



CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, January 5, 2026, 5:30 PM
115 Pine Street, Bellevue, Idaho 83313

AGENDA

JOIN TEAMIS MEETING

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MT14YigzYTAtnMxOS00ZWU0LTkxNGItZWQ2MTA0ZmJjNDc1%40thread.v2/0?context=%7b%22Id%22%3a%224bf19b22-eade-47a0-a58b-8db6b13f043c%22%2c%22Oid%22%3a%22c5e34ffd-539c-475c-b8b7-172244c9c3d6%22%7d

Meeting ID: 296 592 476 369 10

Passcode: hu63ES6K

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 December 30, 2025. (Suggested Motion: I move the notice for the January 5, 2026, 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. November 17, 2025 Regular Meeting Minutes

b. Findings of Fact from Prior Meeting(s)

i. DR-25-09 – Deck Rebuild – 312 South Main Street

An application for Design Review Approval to change the exterior of an existing building located at 312 South Main Street by rebuilding the structure's front deck.

5. NEW BUSINESS

a. Adoption of 2026 Bylaws – ACTION ITEM

b. Selection of Commission Chairperson - ACTION ITEM

6. PUBLIC HEARING

a. TA-25-01 – Text Amendment, City of Bellevue – ACTION ITEM

A text amendment to Bellevue City Code Titles 10 (Zoning Regulations), 11 (Subdivision Regulations), and 12 (Flood Damage Prevention Ordinance) to improve clarity, correct errors, and increase enforceability.

7. NEXT MEETING

a. Regular Meeting – January 20, 2026

8. 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 December 30, 2025.

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



CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, November 17, 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, November 17, 2025, at 5:30 p.m. in the Council Chambers of the City of Bellevue Offices, located at 115 E. Pine Street, Bellevue, ID 83313.

CALL TO ORDER

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

ROLL CALL

John Kurtz, Planning and Zoning Chair - Present
Eric Grootveld, Commission Member – Present (5:34 PM)
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 Beiser motioned that the notice for the November 17, 2025, Regular Meeting was completed in accordance with Idaho Code, Section §74-204, Commissioner Heughly seconded, all voted in favor, and the motion carried.

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

No conflicts were noted.

2. PUBLIC COMMENT: For items of concern NOT on the Agenda.

No public comment was received.

3. CONSENT AGENDA – ACTION ITEM

a. Approval of Minutes

i. October 6, 2025 Regular Meeting Minutes

b. Findings of Fact from Prior Meeting(s)

i. 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.

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

4. NEW BUSINESS – ACTION ITEM

a. DR-25-09 – Deck Rebuild – 312 S Main Street

An application for Design Review Approval to change the exterior of an existing building located at 312 South Main Street by rebuilding the structure's front deck.

Mr. Bullock presented an overview of the Staff Report. Tom Holland, representing the applicant, presented the proposed repairs and improvements to the structure. He noted that the building is intended to be replaced at some point, but the repairs will need to be done in the interim. Commissioner Beiser asked about the status of the conformity of the deck. Mr. Bullock clarified that the nonconformity

was due to a lack of permitting or approval of the original construction, not that it was not compliant with City Code.

Commissioner Beiser motioned to approve the subject application, Commissioner Grootveld seconded, all voted in favor, and the motion carried.

5. WORK SESSION

Mr. Parker discussed the activities around the Comprehensive Plan development since the prior update. Commissioner Beiser discussed the process with the Advisory Committee.

6. NEXT MEETING

- a. Regular Meeting – December 1, 2025

7. ADJOURNMENT - ACTION ITEM

Motion: Commissioner Grootveld voted to adjourn the meeting, Commissioner Heughly seconded, all voted in favor, and the meeting was adjourned at 5:57 P.M.

John Kurtz, Planning & Zoning Chair

Planning Commission Secretary

CITY OF BELLEVUE
PLANNING & ZONING COMMISSION

REGARDING AN APPLICATION OF: An application for Design Review Approval to change the exterior of an existing building located at 312 South Main Street by rebuilding the structure's front deck.	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION
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DESCRIPTION: An application for Design Review Approval to change the exterior of an existing building located at 312 South Main Street by rebuilding the structure's front deck.

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

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 or *ex parte* communications.
3. Attached to this report are the following exhibits:

Exhibit A—Application Materials

Document Name	Receipt of Last Revision
Application	November 12, 2025
Site & Building Plans	November 12, 2025

Exhibit B—Department Head Comments

No department head comments were received.

Exhibit C— Public Comments

No public comments were received regarding the subject application from any individuals or entities.

II. APPLICABLE DESIGN REVIEW STANDARDS & CRITERIA

BELLEVUE CITY CODE

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

Business, Limited Business/Residential, Light Industrial, Light Industrial/Mixed Business, And Transitional Districts: No person shall commence construction repairs on any new building, or placement of any building upon property, or construction of any addition, alteration, or change to or demolition of the exterior of any building, excluding necessary maintenance, within the Business Zoning District, Limited Business/Residential Zoning District, Light Industrial/Mixed Business Zoning District, Light Industrial Zoning District, or Transitional Zoning District in the City without first receiving applicable design review approval as required by this chapter. No application for a building permit, demolition permit or other permit shall be received or such permit issued by the City for such construction or other work, excluding necessary maintenance, until design review approval has been obtained as applicable herein.

FACTS: The subject application would wholly rebuild a deck within the Business Zoning District which existed until recently. Prior to the instigation of the application process, the applicant demolished the preexisting deck and

began to rebuild it, when City of Bellevue Staff intervened to ensure compliance. As the prior deck had been removed, no documentation could be produced demonstrating its condition and any necessity for maintenance.

FINDINGS: The Planning & Zoning Commission finds that, due to a lack of documentation, the rebuilding of the preexisting deck cannot be proven to be “necessary maintenance.” Thus, the Planning and Zoning Commission finds that the subject application comprises a demolition and subsequent change to the exterior of a building within the Business Zoning District, and that the subject application is indeed subject to design review approval.

CONCLUSION: The subject application, upon satisfaction of the conditions of approval identified, meets the requirements for granting Design Review Approval.

10-17-5(A)(7)(f): DESIGN REVIEW APPROVAL REQUIRED

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

FACTS: Application materials show that the roof of the proposed deck would slope downward toward the building entrance & pedestrian access. The edge of the roof would include a gutter, and the roof is at a gentle slope.

FINDINGS: The Planning & Zoning Commission finds that the subject application would address potential water drippage and snow sliding through design.

CONCLUSION: The subject application meets this requirement.

10-17-5(B)(1)(a): DESIGN REVIEW APPROVAL REQUIRED

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.

FACTS: The subject application proposes to rebuild a preexisting deck which was present for many years.

The proposed deck will be white, constructed of wood, and be relatively simple in design.

FINDINGS: The Planning & Zoning Commission finds that the subject application would maintain the historic style and materiality of its surroundings.

CONCLUSION: The subject application meets this requirement.

II. DECISION AND ORDER

► **Motion:** Upon a Motion by Commissioner Beiser and a second by Commissioner Grootveld, and with a unanimous vote, the Bellevue Planning and Zoning Commission hereby **approves** of the subject application submitted by Mr. Schranz, finding that the application **complies** with the

applicable criteria set forth in Bellevue City Code subject to the conditions of approval identified below.

Conditions of Approval:

1. The Applicant shall obtain a building permit.

Notice of Expiration

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

IT IS SO ORDERED this _____ day of _____, 2025

John Kurtz
Chair

Brian Parker
Community Development Director

CERTIFICATE OF SERVICE

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

U.S. Mail

Derrick Ellis

via email

P.O. Box 221

hand delivered

Jerome, Idaho 83338

deconstruction8@gmail.com

CITY OF BELLEVUE

Carter Bullock

Planner

2025 BYLAWS, PRACTICES AND PROCEDURES
BELLEVUE PLANNING AND ZONING COMMISSION

ARTICLE I
ESTABLISHMENT

Section 1. Establishment:

The Bellevue Planning and Zoning Commission (hereinafter called the Commission) is established by authority of Idaho Code. The office shall be located in the Bellevue City Hall Building at 115 E. Pine Street, Bellevue, ID 83313, telephone: (208) 788-2128.

ARTICLE II
MEMBERSHIP AND OFFICERS

Section 1. Membership:

The Commission shall consist of five (5) voting members. The term of office for each appointive member shall be three (3) years.

Section 2. Officers, Number, Qualifications and Duties:

The officers of the Commission shall be a Chairperson and a Vice-Chairperson. The Chairperson shall be elected by and from among the members of the Commission. The member of the Commission most senior in longevity (not including the Chairperson) shall be designated as and serve as Vice Chairperson. The duties of such officers shall be such as are usually performed by such officers in similar organizations and as defined by the parliamentary authority adopted by the Commission in Article IV, Section 1, of these Bylaws, as well as the following:

A. Chairperson:

1. Preside at all meetings of the commission.
2. Sign documents of the commission.
3. Assure that all actions of the commission are properly taken.
4. Make committee appointments as required.

B. Vice-Chairperson:

During the absence, disability or disqualification of the Chairperson, the Vice-Chairperson shall exercise or perform all duties and be subject to all the responsibilities of the Chairperson.

Section 3. Election and term of Office, Vacancies:

Officers shall be elected by majority vote of the members of the Commission annually at the first Commission meeting of each calendar year, and shall serve a term of one year or until their successors are elected. Vacancies in officer positions shall be filled by election whenever they occur, at the meeting next following the occurrence of the vacancy in the manner provided for election of officers in this section.

Section 4. Resignation:

Any officer may resign at any time by giving written notice of such resignation to the Commission. Unless otherwise specified in such written notice, such resignation shall take effect upon receipt by the Commission, and the acceptance of such resignation shall not be necessary to make it effective.

Section 5. Removal:

Any officer may be removed, with or without cause, upon a vote of a majority, but no fewer than three, of the voting members of the commission. A successor may be elected for the filling of vacancies at any time.

Section 6. Secretary:

The Commission will be staffed by the Administrator, or his/her designee. In addition to providing customary technical support, staff will perform the following duties of Secretary:

1. Keep the minutes of all meetings of the Commission.
2. Advertise all legal notices required by the Idaho State Code or these bylaws.
3. Prepare the agenda for all meetings of the Commission.
4. Be custodian of Commission records.

**ARTICLE III
MEETINGS****Section 1. Regular Meetings:**

The Commission shall meet on the first and third Mondays of each month for a regular meeting. The regular monthly meeting may be scheduled for another date in order to not conflict with holidays or significant local or civic events. Meetings shall be held at the hour and place fixed from time to time by motion of the Commission or at the Hour of 5:30 P.M. at City Hall, Bellevue, Idaho if no other time or place is so fixed. The Secretary will publish and distribute to the members an agenda on or before the Friday before the meeting. In the event there is no business to transact, the meeting will be cancelled. The absence of an agenda serves in lieu of a notification of cancellation.

Section 2. Quorum:

At all meetings of the Commission the presence at the commencement of any meeting in person of three (3) appointed members shall be sufficient to constitute a quorum for the transaction of any business of the commission.

**ARTICLE IV
RULES OF ORDER****Section 1. Rules of Order:**

The Commission shall operate under the general precepts of the current edition of *Robert's Rules of Order Newly Revised*. The order of business for the Commission shall be the following:

- A. Open-call meeting to order
- B. Attendance roll call

- C. Presentation of preliminary application plans
- D. Consent agenda
 - 1. Minutes
 - 2. Approval of Findings of Fact and Conclusions of Law from previous decisions
 - 3. Items authorized by Bellevue City Code to be approved on the Consent Agenda
- E. Public Hearings
- F. Old Business:
 - 1. Items from previous meetings
 - 2. Other items
- G. New Business:
 - 1. Design Reviews
 - 2. Other items not requiring a public hearing
- H. Work Sessions and Other Items

ARTICLE V VOTING

Section 1. Voting:

Each regularly appointed member shall be entitled to one vote on any matter which may come before the Commission. The vote of a majority of the members present at any meeting attended by a quorum of its members shall be necessary to decide any item. The Chairperson may enter into the discussion of and vote on any item before the Commission.

ARTICLE VI AGENDA

Section 1. Agenda

In order to facilitate and conduct orderly business, the members of the Commission resolve: For those persons desirous of coming before this body, a list of particulars shall be submitted to the Administrator stating the reason or reasons why they wish to be heard, in order to facilitate this process and give proper notice to all persons who may be affected and therefore giving them an opportunity to be heard. Any request presented in this manner will be drawn up and published and/or aired through various media to inform the public of business presented. All requests received will be heard in the same order in which received and in keeping with the order of business outlined in Article IV above, i.e., first request received will be heard first, etc. Those requests which require public advertising will be set on the agenda for the first regular meeting following adequate public noticing. Applications will be deemed received when in hand by Commission members at the regular meeting.

Section 2. Procedure:

Procedure for considering individual agenda items will normally be observed; however, the Chairperson may rearrange individual items if necessary to expedite the conduct of business.

- 1. Applicant presents scope and summary of project.
- 2. Staff presents report.
- 3. The Commission may ask questions regarding the staff or applicant presentation.
- 4. Public testimony, if appropriate and posted.
 - a. Proponents of the agenda items make presentation.
 - b. Opponents make presentation.

5. Applicant may make rebuttal of any point previously covered.
6. Commission may ask questions of the proponents, opponents, or staff, and discuss the application.
7. Motion (to approve, disapprove, or table), Second, Discussion, and Vote of the Commission.

No new agenda item shall be started after 8:30 P.M., unless consented to by an affirmative vote of the Commission. Items previously posted will be rescheduled for the next meeting.

ARTICLE VII COMMITTEES

Section 1. Committees:

Committees may be established and appointed and given charge and timelines by the Chairperson to assist the Commission in performance of its function. Each committee shall consist of not more than two (2) voting members. Citizens and public officials may also be appointed to serve as non-voting members on the committees.

ARTICLE VIII AMENDMENT OF BYLAWS

Section 1. Amendments:

These Bylaws may be amended at any regular meeting of the Commission by a two-thirds vote of the members thereof.

Adopted this 5th day of January, 2026.

John Kurtz, Chairperson

CITY OF BELLEVUE, IDAHO

5 ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY OF BELLEVUE, IDAHO, AMENDING BELLEVUE'S CITY CODE BY AMENDING TITLE 10, ZONING REGULATIONS, CHAPTERS 2, 3, 6, 7, 8, 9, 14, AND 22A, TITLE 11, SUBDIVISION REGULATIONS, CHAPTERS 6 AND 13, AND TITLE 12, FLOOD DAMAGE PREVENTION ORDINANCE, CHAPTERS 4 AND 5 TO
10 IMPROVE CLARITY AND ACCURACY; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

15 WHEREAS, the Idaho Local Land Use Planning Act, Title 67, Chapter 65, provide authority for the City of Bellevue to adopt ordinances establishing land use standards, procedures, and uses; and

WHEREAS, Idaho Code §67-6511 and §67-6518 authorizes the city to set standards for private and public development and zoning standards for buildings and structures, where in accord with the adopted comprehensive plan; and

20 WHEREAS, the Bellevue Common Council strives for clear and accurate development regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELLEVUE, IDAHO, AS FOLLOWS:

25 **SECTION 1**

Title 10, Chapter 2: Definitions of the Bellevue City Code is hereby amended as follows:

CHAPTER 2 DEFINITIONS

10-2-1: DEFINITIONS:

30 *Note: For brevity and clarity, unmodified definitions have been omitted from this ordinance. All definitions identified in Bellevue City Code Section 10-2-1 that are not shown below remain as-is.

ADU (ACCESSORY DWELLING UNIT):

An attached or detached dwelling which is secondary in nature to a primary ~~general residential unit, transitional unit, business unit, light industrial unit, light industrial/mixed business unit and limited business/residential unit~~ structure located on the same lot, ~~that cannot be sold separately~~

from the primary unit. An accessory dwelling unit provides complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation, on the same lot as the primary unit. Accessory dwelling units may be allowed in conjunction with a general residential, transitional, business, light industrial, light industrial/mixed business and limited business/residential unit and are not to be constructed as an addition to a duplex or multi-family unit. Accessory dwelling unit sizes for the General Residential, Transitional, and Limited Business/Residential Districts shall comply with table A depicted below. Accessory dwelling units shall be subject to design review application approval. Accessory dwelling units shall be assessed for applicable water and sewer connections and a monthly user fee equal to a primary residence.

—TABLE A

Lot Size	Accessory Dwelling Unit Size (Gross Square Feet)
6,000 sq. ft. – 7,999 sq. ft.	600
8,000 sq. ft. – 9,999 sq. ft.	700
10,000 sq. ft. – 19,999 sq. ft.	850
20,000 sq. ft. – 1 acre	1,000
Over 1 acre	1,200

ACCESSORY USE:

A use or structure subordinate to the principal use on the same lot or premises and serving a purpose customarily incidental to the permitted use of the principal building. Accessory uses are authorized uses which do not require a conditional use permit. There shall be no accessory use in the Business, Light Industrial, and Limited Business/Residential Zoning Districts without an existing permitted primary use on the property in question.

BANK:

The ordinary high water level of a stream, river, lake or impoundment which, in the absence of evidence to the contrary, shall be presumed to be the edge of the vegetation growing along the shore.

CONTRACTOR'S STORAGE YARD:

Indoor or outdoor storage of building materials and equipment owned by the contractor and commonly used in the construction business, provided the yard is entirely screened from all

~~streets and other public ways by a solid fence six feet (6') in height or landscaping of at least eight foot (8') tall evergreen trees placed no more than every fifteen feet (15') apart with an automatic irrigation system installed to each.~~

DUPLEX:

65 A building which contains two (2) dwelling units and two (2) separate kitchens.

PERMITTED USE:

An authorized use in a particular zone district which does not require a conditional use permit but which is subject to the restrictions particular to that district.

STREAM BANK:

70 The ordinary high water level of a stream, river, lake or impoundment which, in the absence of evidence to the contrary, shall be presumed to be the edge of the vegetation growing along the shore.

SECTION 2

Title 10, Chapter 3: Administration and Enforcement of the Bellevue City Code is hereby

75 amended as follows:

CHAPTER 3: ADMINISTRATION AND ENFORCEMENT

10-3-1: ADMINISTRATOR:

The Council shall appoint an Administrator to administer this title. The Administrator, 80 commonly referred to as the Community Development Director, may be provided with the assistance of such other persons as the Council may direct. The Administrator's duties include, but are not limited to, the following:

- A. Advise interested citizens of the provisions of this title.
- B. Inform the news media regarding land use and zoning matters of public interest, particularly 85 the time and place of public hearings.
- C. Prepare the agenda for the monthly meetings of the commission.
- D. Aid applicants in the preparation of required forms and permit applications. Where practical, he/she may combine related permits for the convenience of the applicant.
- E. Investigate all violations of this title, and notify in writing the person responsible for such 90 violation(s), ordering the action necessary to correct such violation.

F. Receive, file, and transmit to the commission or Council all applications, petitions, transcripts, and other communications on which they must act. Advise the commission and the Council of pertinent provisions of this title regarding development proposals.

G. Maintain permanent and current records of applications, reclassifications, variances, and 95 conditional use permits and of the hearings and actions thereon.

H. Review and make, ~~or recommend~~, decisions as follows:

1. For applications identified in this Title as subject to administrative approval.

1. ~~Reductions in front yard setbacks to no less than 10 (ten) feet from the property line.~~

100 2. ~~The Administrator, with concurrence from the Chair or the Chair's designee, has the authority to review and grant design review approval of Accessory Dwelling Units (ADU's) in the General Residential (GR) Zoning District.~~

105 3. The Administrator, with concurrence from the Chair or the Chair's designee, has the authority to approve minor modifications to projects that have received design review approval by the Commission prior to, and for the duration of a valid building permit. The Administrator shall make the determination as to what constitutes minor modifications and may include, but are not limited to, changes to landscape plans, changes to approved colors and/or siding materials, changes to colors, changes to dumpster enclosures, changes to exterior lighting fixtures and location, or changes to windows that do not significantly affect project design, appearance or function. All approved modifications must be documented in a memo to the project file and on the approved set of plans on file with the building department. For modifications to design review approval that are determined by the administrator not to be minor, the Administrator has the authority to recommend approval or denial of such modifications, subject to final decision by the commission on its consent or new business agenda. Such recommendations for approval or denial shall be in the form of findings of fact, and conclusions of law.

SECTION 3

Title 10, Chapter 6: GR General Residential District of the Bellevue City Code is hereby amended as follows:

CHAPTER 6: GR GENERAL RESIDENTIAL DISTRICT

10-6-2: PERMITTED USES:

Permitted uses in this district are limited to the following:

~~Accessory buildings and uses.~~

Accessory dwelling: One accessory dwelling unit in addition to one single family dwelling unit.

125 Accessory dwelling unit sizes shall comply with table A depicted in section 10-2-1 of this title and are subject to administrative design review approval.

Agriculture such as gardens, orchards, etc.

Churches, parks, playgrounds and golf courses.

130 Essential public utility and public service installations and facilities for the protection and welfare of the surrounding area, provided business offices and repair and storage facilities are not included.

Hospitals.

Medical clinics.

135 Multiple family dwellings, including townhouses, shall be allowed on no less than a ~~six thousand~~ ~~(6,000)~~ 5,900 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)~~ 2,950 square feet per dwelling unit.

140 Nursery schools.

Nursing homes and sanitariums.

145 One family dwellings, single family dwellings shall be allowed on not less than a ~~six thousand~~ ~~(6,000)~~ square foot lot in the City limits 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 City Planning and Zoning Commission shall review and approve a design review application that requires a minimum of on-site parking, access is off an improved street, not an 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. Single family dwellings.

150 Public and private schools for elementary and high school education.

10-6-3: ACCESSORY USES:

155 The accessory uses for this district shall be limited to:

Farm and garden buildings/portable storage shed, greenhouse.

Accessory buildings and uses.

Accessory dwelling unit (ADU), subject to the following criteria:

1. The gross square footage of the ADU shall not exceed the amount identified below:

<u>Lot Size</u>	<u>Accessory Dwelling Unit Size (Gross Square Feet)</u>
<u>Less than 8,000 square feet (sq. ft.)</u>	<u>600</u>
<u>8,000 sq. ft. – 10,000 sq. ft.</u>	<u>700</u>
<u>10,000 sq. ft. – 20,000 sq. ft.</u>	<u>850</u>
<u>20,000 sq. ft. - 1 acre</u>	<u>1,000</u>
<u>Over 1 acre</u>	<u>1,200</u>

160 2. Only one ADU shall be allowed per parcel.

 3. ADUs are not to be constructed as an addition to a duplex or multi-family dwelling structure.

 4. Accessory dwelling units are subject to administrative design review approval.

165 Accessory dwelling units are subject to a separate water and sewer capitalization fee from the primary structure in accordance with Title 8 of this Code.

Recreational Vehicle Occupancy:Occupancy of recreational vehicles, subject to the criteria identified in section 10-14-2 of this Title.

 —1. It shall be unlawful to occupy or for an owner of a lot or parcel to allow an RV to be occupied for more than twenty one (21) consecutive days within any six (6) month period.

170 —2. Occupied shall mean eating, sleeping, living, cooking or other use of the unit for human habitation.

 10-6-4: **CONDITIONAL USES:**
Conditional uses in this district are limited to:
Governmental emergency service ~~WCFs~~wireless communications facilities.

175 Home occupations.
Mobile home parks.
Nursery for children.
Public facilities.

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

 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:

185 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.

190 B. Minimum Lot Width Frontage: 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.

195 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

200 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

205 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. Detached 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 less than 120 square feet may utilize a ten foot (10') front yard setback. Only one structure per parcel may utilize this provision.

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:

225 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.~~

230 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.

235 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 (31/2') where they could possibly interfere with vision at intersections.

240 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.

245 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.~~

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E. Maximum Floor Area:

265 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').

270 2. Exemptions: Churches and public facilities, as defined in chapter 10-2, shall be exempt from the maximum floor area provision.

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.

275 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, excluding structures containing accessory dwelling units, 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.

280 D. Any permitted or conditionally permitted shop, hobby or small business activity in residential areas shall be housed enclosed in a structure.

E. Only one house may be constructed on each residential lot.

SECTION 4

Title 10, Chapter 7: B Business District of the Bellevue City Code is hereby amended as follows:

285 **CHAPTER 7:
B BUSINESS DISTRICT**

10-7-2: PERMITTED USES:

Permitted uses for this district are limited to the following:

Business, professional, public or social services offices.

290 Gas stations, restaurants, bars, theaters, banks, motels, tourist homes, hotels, and car washes.

Nursery for children, nursing homes.

~~One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is: a) in the same building as the business use of the property; b) clearly ancillary and secondary to the business use which shall, by application, be the primary use of the property; c) of less square footage than the business use of the building; and d) in the back of and/or on an upper floor of the building so as not to adversely reduce the ground level, street frontage business space available. Accessory dwelling units shall be subject to administrative design review approval.~~

Public utility business offices, repair, and storage facilities.

300 Recreational facilities, including bowling alleys.

Repair and personal services.

Retail stores and related storage, including commercial nursery and building supply outlets.

Wireless communication facilities (WCFs) (see additional requirements in section 10-23-7 of this title).

305 10-7-3: ACCESSORY USES:
The accessory uses for this district include, but are not limited to, the following:
Temporary buildings incidental to construction work on the premises; such buildings to be removed upon completion of construction work.

One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is:

1. In the same building as the business use of the property;
2. Clearly ancillary and secondary to the business use which shall, by application, be the primary use of the property;
3. Of less square footage than the business use of the building; and
4. In the back of and/or on an upper floor of the building so as not to adversely reduce the ground level, street frontage business space available. Accessory dwelling units shall be subject to administrative design review approval.
5. Accessory dwelling units are subject to administrative design review approval.
6. Accessory dwelling units are subject to a separate water and sewer capitalization fee from the primary structure in accordance with Title 8 of this Code.

All accessory uses within this district must be accompanied by a permitted primary use on the property.

10-7-4: CONDITIONAL USES:
Conditional uses for this district are limited to the following:

325 Churches.

Governmental emergency service wireless communications facilities WCFs.

Motor vehicle sales and leasing with no use of banners, flags, balloons and other display techniques except signage which complies with this title.

- Parking lots and garages.
- 330 Public facilities.
- Small engine repairs and maintenance incidental to the primary use.
- Buildings in excess of twenty-eight thousand (28,000) square feet in gross floor area, up to a maximum floor area not to exceed thirty-six thousand (36,000) square feet in gross floor area.

SECTION 5

- 335 Title 10, Chapter 8: LB/R Limited Business/Residential District of the Bellevue City Code is hereby amended as follows:

CHAPTER 8: LB/R LIMITED BUSINESS/RESIDENTIAL DISTRICT

- 10-8-2: PERMITTED USES:
 - 340 Permitted uses for this district are limited to the following:
 - ~~Accessory dwelling unit: One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is in the same building as the business use of the property and is clearly ancillary and secondary to the limited business use which shall, by application, be the primary use of the property, is of less square footage than the limited business use of the building and is in the back of and/or on an upper floor of the building so as not to adversely reduce the ground level, street frontage business space available. Accessory dwelling units shall be subject to administrative design review approval.~~
 - Agriculture limited to small gardens or orchards for personal use. The keeping of farm animals including, but not limited to, horses, pigs, sheep, and cows will not be permitted except as grandfathered for such existing uses prior to the effective date hereof.
 - Business and professional offices including, but not limited to, legal, medical, dental, tax consulting and preparation (CPA), and other similar businesses.
 - Home occupations as defined in sections 10-2-1 and 10-14-3 of this title.
 - Multiple (two) family dwellings, including duplexes and townhouses. The minimum lot size for these applications shall be not less than twelve thousand (12,000) square feet.
 - Nursery schools for children.
 - Nursing or assisted living homes on a small scale.
 - Parks and playgrounds.
 - Personal services as defined in section 10-2-1 of this title.
 - 360 Restaurants and bed and breakfast tourist homes with exceptions. No restaurants or other businesses shall have vehicle drive-through services.
 - Retail stores such as antique stores.
 - Single-family dwellings.

10-8-3: ACCESSORY USES:

365 The accessory uses for this district include the following:

Accessory dwelling unit: One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is:

1. In the same building as the business use of the property and is clearly ancillary and secondary to the primary use.
2. Is of less square footage than the primary use of the building
3. Is in the back of and/or on an upper floor of the building so as not to adversely reduce the ground level, street frontage business space available.
4. Accessory dwelling units are subject to administrative design review approval.
5. Accessory dwelling units are subject to a separate water and sewer capitalization fee from the primary structure in accordance with Title 8 of this Code.

Accessory/garden buildings and other storage buildings not to exceed two hundred (200) square feet.

380 Detached garages for vehicle storage up to six hundred (600) square feet per six thousand (6,000) square foot lot. If additional lot(s) are included, the garage square footage may be increased by one hundred (100) square feet for every three thousand (3,000) square feet of additional land included, up to a maximum of one thousand two hundred (1,200) square feet.

Storage of boats, campers, and travel trailers by resident owners in off street parking areas.

385 Temporary buildings incidental to construction work on the premises; such buildings to be removed upon completion of construction work. (Ord. 2015-02, 4-20-2015)

All accessory uses within this district must be accompanied by a permitted primary use on the property.

10-8-5: DIMENSIONAL AND BULK STANDARDS:

390 The minimum dimensional and bulk standards for limited business and residential applications in this district are the following: (Ord. 2015-02, 4-20-2015)

- A. Lot Area: The minimum lot area in this district shall be six thousand (6,000) square feet. One single-family dwelling shall be permitted for each six thousand (6,000) square feet. (Ord. 2015-02, 4-20-2015; amd. 2018 Code)
- B. Building Area: No building shall exceed three thousand (3,000) square feet gross floor area on a single six thousand (6,000) square foot lot. Credits for additional land area shall be two hundred fifty (250) square feet of gross floor area for each additional three

thousand (3,000) square feet of land, providing for up to a maximum of four thousand (4,000) square feet gross floor area.

400 C. Lot Width: Fifty feet (50') for single lot business or residential applications and one hundred feet (100') for two (2) lot or multiple (two) family dwellings.

405 D. Front Yard: The distance of any building shall be twenty five feet (25') from the front yard lot line to the extremes of the building (such as roof overhang). Within the original platted part of the City, the front yard is defined as the opposite end of the lot from the platted alleyway.

410 E. Side Yards: The distance of any building from each side lot line shall be six feet (6') and shall be measured from the extremes of the building.

415 F. Rear Yard: The distance of any building from the rear lot line, or the side adjoining the alleyway, shall be six feet (6') measured from the extremes of the building.

420 G. Safety And Vision: There shall be nothing that would possibly obstruct the view of a motorist or pedestrian placed closer than fifteen feet (15') from the corner of a lot adjoining a street intersection. Any fences, shrubs, or other objects that are placed within this area or on property lines shall not exceed a height of three and one-half feet (31/2') for a distance of thirty feet (30') from the corner of the lot. The branch overhang of any trees planted or existing within this area shall be maintained at a height of not less than ten feet (10') above the ground.

425 H. Multiple (Two) Family Residences: Minimum front, side and rear yards for a townhouse development or a duplex shall meet the same setback requirements as indicated in this section; except that, townhouse units shall be allowed zero setbacks from the common wall lot lines created by a townhouse sublot.

430 I. Nonconforming Building Setbacks: Any building that does not comply with the setback requirements of this section may be expanded and otherwise improved, provided such expansion or improvement does not encroach within any required setback and does not increase the degree of nonconformity.

435 J. Building Height: No building shall be more than two (2) stories above ground level or thirty five feet (35') in height. No accessory building shall be more than twenty feet (20') in height, excluding structures containing accessory dwelling units.

10-8-7: OTHER RESTRICTIONS:

430 All any permitted and conditionally permitted workshops, hobby craft, or small business activity in this district shall be housed enclosed in a structure and shall not create dust, noise, or odors perceptible from the exterior of the property.

SECTION 6

Title 10, Chapter 9: LI/B Light Industrial/Mixed Business District of the Bellevue City Code is hereby amended as follows:

CHAPTER 9: LI/B LIGHT INDUSTRIAL/MIXED BUSINESS DISTRICT

10-9-2: PERMITTED USES:

Permitted uses for this district are limited to the following:

Business uses: professional, public or social services offices.

440 Contractor offices.

Food catering services.

Gas stations, restaurants, bars, theaters, banks, motels, tourist homes, hotels, hospitals, commercial nursery and car washes.

Nursery for children, nursing homes.

445 ~~One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is: a) in the same building as the business use of the property; b) clearly ancillary and secondary to the business use which shall, by application, be the primary use of the property; c) of less square footage than the business use of the building; and d) in the back of and/or on an upper floor of the building so as not to adversely reduce the ground level, street frontage business space available. Accessory dwelling units shall be subject to design review approval.~~

450 Public facilities.

Public utility business offices.

Recreational facilities, including bowling alleys.

Repair and personal services.

455 Retail stores and related storage, including commercial nurseries and building supply outlets.

10-9-3: ACCESSORY USES:

The accessory uses for this district include, but are not limited to, the following:

Temporary buildings incidental to construction work on the premises; such buildings to be removed upon completion of construction work.

460 ~~One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is:~~

1. ~~In the same building as the business use of the property;~~
2. ~~Clearly ancillary and secondary to the business use which shall, by application, be the primary use of the property;~~
3. ~~Of less square footage than the business use of the building; and~~
4. ~~In the back of and/or on an upper floor of the building so as not to adversely reduce the ground level, street frontage business space~~

available. Accessory dwelling units shall be subject to administrative design review approval.

470 5. Accessory dwelling units are subject to administrative design review approval.

6. Accessory dwelling units are subject to a separate water and sewer capitalization fee from the primary structure in accordance with Title 8 of this Code.

475 All accessory uses within this district must be accompanied by a permitted primary use on the property.

10-9-4: CONDITIONAL USES:

Conditional uses for this district are limited to the following:

Animal hospitals and kennels.

480 Assembly, light manufacturing processing, packaging, treatment, and fabrication of goods and merchandise, including laboratories and research offices, bottling and distribution plants, light repair facilities, and wholesale storage/distribution warehouses.

Auto detailing within an enclosed site built building.

Bulk storage of flammable liquids underground or gases, subject to the approval of the Fire Chief of the City Fire Department.

485 Churches.

Contractor storage yards, provided the yard is entirely screened from all streets and other public ways by a solid fence six feet (6') in height or landscaping of at least eight foot (8') tall evergreen trees placed no more than every fifteen feet (15') apart with an automatic irrigation system installed to each.

490 Light industrial uses with commercial business outlets which remain primarily business rather than light industrial.

Machine shops, printing services.

495 Motor vehicle and RV sales, leasing, or renting with no use of banners, flags, balloons and other display techniques except signage which complies with this title.

Motor vehicle repairs, auto body repairs, vehicle detailing, sand blasting, repair shops, all completely enclosed in a site built building.

Outdoor nursery/primarily wholesale.

Outdoor storage/nonenclosed limited to building/landscape materials.

500 Self-storage units.

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

SECTION 7

505 Title 10, Chapter 10: LI Light Industrial District of the Bellevue City Code is hereby amended as follows:

CHAPTER 10: LI LIGHT INDUSTRIAL DISTRICT

10-10-2: PERMITTED USES:

Permitted uses for this district are limited to the following:

510 Animal hospitals and kennels.

Assembly, light manufacturing processing, packaging, treatment, and fabrication of goods and merchandise, including laboratories and research offices, bottling and distribution plants, light repair facilities, and wholesale storage/distribution warehouses.

Contractor offices.

515 Contractor storage yards, provided the yard is entirely screened from all streets and other public ways by a solid fence six feet (6') in height or landscaping of at least eight foot (8') tall evergreen trees placed no more than every fifteen feet (15') apart with an automatic irrigation system installed to each.

Food catering services.

520 Machine shops, printing services.

Motor vehicle repairs, auto body repairs, and vehicle detailing shops.

~~One accessory dwelling unit shall be allowed for each six thousand (6,000) square feet of lot area, provided it is located on the same premises; provided, that it is in the same building as the business and is of a size and function that is clearly subordinate and ancillary to the light industrial use which shall be the primary use of the property. Accessory dwelling units shall be subject to administrative design review approval.~~

Outdoor nursery and commercial nursery.

Wireless communication facilities (WCFs) (see additional requirements in section 10-23-7 of this title).

530 10-10-3: ACCESSORY USES:

The accessory uses for this district include, but are not limited to, the following:

Accessory dwelling unit: One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is:

535 1. In the same building as the business use of the property and is clearly ancillary and secondary to the primary use.

540 2. Is of less square footage than the primary use of the building
3. Is in the back of and/or on an upper floor of the building so as not to adversely reduce the ground level, street frontage business space available.
4. Accessory dwelling units are subject to administrative design review approval.
5. Accessory dwelling units are subject to a separate water and sewer capitalization fee from the primary structure in accordance with Title 8 of this Code.

Incidental accessory retail sales comprising not more than twenty five percent (25%) of the net floor area of the principal permitted use. The area for such retail sales shall be calculated for each floor of a building by use and shall not be transferred between the floors of a building.

545 545 Temporary buildings necessary for construction work on the premises; such buildings to be removed upon completion or abandonment of construction work.

SECTION 8

Title 10, Chapter 14: General Zoning Provisions of the Bellevue City Code is hereby amended as follows:

550 **CHAPTER 14:
GENERAL ZONING PROVISIONS**

10-14-2: ACCESSORY USES:

A. Recreational vehicle occupancy is subject to the following provisions:

555 1. Occupancy shall not occur more than ten (10) days out of any thirty (30) day period.
2. A recreational vehicle shall be presumed to be occupied if one or more of the following conditions are observed:

560 a. Skirting or materials have been installed to enclose the underside of the recreational vehicle.
b. Awnings, stairs, expandable alcoves, or similar features are deployed.
c. The recreational vehicle is on stabilizing jacks.
d. Lights are on in the recreational vehicle after hours in patterns that are consistent with occupancy of the recreational vehicle.

3. Any connection to the City of Bellevue water or sewer system must be in compliance with Title 8 of this code.

565 ~~No provisions at this time. (2018 Code)~~

SECTION 9

Title 10, Chapter 22A: Signs of the Bellevue City Code is hereby amended as follows:

CHAPTER 22A: SIGNS

570 10-22A-2: DEFINITIONS:

**Note: For brevity and clarity, unmodified definitions have been omitted from this ordinance. All definitions identified in Bellevue City Code Section 10-2-1 that are not shown below remain as-is.*

BUILDING COMPLEX:

575 A building or group of buildings within a single architectural plan (~~like the NAPA building~~), housing two (2) or more commercial units separated by fire walls, and having their own outside entrance, or entrance from a common lobby like a mall, such as shopping centers, professional office buildings, etc. The building owner may elect to designate a building a complex.

CHASING SIGN

580 A neon or otherwise internally lighted sign in which individual parts, such as letters, alternate on or off in a pattern.

FREESTANDING SIGN:

585 Any sign separate from a building, being supported by itself or on legs. A sign structure constructed of multiple upright supports, or a monument style. ~~No single pole structures shall be allowed. All pole signs, excluding antiqued ornamental iron (like Southern Belle) or decorative legs, a minimum of fourteen inches (14") in diameter shall be designed and cased as a monument style sign structure.~~

PROJECTING SIGN:

590 A sign, other than a wall sign, which is attached to and projects from a structure or building face (~~like Oak Street Deli~~).

TEMPORARY BUSINESS SIGN:

A temporary business name sign that may be displayed until a permanent business sign is acquired. ~~A permit shall be acquired for such sign, and the display period shall not exceed thirty (30) days.~~

595 TEMPORARY SIGN:

~~A sign which is not permanently affixed and has a limited display period, after which it is removed.~~

WINDOW SIGN:

Any sign installed within a building for the purpose of viewing from the outside.

600 10-22A-4: RESTRICTIONS; PROHIBITED SIGNS:

A. It shall be unlawful for any person to erect, construct, alter, maintain, or use any sign except as provided in this chapter.

B. No sign shall be placed in or over any public right-of-way without receiving an approved encroachment permit from the applicable jurisdiction, ITD or the City, except for public signs such as traffic control and directional signs.

C. No sign in any zone shall be erected in such a manner as to obstruct the free and clear vision of vehicular traffic and pedestrians, or at any location where, by reason of similarity of position, shape, color, words or symbols, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device.

610 D. The following signs are prohibited or have specified restrictions in any zone:

1. Flashing, revolving, moving intermittent, or oscillating signs, parts, attachments or lights.

2. Roof signs.

3. Outdoor signs featuring visible neon tubes. ~~Neon signs on outsides of buildings unless neon tubes are used for indirect illumination of lettering, not themselves visible (like Valley Car Wash Hailey).~~

4. ~~Clocks shall be exempt.~~

5. Signs which advertise the sale of a product or business not located within the City.

6. Signs using "day-glo", fluorescent, or brilliant luminescent colored ~~or neon lit~~ backgrounds.

620 7. Any sign covering or obscuring windows, doors, storefronts, building entrances, or other architectural elements.

8. Animated signs or part of a sign that changes physical position.

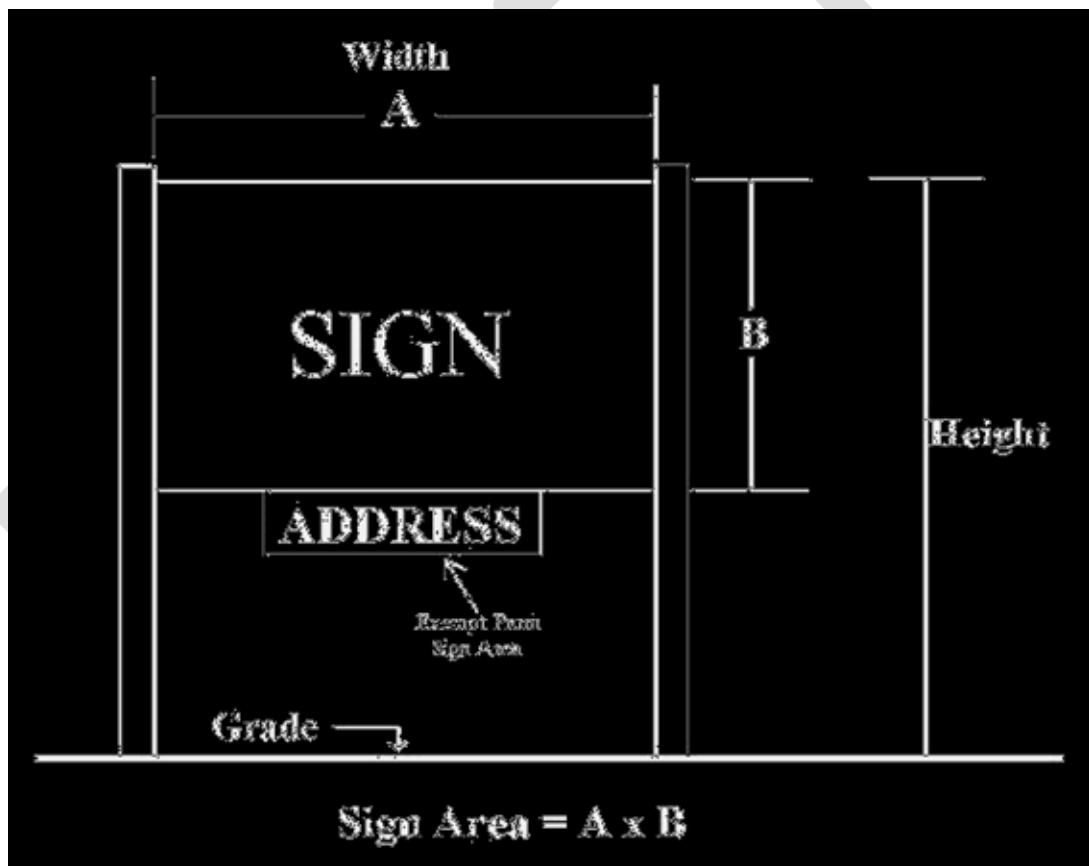
9. Single-pole freestanding signs.

625 E. No banners or temporary signs may be used as permanent signs. After they have exceeded their allowed use time, they shall be taken down.

10-22A-6: PERMITTED SIGNS STANDARDS FOR PERMITTED NONRESIDENTIAL USES CONDUCTED ON SAME PREMISES (ON SITE) IN BUSINESS, LIGHT INDUSTRIAL/MIXED BUSINESS, LIGHT INDUSTRIAL AND LIMITED BUSINESS/RESIDENTIAL DISTRICTS:

630 A. Sign Area:

635 1. Except as otherwise provided herein, the maximum allowable individual building signage area for any permitted nonresidential use in the Business, Limited Business/Residential, Light Industrial, and Light Industrial/Mixed Business Districts shall not exceed two (2.0) square feet of sign area per linear foot of building frontage up to a maximum of one hundred fifty (150) square feet per building. If the business is located at the intersection of two (2) streets, a second sign may be located on the nonaddress side, not to exceed ten (10) square feet.



640 2. Internally lighted signs shall not exceed a total of seventy five (75) square feet of sign area per building.

3. Total combined signage area for multiple detached buildings on single parcels shall not exceed two hundred (200) square feet of allowable signage area, ~~including, but not limited to, wall, freestanding, portable and projecting.~~

4. A square footage bonus will be added to the total square footage allowed for each wall sign made of wooden materials or antiqued pre-aged metals, up to 10% of the allowable area of said wall sign. ~~in the Business, Limited Business/Residential, Light Industrial/Mixed Business and Light Industrial Districts. The bonus shall be equal to ten percent (10%) of the total square footage of each such approved sign.~~

B. Number Of Signs: ~~The maximum number of signs for a building complex including, but not limited to, portable A-frame sidewalk signs, in the Business, Limited Business/Residential, Light Industrial/Mixed Business and Light Industrial Districts shall be as follows:~~ One (1) freestanding sign shall be allowed per nonresidential use, not to exceed sixty (60) square feet per side. One wall sign shall be allowed for each individual nonresidential ~~business use~~ not to exceed thirty (30) square feet each, ~~and they shall have a common design. If a nonresidential use is located at the intersection of two (2) streets, a second wall sign may be located on the nonaddress side, not to exceed ten (10) square feet. Wall signs and freestanding signs associated with the same nonresidential use shall have a common design.~~

C. Ranch Or Farm Identification Signs: Ranch or farm identification signs incorporated into the entry gate shall not exceed thirty (30) square feet per side.

D. Temporary Business Signs: Temporary business signs shall be permitted ~~after with the approval of the application is given by the~~ Planning and Zoning Administrator. ~~Temporary business signage may be permitted for a period not to exceed thirty (30) days unless approved by the Administrator for a longer period, provided permanent signage has not been installed due to unavailability of signage components. Temporary business signage shall not exceed twenty (20) square feet at any one time for any parcel.~~

670 E. Inside Window Neon Signs: Inside window neon signs are permitted One nonflashing, nonchasing neon sign shall be permitted per nonresidential use, and must be located inside a window. The total of all such signs Such sign shall not exceed four (4)(1.5) square feet.

F. Art: Any art that is an integral part of the lettering shall be considered as part of the sign.

G. Illuminated Signs:

2. A sign lit by an external light source shall specifically illuminate the signage area.

3. Signs using backlighting or internal lighting shall only illuminate the signage area

675 (letters-art). All other areas, including background, shall be designed, treated and colored in a manner which makes those areas appear opaque.

680 H. Neon Nonflashing, Nonchasing Signs: A maximum of one neon nonflashing, nonchasing sign shall be allowed per building, regardless of whether a sign permit is required, with a signage area not to exceed 1.5 square feet. All pole signs, unless constructed utilizing antiqued ornamental iron or decorative logs, shall have a pole diameter of fourteen inches (14") or greater, and shall be designed and cased to appear as a monument sign.

685 I. Number of Signs for Building Complexes: One (1) freestanding sign shall be allowed per building complex, not to exceed sixty (60) square feet per side. One wall sign shall be allowed for each individual business within a building complex, not to exceed thirty (30) square feet each. Wall signs and freestanding signs associated with the same nonresidential uses within the complex shall have a common design.

10-22A-8: EXEMPT SIGNS:

The following signs are exempt from provisions of this chapter:

690 A. All signs erected in a public right-of-way by a public agency controlling or directing traffic.

B. Political signs pertaining to a specific election displayed within any district, provided they shall be removed within five (5) days after the election.

C. Real estate signs:

695 1. One unlighted real estate sign in any zone not to exceed four (4) square feet of sign area per side, provided it is located on the premises and shall not occupy any portion of the public right-of-way.

2. One unlighted real estate sign advertising two (2) or more lots for sale not to exceed twenty (20) square feet in area per side, provided it is located on the premises and shall be removed upon the sale of the last lot.

700 3. One unlighted real estate sign advertising the sale or lease of a farm or ranch ten (10) square feet per side, provided it is located on the premises.

D. One unlighted construction sign announcing the construction of a building or project, with sign area not to exceed twenty (20) square feet per side, provided the sign shall be removed upon occupancy of the building or sale of the land for which the sign was intended. Signs shall not be erected until a building permit is approved.

705 E. Flags, either official or historical, of any state or nation. The pole height shall not exceed ten feet (10') above the real roofline, and the flag shall not exceed forty (40) square feet.

F. One owner identification or occupant identification sign, and one for rent, warning or trespass sign in the Residential Zone which shall not exceed two (2) square feet per side.

710 G. Warning signs for nonresidential uses in commercial and light industrial zones, such as "no parking", and directional signs, such as "entrance", not to exceed two (2) square feet per side.

H. Promotional Temporary signs including, but not limited to, portable A-frame sidewalk signs, banners or pennants announcing daily or promotional information ~~for special sales for businesses for profit for nonresidential uses~~. Temporary Promotional signs shall be removed immediately at the conclusion of the associated event and may be displayed on the outside of the primary business building or in the on site window area or off site in the ITD or City right-of-way/sidewalk area, provided an encroachment permit has been approved for placement of signage in the right-of-way. ~~Temporary business signage depicting the name of the business may be permitted for a period not to exceed thirty (30)~~

days unless approved by the Administrator for a longer period, provided permanent signage order documents are provided where installation has not been done due to signage components not available to be installed. Temporary Promotional signage shall not exceed twenty (20) square feet at any one time for any parcel.

725 I. Temporary ~~s~~Signs, banners, or pennants announcing community events and conventions, which shall be removed immediately at the conclusion of the event.

J. Murals.

K. Signs for charitable, service and other nonprofit organizations. Signs shall not be more than four (4) square feet per side.

730 L. The Veteran's Memorial sign and the Coca Cola sign on the Odd Fellows building on Main Street, which are hereby declared historical landmarks, and any such other signs so declared by resolution of the Council to be such landmarks.

M. All City signage.

N. Clocks

735 **SECTION 10**

Title 11, Chapter 6: Lot Line Adjustments of the Bellevue City Code is hereby amended as follows:

CHAPTER 6: LOT LINE ADJUSTMENTS

11-6-1: PROCEDURE:

740 ~~An owner or subdivider wishing to readjust lot lines, as defined in section 11-2-1 of this title, shall be required to file two (2) copies of a plat and application with the Administrator for administrative review. Additional information reasonably required for thorough review of the application and plat may be required by the Administrator to be provided by the applicant. Waivers shall be requested according to chapter 13 of this title. The Council shall remand any application and/or waiver request to the commission for recommendation prior to taking final action. The Administrator shall provide written notice of said application to owners of property immediately adjacent to the subject property. Said notice shall inform adjacent property owners they may comment on the application during a period of not less than ten (10) days after mailing of the notice and prior to final action on said application. Following expiration of the said comment period and upon a finding by the Administrator that the plat conforms to the readjustment of lot line definition and is in compliance with the provisions of this title, the Administrator shall approve same or approve with conditions necessary to find same in~~

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compliance with the provisions of this title. Upon a finding by the Administrator that the application does not conform to said definition or is not in compliance with this title, the
755 Administrator shall deny the application and shall state the reasons therefor in writing, and a copy signed by the Administrator, attached to one copy of the plat, shall be returned to the applicant. Upon Council approval of an application and upon satisfaction by the applicant of any conditions attached thereto, the Administrator shall inform the City Clerk and the City Clerk shall sign the plat. Any questions with regard to the interpretation and/or applicability of this
760 section or other sections shall be referred to the Council by the Administrator for determination.

A. Eligibility:

An owner may readjust lot lines through the process identified herein, provided that the following criteria are met:

1. The readjustment of lot lines will not result in any reduction in lot area, frontage, width, depth, building setback lines, or applicable dimensional standards below the minimum requirements for the zone(s) involved.
2. No additional parcels will be created through the readjustment.
3. The readjustment does not impair existing access or easements or create the need for new easements or access to any adjacent lots.
4. The readjustment does not create or exacerbate any violations of this Title or Title 10 of this Code.

B. Application:

The owner shall submit the following:

1. A completed Lot Line Readjustment Application as provided by the Administrator
2. A title report for the affected property
3. A preliminary record of survey drawn to scale, prepared by a professional land surveyor licensed to operate in Idaho showing the following:
 - a. All existing and proposed boundaries of the affected lots with dimensions.
 - b. All existing structures with dimensions and distances to existing and proposed boundaries.
 - c. Existing utilities to the affected lots.
 - d. Existing and proposed street frontages and accesses of the affected lots.
4. Application fees as determined by resolution.

C. Procedure:

1. Upon the receipt of a complete application and a determination that the application is eligible for a lot line readjustment, the Administrator and City Engineer shall review and approve the record of survey. The City Engineer shall affix their certificate of approval to the record of survey.

790 **SECTION 11**

Title 11, Chapter 13: Waivers and Appeals of the Bellevue City Code is hereby amended as follows:

CHAPTER 13: WAIVERS AND APPEALS

11-13-1: WAIVERS:

795 A. Commission Recommendation; Council Approval: Waiver of any of the requirements of this title may be granted by the Council on a case basis upon the recommendation of the commission.

B. Application For Waiver:

800 1. Application for such waiver(s) must be in writing and must show that there are special physical characteristics or conditions affecting the property in question where a literal enforcement of this title would result in undue hardship not the result of actions by the subdivider, and that the waiver would not be detrimental to the public welfare, health, and safety, nor injurious to the property owners in the immediate area.

805 Applications shall be made to the Administrator in writing at the time of subdivision application. Said waiver, together with such related data and maps as are necessary to fully illustrate the relief sought, shall be filed at the same time. Such application shall be processed and considered with the preliminary plat application concurrently with the preliminary plat or lot line readjustement application. Hearings before the commission and Council shall be noticed as a public hearing.

810 11-13-2: APPEALS:

Any interested party may appeal in writing the decision of the commission, Administrator, or building inspector relative to any matter(s) with regard to this title. Said appeal shall be filed in writing with the City Clerk within fifteen (15) days from the date of the decision. The appeal shall state the exact decision or recommendation appealed and the reasons therefor. If no appeal is filed within fifteen (15) days as herein provided, the decision shall be final. Appeals shall be heard in accordance with Section 10-3-3 of this Code.

SECTION 12

Title 12, Chapter 4: Ion of Floodplain Ordinance Administrator of the Bellevue City Code is hereby amended as follows:

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CHAPTER 4: ADMINISTRATION

12-4-1: DESIGNATION OF FLOODPLAIN ADMINISTRATOR:

The Community Development Director hereinafter referred to as the "Floodplain Administrator", is hereby appointed to administer and implement the provisions of this title.

SECTION 13

825 Title 12, Chapter 5: Provisions for Flood Hazard Reduction of the Bellevue City Code is hereby amended as follows:

CHAPTER 5: PROVISIONS FOR FLOOD HAZARD REDUCTION

12-5-2: SPECIFIC STANDARDS:

830 In all Special Flood Hazard Areas where Base Flood Elevation (BFE) data has been provided, as set forth in sections 12-3-2 or 12-5-4, the following provisions, in addition to the provisions of section 12-5-1, are required:

- A. Residential Construction: New construction, substantial improvements, and development of any residential structure (including manufactured homes) shall have the lowest floor, including basement, elevated no lower than the Flood Protection Elevation, as defined in section 12-2-1 of this title.
- B. Non-Residential Construction: New construction, substantial improvements, and development of any commercial, industrial, or other non-residential structure shall have the lowest floor, including basement, elevated no lower than the Flood Protection Elevation, as defined in section 12-2-1 of this title. Structures located in Zones A, AE, AH, AO, and A1-30 may be floodproofed to the Flood Protection Elevation in lieu of elevation provided that all areas of the structure, together with attendant utility and sanitary facilities, below the Flood Protection Elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. For AH and AO Zones, the floodproofing elevation shall be in accordance with subsection 12-5-6 B. A registered professional engineer or architect shall certify that the floodproofing standards of this subsection are satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in subsection 12-4-3 C, along with the operational plan and the inspection and maintenance plan.
- C. Manufactured Homes:
 - 1. New and replacement manufactured homes shall be elevated so that the lowest floor of the manufactured home is no lower than the Flood Protection Elevation, as defined in section 12-2-1 of this title.
 - 2. Manufactured homes shall be securely anchored to an adequately anchored foundation to resist flotation, collapse, and lateral movement, either by certified engineered foundation system, or in accordance with the most current edition of the Idaho Division of Building Safety's "Idaho Manufactured Home Installation Standard" in accordance with Idaho Code section 44-2201(2). Additionally, when the elevation would be met by an elevation of the chassis thirty-six inches (36") or less above the grade at the site, the chassis shall be supported by reinforced piers or engineered foundation. When the elevation of the chassis is above thirty-six inches (36") in height, an engineering certification is required.
 - 3. All enclosures or skirting below the lowest floor shall meet the requirements of subsection D.
 - 4. An evacuation plan must be developed for evacuation of all residents of all new, substantially improved, or substantially damaged manufactured home parks or

subdivisions located within flood prone areas. This plan shall be filed with and approved by the Floodplain Administrator and the local Emergency Management Coordinator.

D. Additions/Improvements:

1. Additions and/or improvements to pre-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:
 - a. Not a substantial improvement, the addition and/or improvements must be designed to minimize flood damages and must not be any more non-conforming than the existing structure; or
 - b. A substantial improvement, both the existing structure and the addition and/or improvements must comply with the standards for new construction.
2. Additions to post-FIRM structures that are a substantial improvement with no modifications to the existing structure other than a standard door in the common wall shall require only the addition to comply with the standards for new construction.
3. Additions and/or improvements to post-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:
 - a. Not a substantial improvement, the addition and/or improvements only must comply with the standards for new construction; or
 - b. A substantial improvement, both the existing structure and the addition and/or improvements must comply with the standards for new construction.
4. Any combination of repair, reconstruction, rehabilitation, addition, or improvement of a building or structure taking place during a ~~(insert number of years)~~ five (5) year period, the cumulative cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the improvement or repair is started, must comply with the standards for new construction. For each building or structure, the ~~(insert number of years)~~ year period begins on the date of the first improvement or repair of that building or structure subsequent to the effective date of this title. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The requirement does not, however, include either:
 - a. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assume safe living conditions; or
 - b. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

E. Recreational Vehicles: Recreational vehicles shall be either:

1. **Temporary Placement:**
 - a. Be on site for fewer than one hundred eighty (180) consecutive days and be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions); or
2. **Permanent Placement:**
 - a. Recreational vehicles that do not meet the limitations of Temporary Placement shall meet all the requirements for new construction, as set forth in section 12-5-1 .

915 F. Temporary Non-Residential Structures: Prior to the issuance of a floodplain development permit for a temporary structure, the applicant must submit to the Floodplain Administrator a plan for the removal of such structure(s) in the event of a flash flood or other type of flood warning notification. The following information shall be submitted in writing to the Floodplain Administrator for review and written approval:

1. A specified time period for which the temporary use will be permitted. Time specified may not exceed six (6) months, renewable up to one (1) year;
2. The name, address, and phone number of the individual responsible for the removal of the temporary structure;
- 920 3. The time frame prior to the event at which a structure will be removed (i.e., immediately upon flood warning notification);
4. A copy of the contract or other suitable instrument with the entity responsible for physical removal of the structure; and
5. Designation, accompanied by documentation, of a location outside the Special Flood Hazard Area, to which the temporary structure will be moved.

925 G. Accessory Structures: When accessory structures (sheds, detached garages, etc.) are to be placed within a Special Flood Hazard Area, elevation or floodproofing certifications are required for all accessory structures in accordance with subsection 12-4-3 C, and the following criteria shall be met:

1. Accessory structures shall not be used for human habitation (including working, sleeping, living, cooking, or restroom areas);
2. Accessory structures shall not be temperature-controlled;
3. Accessory structures shall be designed to have low flood damage potential;
4. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
5. Accessory structures shall be firmly anchored in accordance with the provisions of subsection 12-5-1 B;
6. All service facilities, such as electrical, shall be installed in accordance with the provisions of subsection 12-5-1 E; and
- 930 7. Flood openings to facilitate automatic equalization of hydrostatic flood forces shall be provided below Flood Protection Elevation in conformance with the provisions of subsections 12-5-1 I2a through I2f. An accessory structure with a footprint less than two hundred (200) square feet and is a minimal investment of seven thousand five hundred dollars (\$7,500.00) or less and satisfies the criteria outlined in subsections G1 through G7 above is not required to meet the elevation or floodproofing standards of subsection B.

935 H. Tanks: When gas and liquid storage tanks are to be placed within a Special Flood Hazard Area, the following criteria shall be met:

1. Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the base flood, including the effects of buoyancy (assuming the tank is empty);
- 940 2. Elevated above-ground tanks, in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse, or lateral movement during conditions of the base flood. Tank-

955 supporting structures shall meet the foundation requirements of the applicable flood hazard area;

960 3. Not elevated above-ground tanks, that do not meet the elevation requirements of subsection B of this title shall be permitted in flood hazard areas provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.

965 4. Tank inlets, fill openings, outlets and vents shall be:

970 a. At or above the flood protection elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the base flood; and

975 b. Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood.

980 I. Construction Of Below-Grade Crawlspace:

1. The interior grade of a crawlspace must not be below the BFE and must not be more than two feet (2') below the exterior lowest adjacent grade (LAG).
2. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall, must not exceed four feet (4') at any point.
3. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event.
4. The velocity of floodwaters at the site should not exceed five feet (5') per second for any crawlspace.

985 See Technical Bulletin 11 for further information.

990 Caution:

Buildings that have below-grade crawlspaces will have higher flood insurance premiums than buildings that have the preferred crawlspace construction, with the interior elevation of the crawlspace soil at or above the Base Flood Elevation (BFE).

995 J. Other Development In Regulated Floodways And Flood Fringe:

1. Fences that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, in regulated floodways and flood fringe shall meet the limitations of section 12-5-5 of this title.
2. Retaining walls, bulkheads, sidewalks, and driveways that involve the placement of fill in regulated floodways and flood fringe shall meet the limitations of section 12-5-5 of this title.
3. Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings, and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, which encroach into regulated floodways and flood fringe, shall meet the limitations of section 12-5-5 of this title.

4. Drilling water, oil, and/or gas wells including fuel storage tanks, apparatus, and any equipment at the site that encroach into regulated floodways and flood fringe shall meet the limitations of section 12-5-5 of this title.

1000 5. Docks, piers, boat ramps, marinas, moorings, decks, docking facilities, port facilities, shipbuilding, and ship repair facilities that encroach into regulated floodways and flood fringe shall meet the limitations of section 12-5-5 of this title.

K. Subdivision Plats; Flood Zones:

1005 1. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two (2) or more flood zones intersect over the property or properties being surveyed.

2. FEMA FIRM panel(s): #160xxxxxC, & 160xxxxxE, etc.

FIRM effective date(s): mm/dd/year

Flood Zone(s): Zone X, Zone A, Zone AE, Zone AO, Zone, AH, Zone D, etc.

1010 Base Flood Elevation(s): AE . 0 ft., etc.

Flood Zones are subject to change by FEMA & all land within a floodway or floodplain is regulated by Title 12 of the Bellevue City Code.

SECTION 14: EFFECTIVE DATE:

1015 This Ordinance shall be in full force and effect from and after its passage and publication as required by law.

PASSED AND APPROVED by the CITY OF BELLEVUE, IDAHO this _____ day of _____ 2025.

1020 _____
Christina Giordani, Mayor

1025 ATTEST:

Amy Phelps, City Clerk

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Planning & Zoning Commission

Important Notes

Changes to the above schedule could occur and will be posted as soon as possible. Special meetings and/or meeting cancellations shall be noticed as outlined in Idaho code 74-204.

Any person needing special accommodations to participate in the above noticed meetings should contact Bellevue City Hall, 115 Pine St., Bellevue, ID 83313 or telephone 208-788-2128 at least twenty-four (24) hours prior to the meeting.

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Comisión de Planificación y Zonificación

Notas importantes

Podrían producirse cambios en el horario anterior, los cuales se publicarán lo antes posible. Las reuniones especiales o cancelaciones de reuniones se notificarán según lo estipulado en el Código de Idaho 74-204.

Cualquier persona que necesite adaptaciones especiales para participar en las reuniones mencionadas anteriormente debe comunicarse con el Ayuntamiento de Bellevue, 115 Pine St., Bellevue, ID 83313 o llamar al 208-788-2128 al menos veinticuatro (24) horas antes de la reunión.