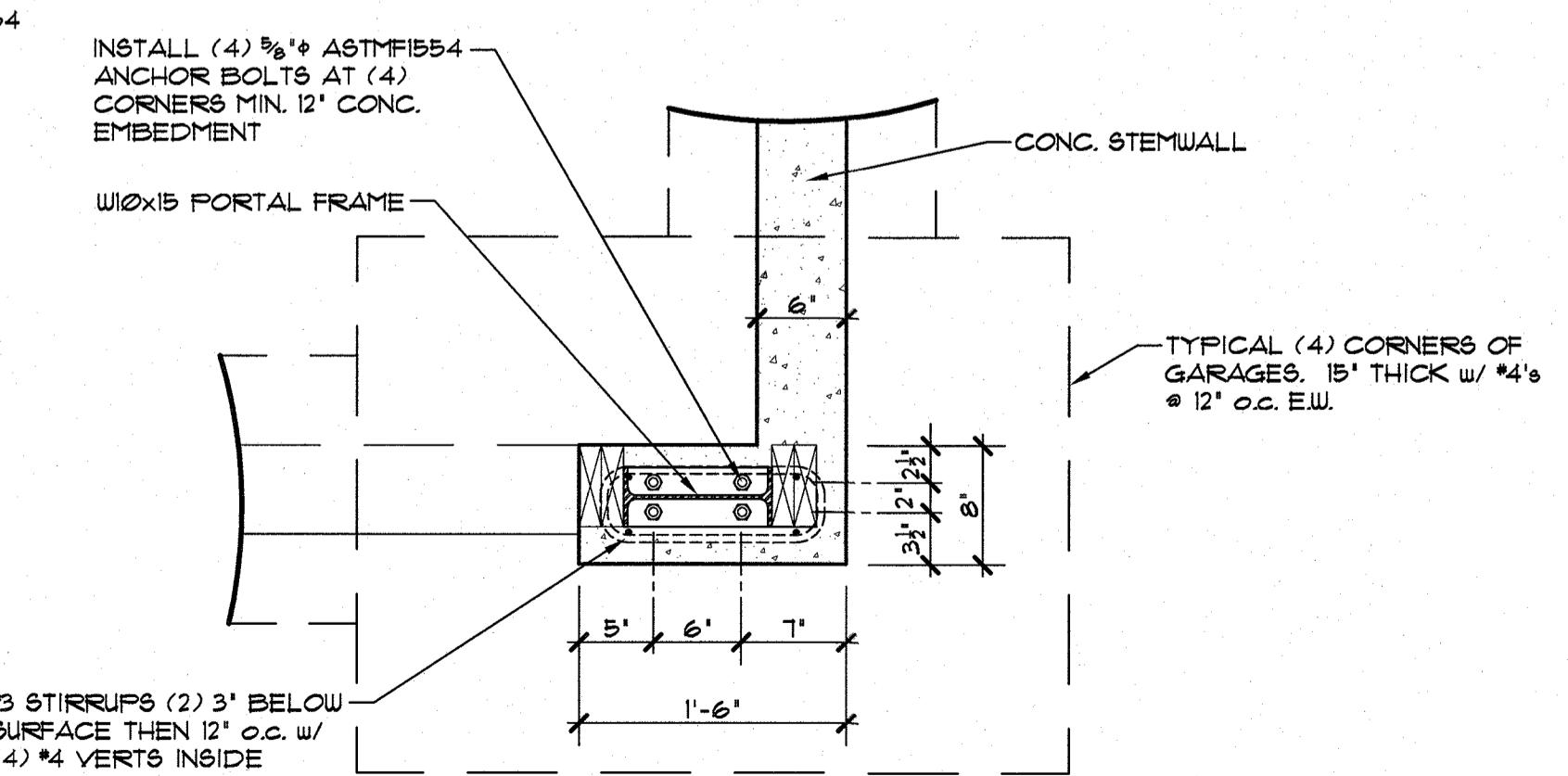
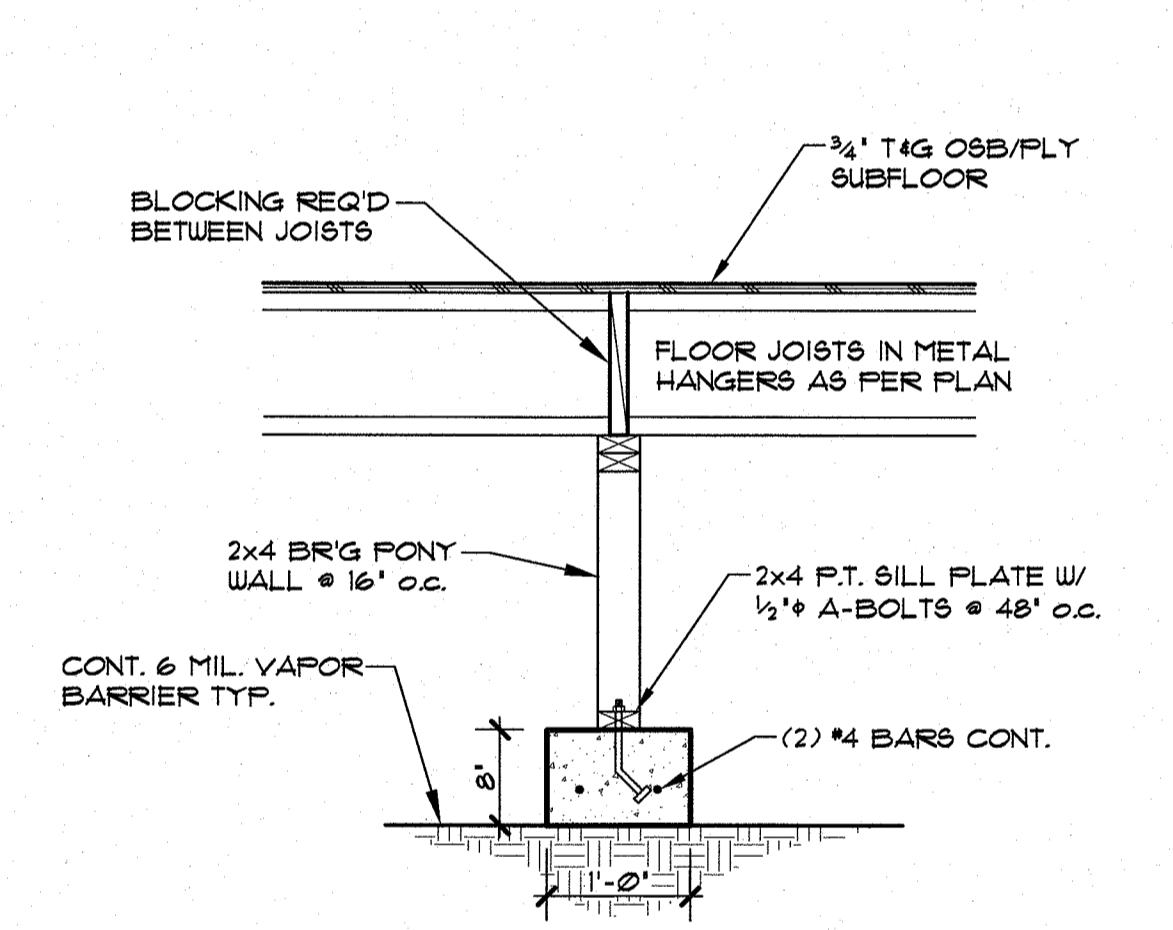
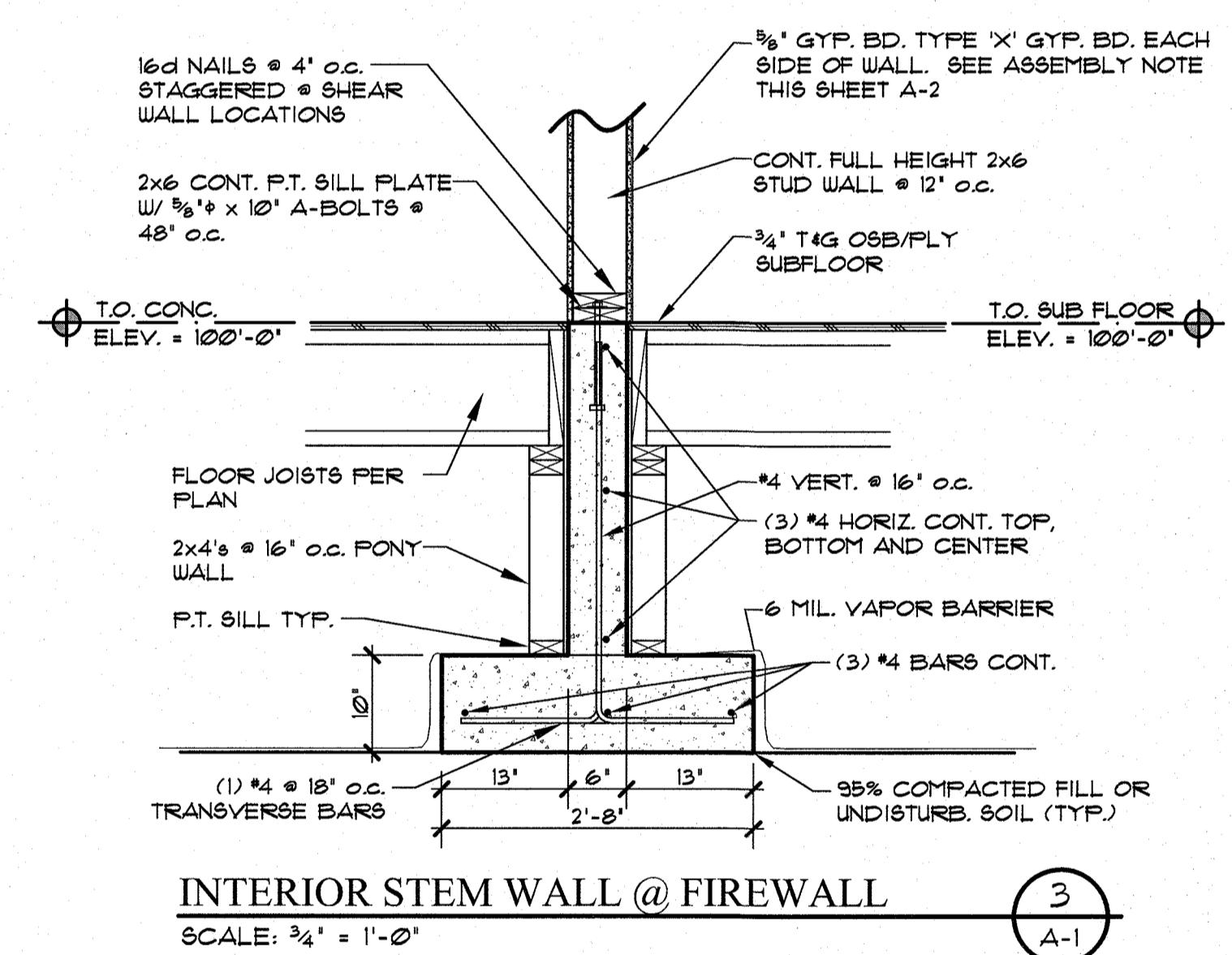
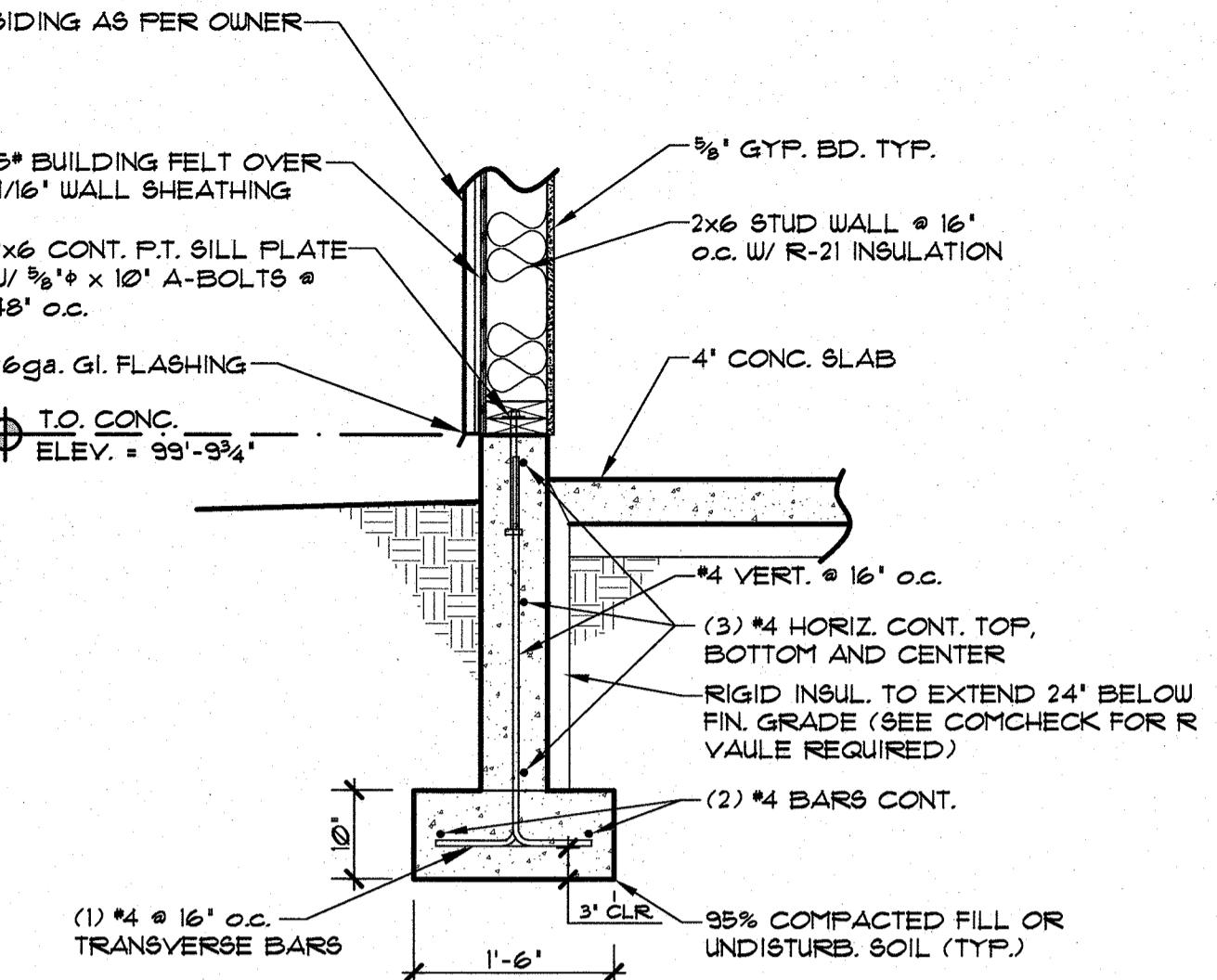
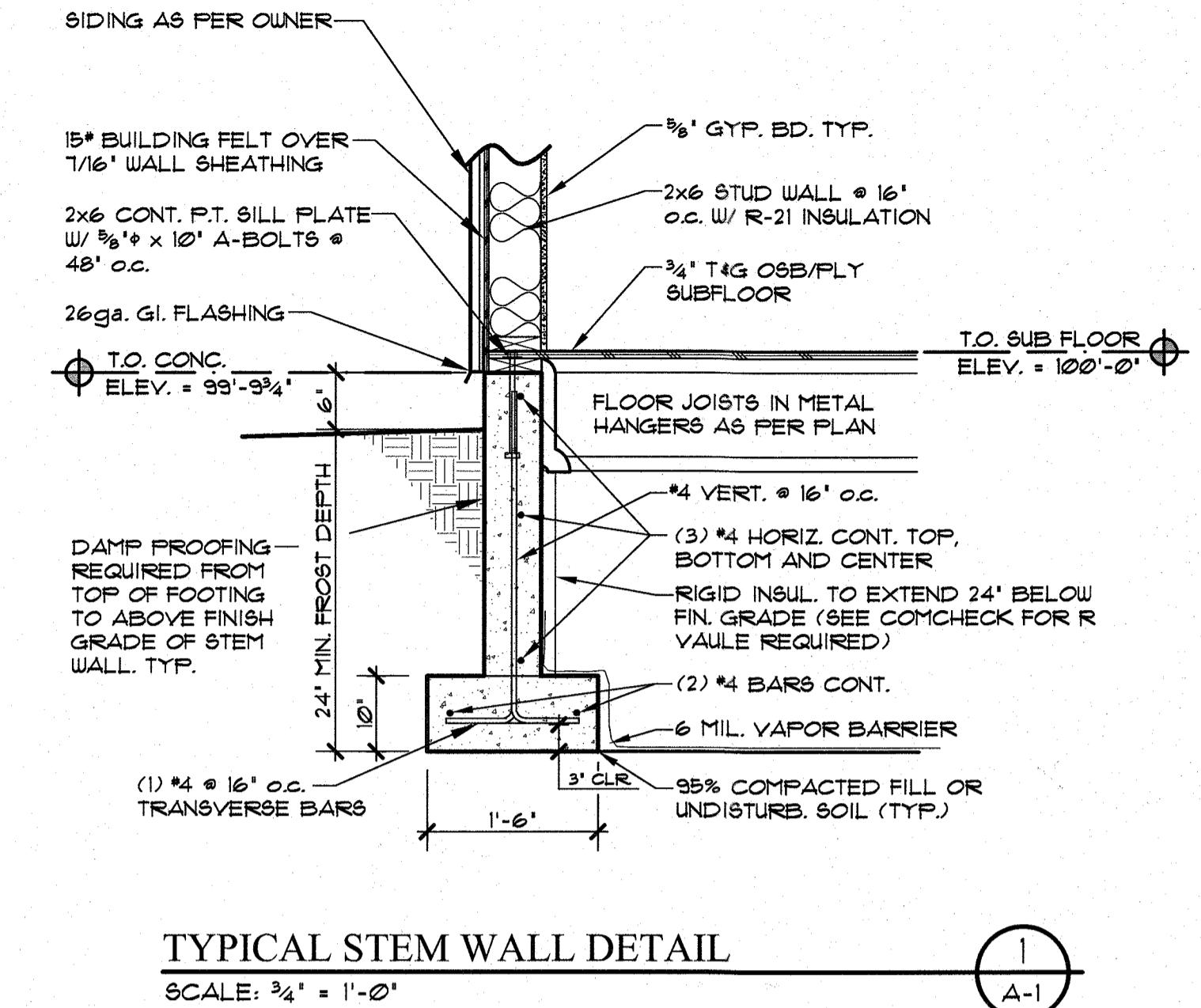
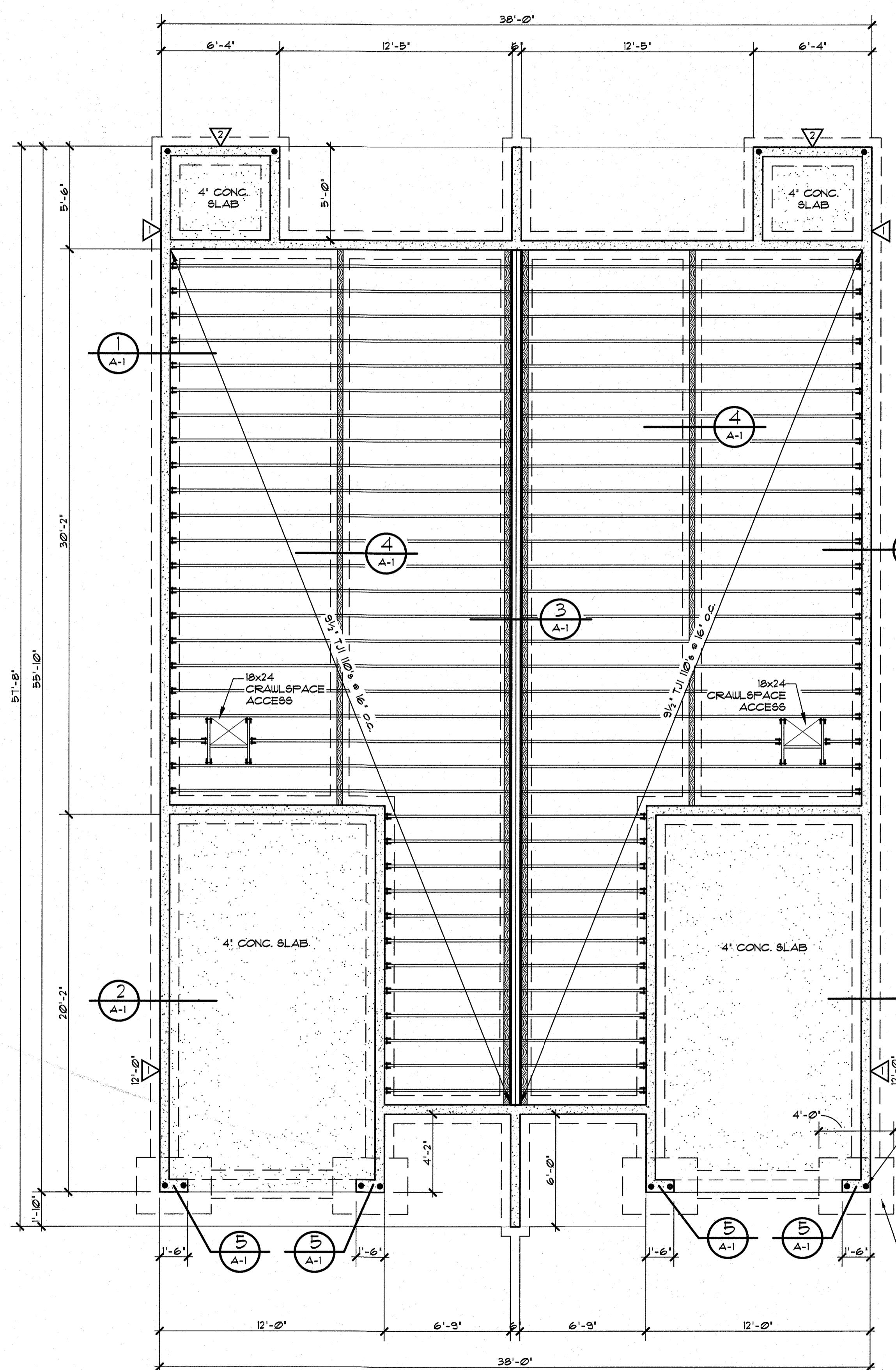
- ALL WORK SHALL MEET STATE, LOCAL CODES, ORDINANCES, & 2018 I.R.C.
- ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK SHALL MEET ALL APPLICABLE STATE & LOCAL CODES.
- ALL UTILITIES SHALL BE PROPERLY IDENTIFIED & LOCATED BEFORE WORK BEGINS ON PROJECT.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE & NOTIFY THE DESIGNER OF ANY DIMENSION, ERROR, OMISSION, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
- DO NOT SCALE DRAWINGS.



T-1

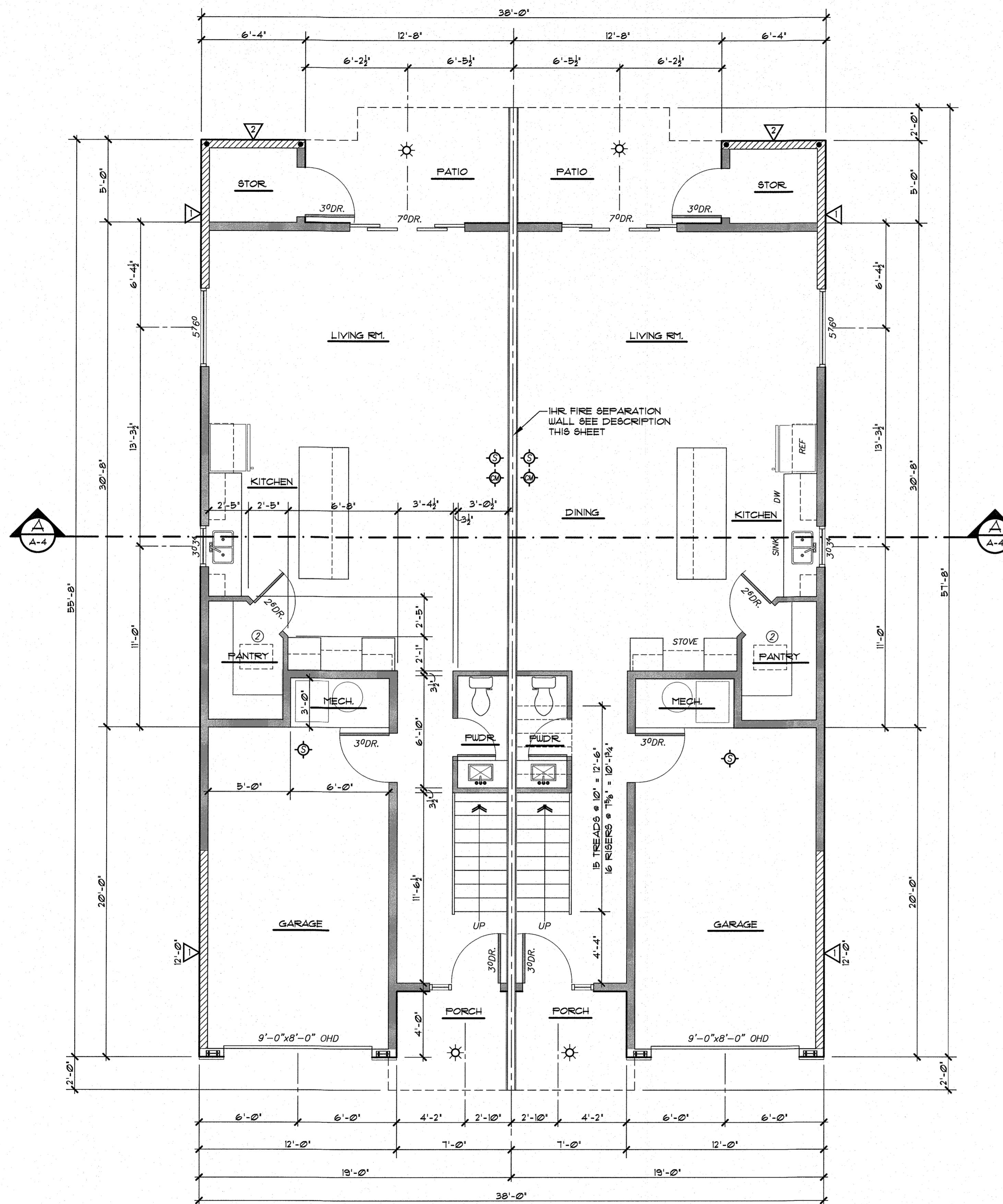
REVISIONS:
9/3/25 REVISED ROOF
LINE AND FINISHES PER
CITY COMMENTS

EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
Engineers / Surveyors / Planners
621 North College Road, Suite 100, Twin Falls, Idaho 83301
(208) 734-4388 fax (208) 734-6049 web: ehminc.com



SHEAR WALL SCHEDULE	
△	1/4" OSB/PLY APPLIED TO ONE SIDE OF WALL PERPENDICULAR TO FRAMING, WITH 8d (2 1/2" x 0.131") NAILS @ 6" o.c. PANEL EDGES AND 12" o.c. FIELD. BLOCKING REQUIRED AT PANEL JOINTS. 2x6 DOUGLAS FIR #2 OR BETTER STUDS @ 16" o.c. 1/2" ANCHOR BOLTS @ 2'-6" MAX. TO STEM WALL AND 16d NAILS TO SILL PLATE @ 8" o.c.
△	1/4" OSB/PLY APPLIED TO ONE SIDE OF WALL PERPENDICULAR TO FRAMING, WITH 8d (2 1/2" x 0.131") NAILS @ 6" o.c. PANEL EDGES AND 12" o.c. FIELD. BLOCKING REQUIRED AT PANEL JOINTS. 2x6 DOUGLAS FIR #2 OR BETTER STUDS @ 16" o.c., WITH (2) 2x6 END POSTS, HD555 HOLDOWNS & SSTB24 BOLTS
△	1/4" OSB/PLY APPLIED TO ONE SIDE OF WALL PERPENDICULAR TO FRAMING, WITH 8d (2 1/2" x 0.131") NAILS @ 6" o.c. PANEL EDGES AND 12" o.c. FIELD. BLOCKING REQUIRED AT PANEL JOINTS. 2x6 DOUGLAS FIR #2 OR BETTER STUDS @ 16" o.c., WITH M540 STRAP END POSTS TO MATCH POSTS BELOW EACH END

A-1



MAIN LEVEL FLOOR PLAN

SYMBOL LEGEND

- EXTERIOR WALLS W/ 2x STUDS • 16" o.c. WITH R-21 INSUL
- INTERIOR WALLS W/ 2x STUDS • 16" o.c.
- SHEAR WALLS W/ 2x STUDS • 16" o.c.
- IHR RATED FIRE WALL
- FIRE EXTINGUISHER 2A10BC
- SMOKE DETECTORS
- CARBON MONOXIDE DETECTORS

- SHEAR WALL ID.
- HOLDDOWN ID.

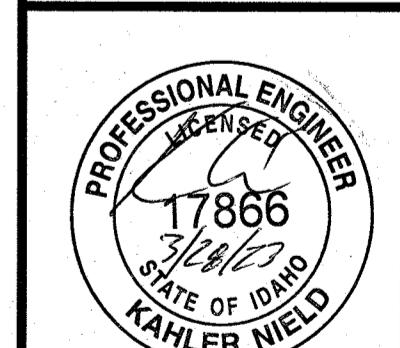
SHEAR WALL SCHEDULE

- $\frac{1}{8}$ " OSB/PLY APPLIED TO ONE SIDE OF WALL PERPENDICULAR TO FRAMING, WITH 2d (2 1/2" x 0.13") NAILS • 6" o.c. PANEL EDGES AND 12" o.c. FIELD. BLOCKING REQUIRED AT PANEL JOINTS. 2x6 DOUGLAS FIR #2 OR BETTER STUDS • 16" o.c. $\frac{3}{8}$ " ANCHOR BOLTS • 2" x 6" MAX. TO STEM WALL AND 16d NAILS TO SILL PLATE • 8" o.c.
- $\frac{1}{8}$ " OSB/PLY APPLIED TO ONE SIDE OF WALL PERPENDICULAR TO FRAMING, WITH 2d (2 1/2" x 0.13") NAILS • 3" o.c. PANEL EDGES AND 12" o.c. FIELD. BLOCKING REQUIRED AT PANEL JOINTS. 2x6 DOUGLAS FIR #2 OR BETTER STUDS • 16" o.c. WITH (2) 2x6 END POSTS, H25B HOLDOWNS & 6STB24 BOLTS
- $\frac{1}{8}$ " OSB/PLY APPLIED TO ONE SIDE OF WALL PERPENDICULAR TO FRAMING, WITH 2d (2 1/2" x 0.13") NAILS • 6" o.c. PANEL EDGES AND 12" o.c. FIELD. BLOCKING REQUIRED AT PANEL JOINTS. 2x6 DOUGLAS FIR #2 OR BETTER STUDS • 16" o.c. WITH MGT40 STRAP END POSTS TO MATCH POSTS BELOW EACH END

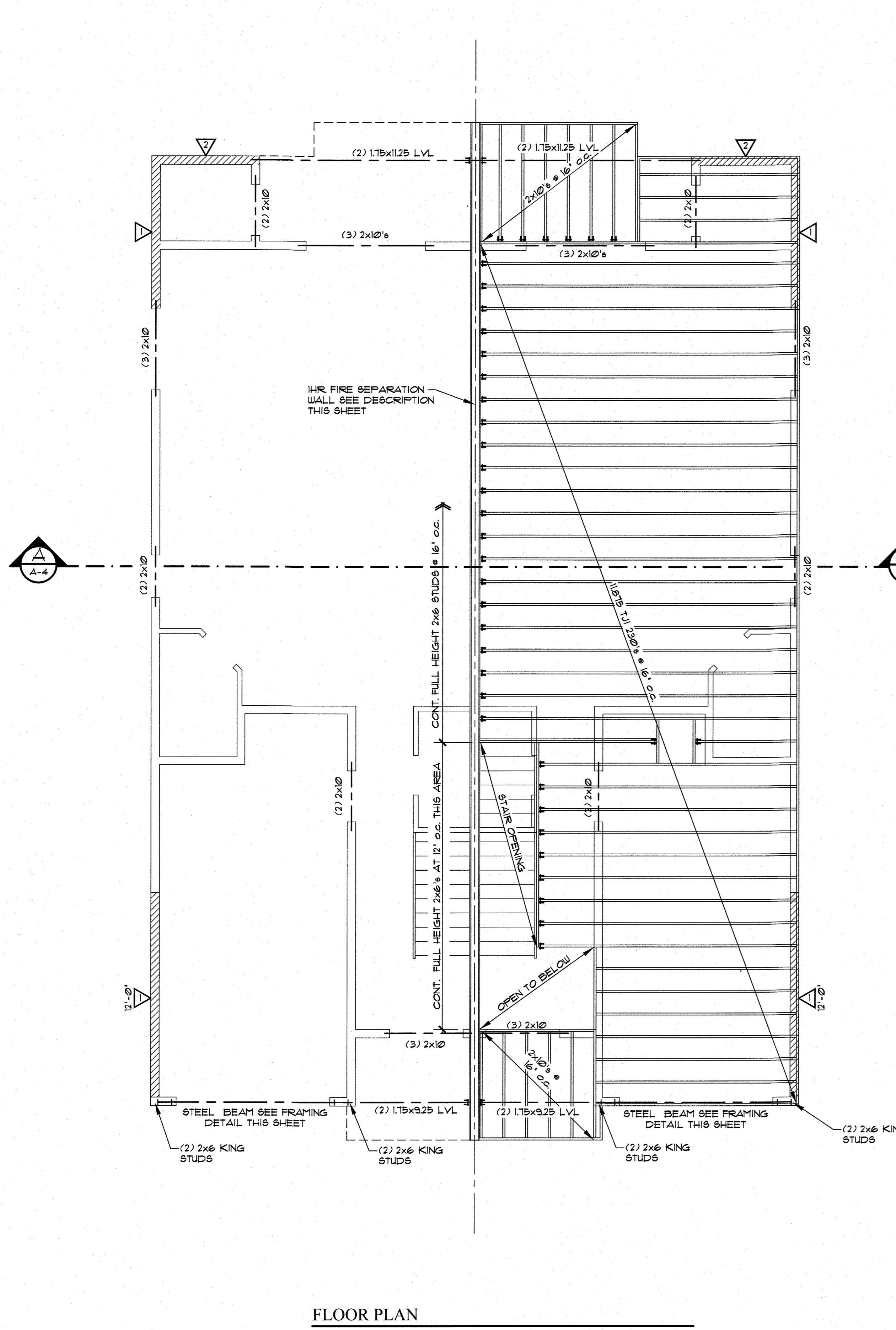
A-2

Main Level Floor Plan
For:
Ellis Duplex
Bellevue, Idaho

REVISIONS:
1/20/23 REVISED PER C.O.B. LETTER DATED JAN 18, 2023
3/28/23 EXTERIOR LIGHTING LOCATIONS SHOWN

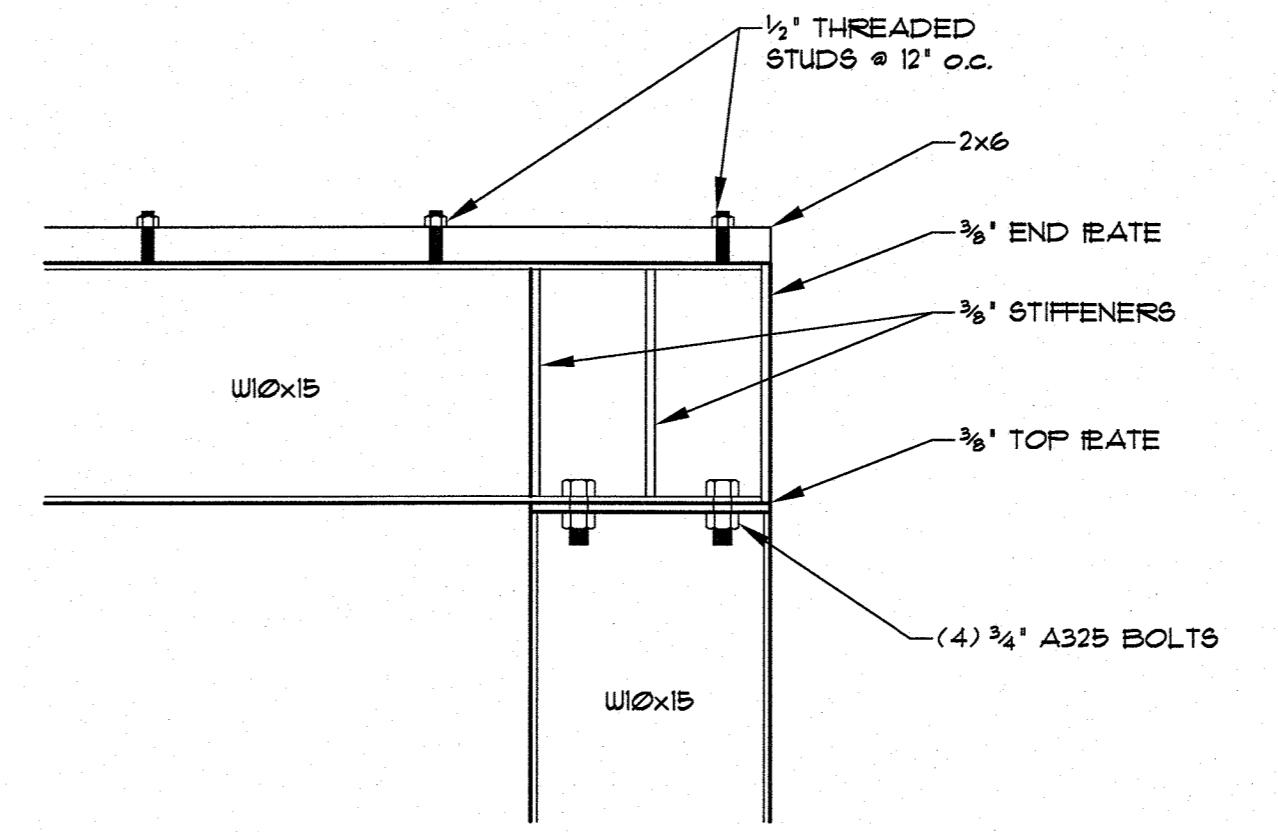


APPROVED
DESIGN
DRAWN
DATE NOV. '22
SCALE AS SHOWN
Dwg. No. 365-22



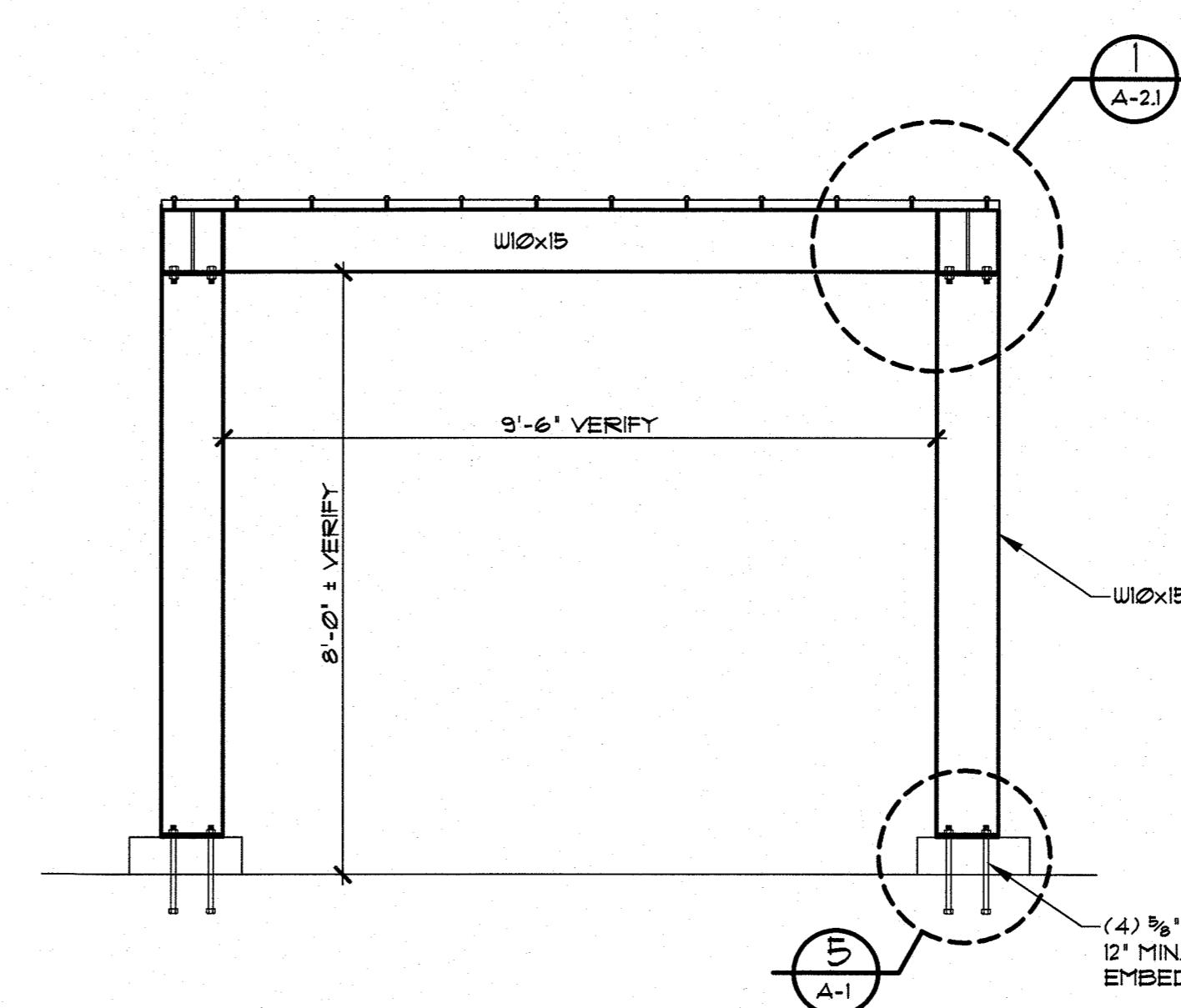
FLOOR PLAN

SCALE: 1/4" = 1'-0"



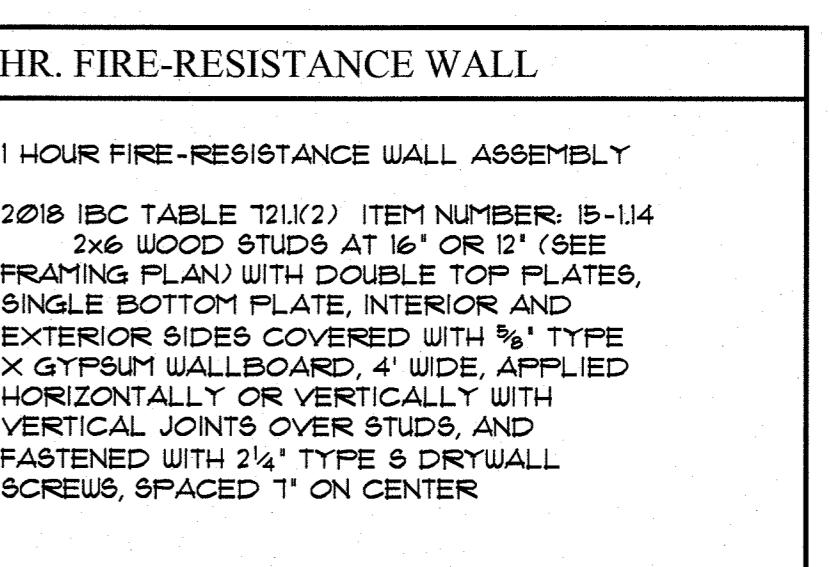
STEEL FRAME CORNER DETAIL

SCALE: $1\frac{1}{2}'' = 1'$



STEEL FRAME ELEVATION

SCALE: 3/4" = 1'-0"



SHEAR WALL SCHEDULE

- 1**) $\frac{1}{2}$ " OSB/PLY APPLIED TO ONE SIDE OF WALL
PERPENDICULAR TO FRAMING, WITH 8d (2 $\frac{1}{2}$ "x \varnothing .131") NAILS
@ 6" o.c. PANEL EDGES AND 12" o.c. FIELD. BLOCKING
REQUIRED AT PANEL JOINTS. 2x6 DOUGLAS FIR #2 OR
BETTER STUDS @ 16" o.c.,
 $\frac{5}{8}$ " \varnothing ANCHOR BOLTS @ 2'-6" MAX. TO STEM WALL AND 16d
NAILS TO SILL PLATE @ 8" o.c.

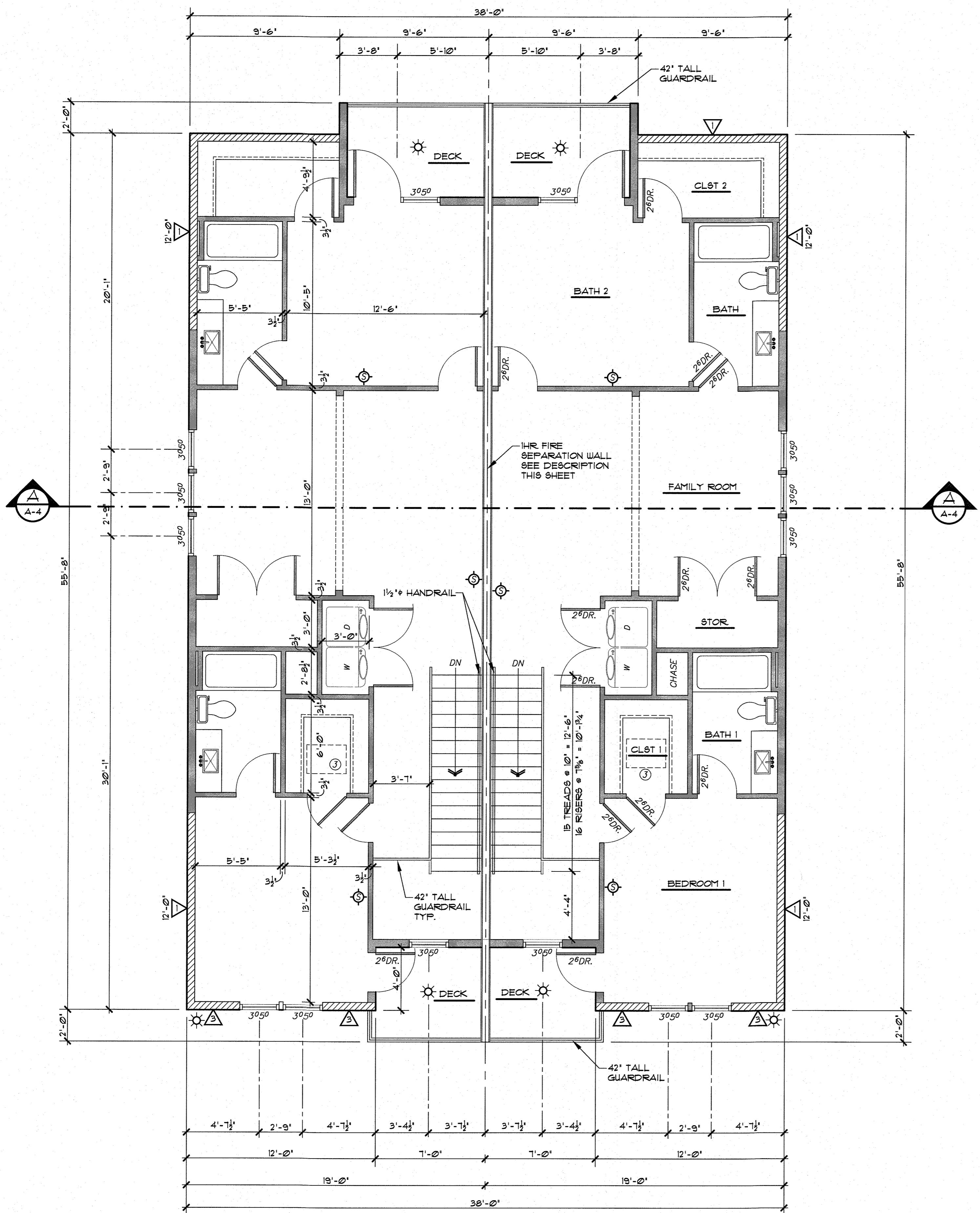
2) $\frac{1}{2}$ " OSB/PLY APPLIED TO ONE SIDE OF WALL
PERPENDICULAR TO FRAMING, WITH 8d (2 $\frac{1}{2}$ "x \varnothing .131") NAILS
@ 3" o.c. PANEL EDGES AND 12" o.c. FIELD. BLOCKING
REQUIRED AT PANEL JOINTS. 2x6 DOUGLAS FIR #2 OR
BETTER STUDS @ 16" o.c.,
WITH (2) 2x6 END POSTS, HD5B HOLDOWNS & SSTB24
BOLTS

3) $\frac{1}{2}$ " OSB/PLY APPLIED TO ONE SIDE OF WALL
PERPENDICULAR TO FRAMING, WITH 8d (2 $\frac{1}{2}$ "x \varnothing .131") NAILS
@ 6" o.c. PANEL EDGES AND 12" o.c. FIELD. BLOCKING
REQUIRED AT PANEL JOINTS. 2x6 DOUGLAS FIR #2 OR
BETTER STUDS @ 16" o.c., WITH MST40 STRAP END POSTS
TO MATCH POSTS BELOW EACH END



APPROVED
DESIGN
DRAWN T.HANCHE
DATE SEPT.
SCALE AS SHOU
DWG. NO. 365-

A-2.1



SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

SYMBOL LEGEND	
	EXTERIOR WALLS W/ 2x6 STUDS • 16' O.C. WITH R-21 INSUL.
	INTERIOR WALLS W/ 2x STUDS • 16' O.C.
	SHEAR WALLS W/ 2x STUDS • 16' O.C.
	IHR RATED FIRE WALL
	FIRE EXTINGUISHER 2A10BC
	SMOKE DETECTORS
	CARBON MONOXIDE DETECTORS

SHEAR WALL SCHEDULE	
	1/4" OSB/PLY APPLIED TO ONE SIDE OF WALL PERPENDICULAR TO FRAMING, WITH 8d (2 1/2" x 0.131") NAILS • 6' O.C. PANEL EDGES AND 12' O.C. FIELD, BLOCKING REQUIRED AT PANEL JOINTS. 2x6 DOUGLAS FIR 2 OR BETTER STUDS • 16' O.C., %3/8" ANCHOR BOLTS • 2'-6" MAX. TO STEM WALL AND 16d NAILS TO SILL PLATE • 8' O.C.
	1/4" OSB/PLY APPLIED TO ONE SIDE OF WALL PERPENDICULAR TO FRAMING, WITH 8d (2 1/2" x 0.131") NAILS • 3' O.C. PANEL EDGES AND 12' O.C. FIELD, BLOCKING REQUIRED AT PANEL JOINTS. 2x6 DOUGLAS FIR 2 OR BETTER STUDS • 16' O.C., WITH (2) 2x6 END POSTS, HD55 HOLDOWNS & SSTB24 BOLTS
	1/4" OSB/PLY APPLIED TO ONE SIDE OF WALL PERPENDICULAR TO FRAMING, WITH 8d (2 1/2" x 0.131") NAILS • 6' O.C. PANEL EDGES AND 12' O.C. FIELD, BLOCKING REQUIRED AT PANEL JOINTS. 2x6 DOUGLAS FIR 2 OR BETTER STUDS • 16' O.C., WITH M1740 STRAP END POSTS TO MATCH POSTS BELOW EACH END

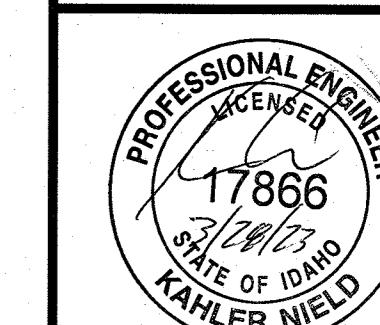
1 HR. FIRE-RESISTANCE WALL	
1 HOUR FIRE-RESISTANCE WALL ASSEMBLY	
2018 IBC TABLE T21(k) ITEM NUMBER: 15-114 2x6 WOOD STUDS AT 16' OR 12' (SEE FRAMING PLAN) WITH DOUBLE TOP PLATES, SINGLE BOTTOM PLATE, INTERIOR AND EXTERIOR SIDES COVERED WITH %3/8" TYPE X GYPSUM WALLBOARD, 4" WIDE, APPLIED HORIZONTALLY OR VERTICALLY WITH VERTICAL JOINTS OVER STUDS, AND FASTENED WITH 2 1/2" TYPE S DRYWALL SCREWS, SPACED 1" ON CENTER	

KEY NOTES	
①	INTERIOR FINISH, TYPE AND COLOR PER OWNER
②	LOCATE 18x24" MIN. CRAWL SPACE ACCESS AT CONVENIENT & ACCESSIBLE LOCATIONS AT EACH SIDE OF DUPLEX
③	LOCATE 22x30" MIN. ATTIC ACCESS AT CONVENIENT & ACCESSIBLE LOCATIONS AT EACH SIDE OF DUPLEX

A-2.2

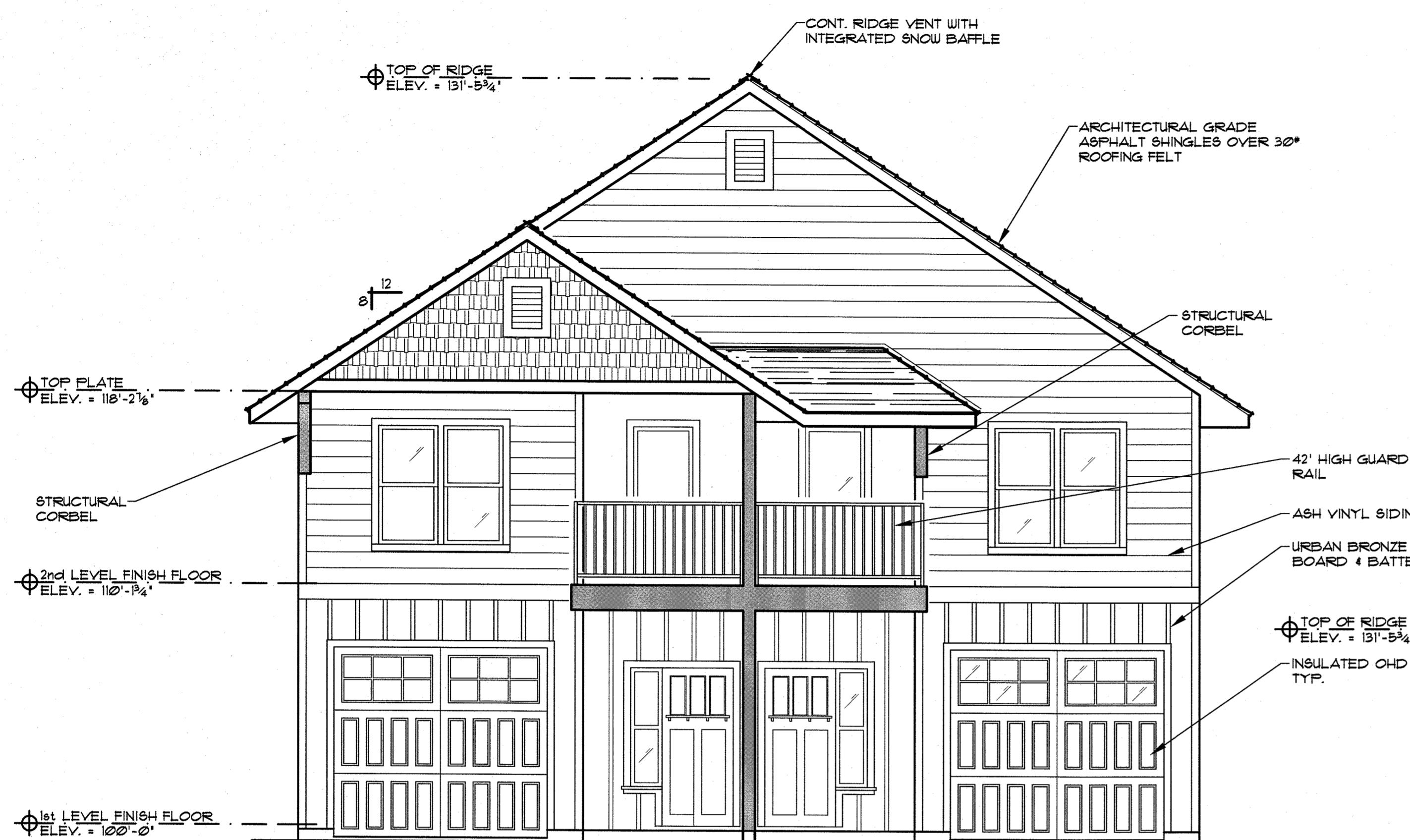
Second Level Floor Plan
For:
Ellis Duplex
Bellevue, Idaho

REVISIONS:
1/20/23 REVISED PER
C.O.B. LETTER DATED
JAN 18, 2023
3/28/23 EXTERIOR
LIGHTING LOCATIONS
SHOWN



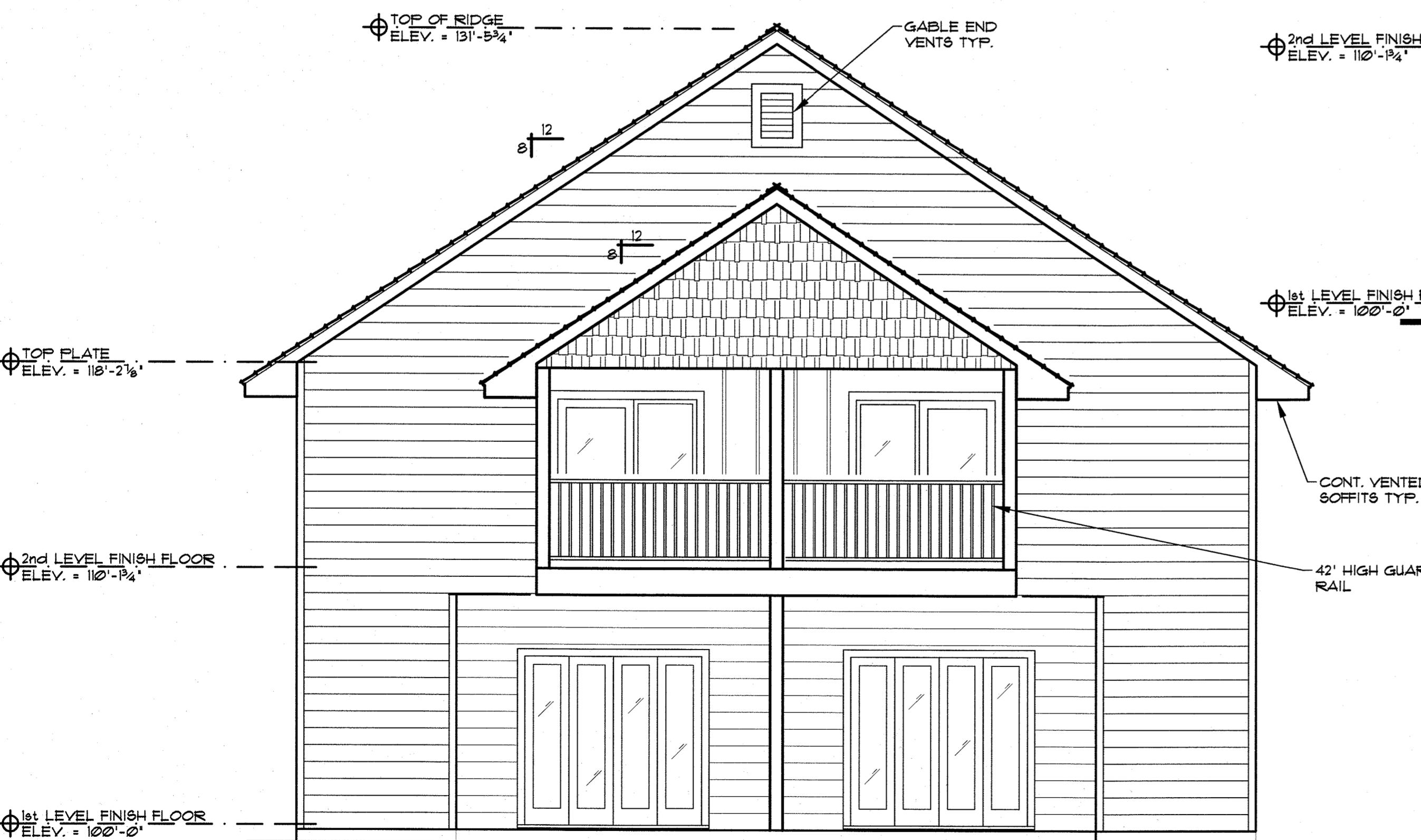
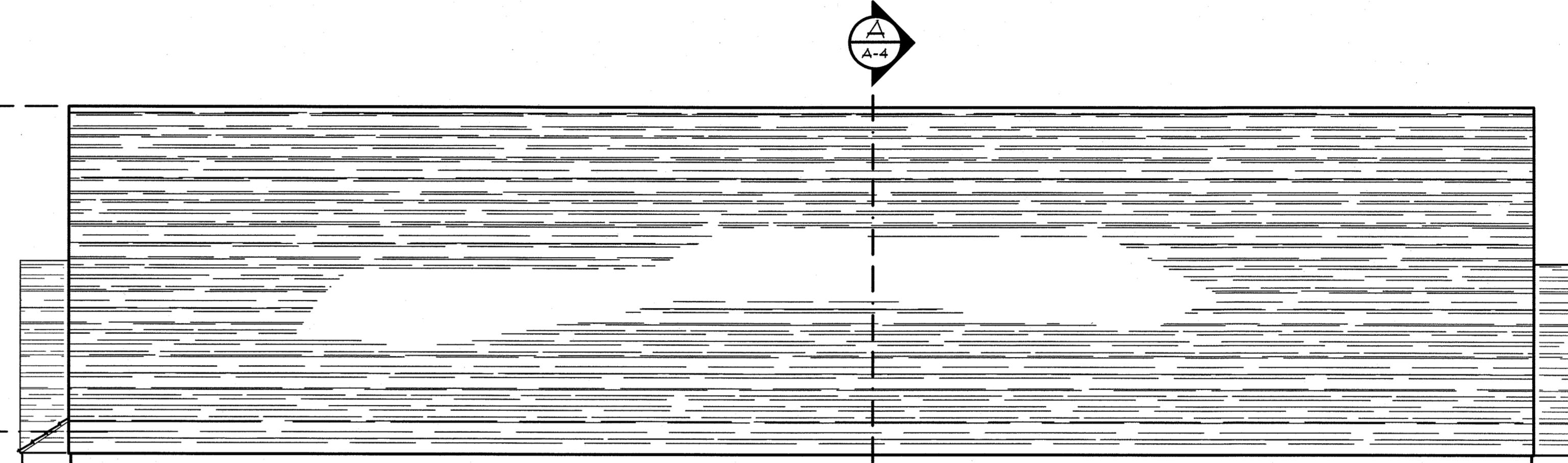
APPROVED
DESIGN
DRAWN
T. THANCHETT
DATE
NOV. '22
SCALE
AS SHOWN
Dwg. No.
365-22

EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208) 734-4888 fax (208) 734-6049 web: ehminc.com



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

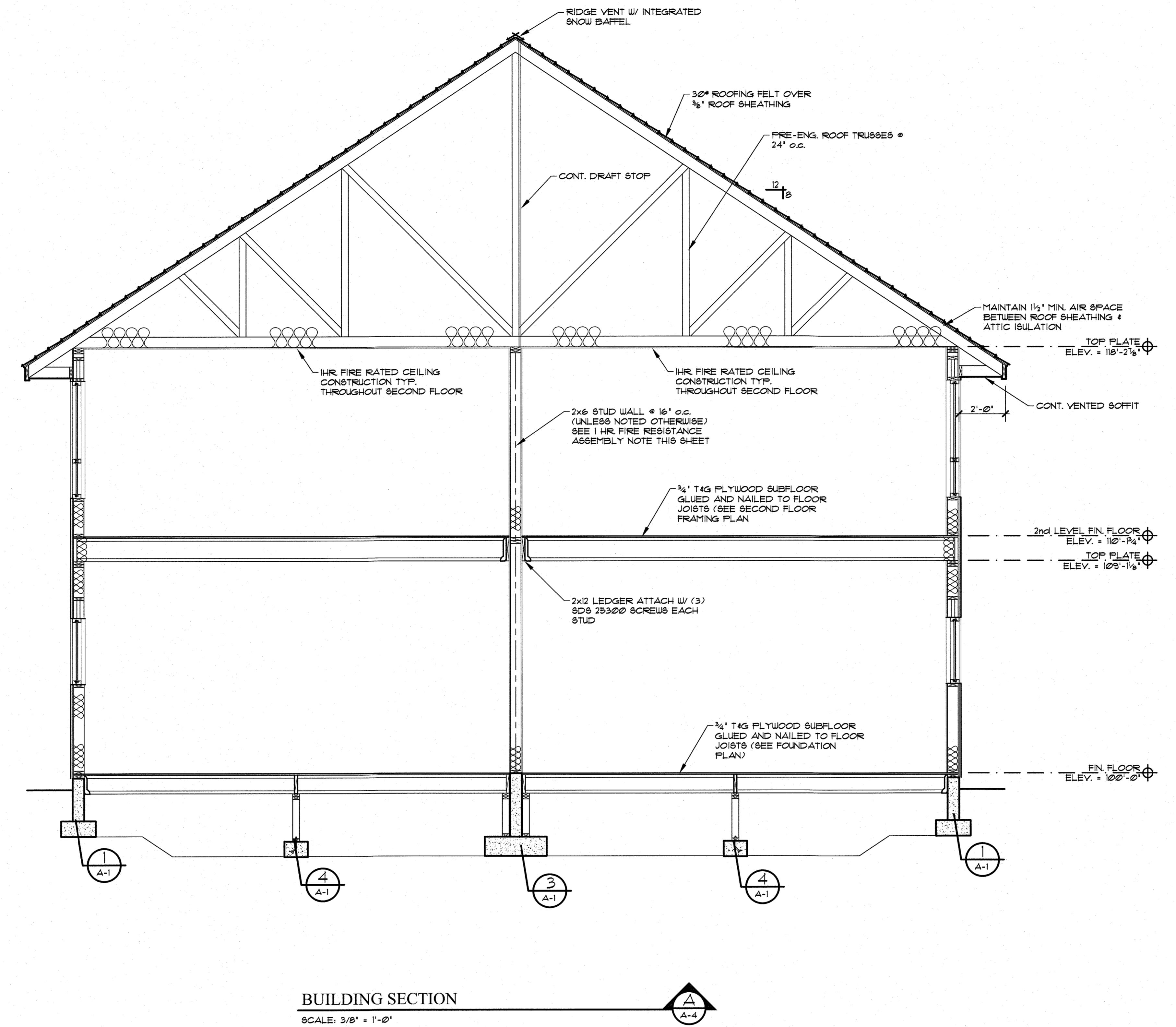
SIDE ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:
9/3/25 REVISED ROOF
LINE AND FINISHES PER
CITY COMMENTS



APPROVED
DESIGN T.HANCHETT
DRAWN T.HANCHETT
DATE NOV. '22
SCALE AS SHOWN
DWG. NO. 365-22



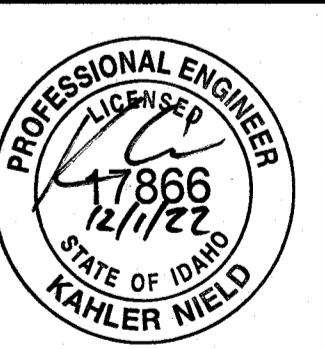
BUILDING SECTION

SCALE: 3/8" =

HR. FIRE-RESISTANCE WALL

1 HOUR FIRE-RESISTANCE WALL ASSEMBLY
2018 IBC TABLE 721.1(2) ITEM NUMBER: 15-1.14
2x6 WOOD STUDS AT 16" OR 12" (SEE
FRAMING PLAN) WITH DOUBLE TOP PLATES,
SINGLE BOTTOM PLATE, INTERIOR AND
EXTERIOR SIDES COVERED WITH $\frac{5}{8}$ " TYPE
X GYPSUM WALLBOARD, 4' WIDE, APPLIED
HORIZONTALLY OR VERTICALLY WITH
VERTICAL JOINTS OVER STUDS, AND
FASTENED WITH 2 $\frac{1}{4}$ " TYPE S DRYWALL
SCREWS, SPACED 7" ON CENTER

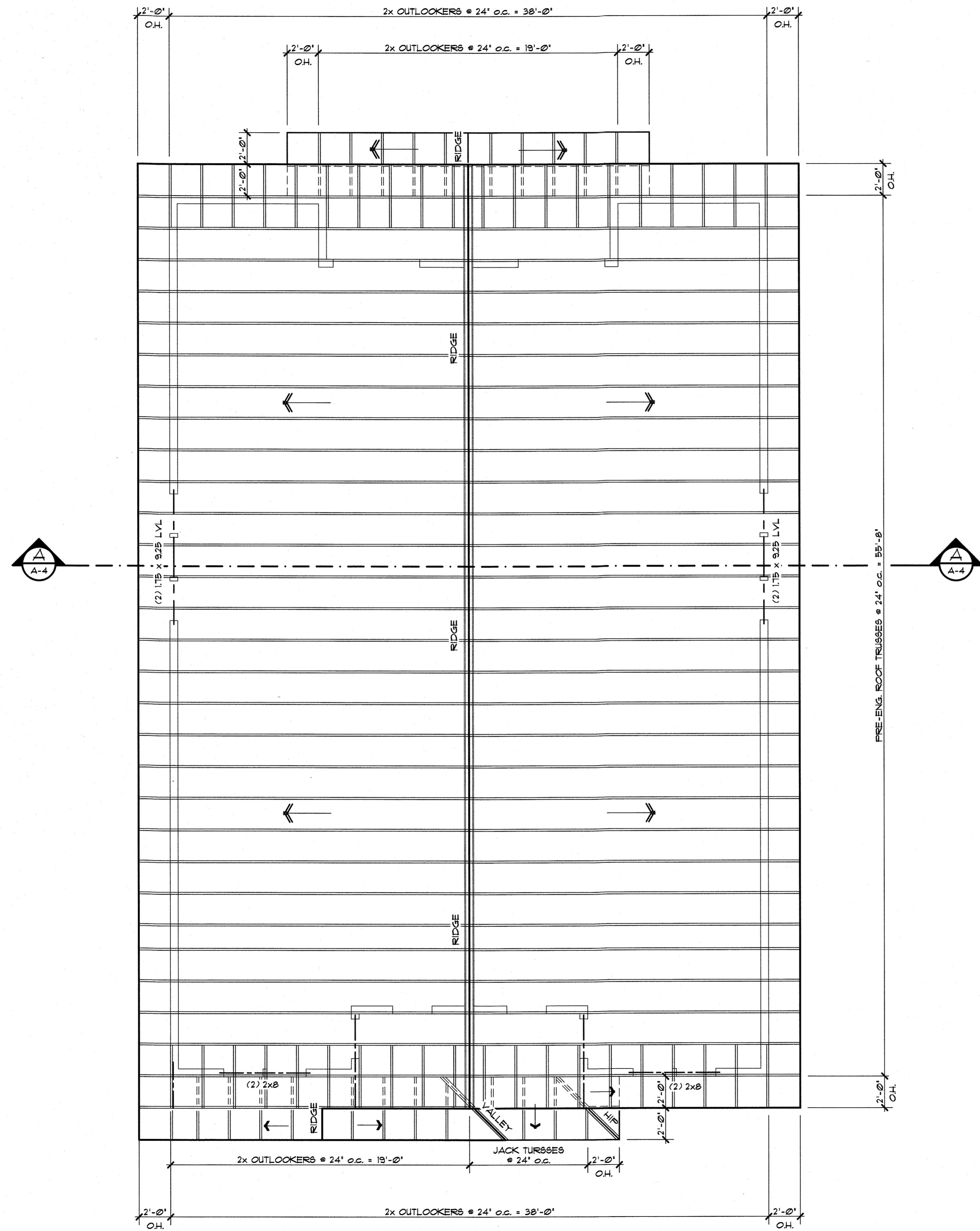
A-4



ROVED
GN T.HANCHETT
VN T.HANCHETT
NOV. '22
E AS SHOWN
NO. 365-22

EHM Engineers, Inc.

BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE



ROOF FRAMING PLAN

SCAL E: 1/4" = 1'-0"

AMMING NOTES.

REFERENCE DETAIL 2/A-6 FOR TYPICAL FRAMING AT WINDOWS AND DOORS. WHERE A DISCREPANCY OCCURS, USE THE HEAVIER NUMBER CALL-OUT

TALL SIMPSON STRONG-TIE H25A HURRICANE TIES AT EACH END TRUSS, TYPICAL AT ALL LOCATIONS.

11. *Leucosia* (Leucosia) *leucostoma* (Fabricius) (Fig. 11)

Preferred Submittals

of Truss Shop drawings shall be submitted to Engineer for review & approval, prior to fabrication of truss package, and placement of any concrete footings.

ferred Submittals SCALE AS SHOWN

of Truss Shop drawings shall be submitted to Engineer for

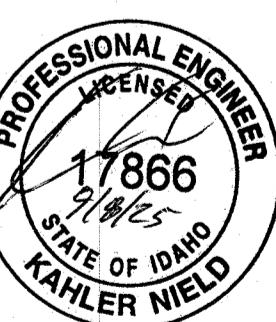
view & approval, prior to fabrication of truss package,
and placement of any concrete footings.

EHM Engineers, Inc.
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Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
(208)-734-4888 fax (208)-734-6049 web: ehminc.com

Rock running river
For: **Ellis Duplex**
Bellevue, Idaho

**25 REVISED ROOF
AND FINISHES PER
COMMENTS**



A-5

Derrick Ellis
PO Box 221
Jerome, ID 83338
208-421-5103
deconstruction8@gmail.com

9/17/2025

City of Bellevue
Planning & Zoning Department
115 E. Pine Street
Bellevue, ID 83313

Re: Affordable Housing Statement for Proposed Duplex at 600 N. 6th Street

Dear Planning & Zoning Staff,

I am submitting this letter in support of the building application for the proposed duplex located at 600 N. 6th Street in Bellevue. The intent of this project is to provide quality residential housing that is affordable and consistent with the community's needs and market conditions.

The duplex will create two separate dwelling units that are designed to be in line with Bellevue's median housing prices for homes of similar size and type. These units will offer attainable housing options for working families, individuals, and residents seeking rental or ownership opportunities within the local market.

By adding appropriately sized housing at a reasonable price point, this project will expand housing options in Bellevue, support the City's goal of providing a range of housing opportunities, and contribute to the overall vitality of the community.

Thank you for your consideration of this application. Please let me know if any further information is needed.

Sincerely,
Derrick Ellis



Archived: Monday, September 29, 2025 3:12:45 PM
From: [Chris Johnson](#)
Mail received time: Wed, 23 Jul 2025 22:31:22 +0000
Subject: Re: Request for Comment

The only thing that stands out to me is 600 N 6th. As a duplex there will be 2 meter boxes, 2 meters and 2 sewer connections which should be noted in the fees.

Chris Johnson
Public Works Director
City of Bellevue
208-309-0656



From: Brian Parker <bparker@bellevueidaho.us>
Sent: Thursday, July 17, 2025 12:12 PM
To: Dept Heads (Staff Only) <DeptHeadsStaffOnly@bellevueidaho.us>; fcallington@gmail.com <fcallington@gmail.com>; Jim Lynch <jim.lynch@dopl.idaho.gov>; Tracey Thomas <Tracey.Thomas@dopl.idaho.gov>; Andrew Kimmel <akimmel@greatwesteng.com>
Subject: Request for Comment

Please provide comment on the following applications by **July 30, 2025**.

[DR-25-06](#) - 600 N 6th Street
[DR-25-07](#) - 32 Gannett Road
[FP-25-01](#) - 871 North Main Street

Thank you,



Brian Parker
Community Development Director
City of Bellevue

Office: 208.913.0187
Cell: 208.309.8949
Hours: 7:00-5:30, Monday through Thursday
115 E. Pine Street
PO Box 825
Bellevue, ID 83313