



AGENDA

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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 **February 26, 2026.** (**Suggested Motion: I move the notice for the March 2, 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. February 2, 2026
- ii. February 17, 2026

b. Findings of Fact, Conclusions of Law, and Decisions from Previous Meetings

- i. FP-25-02 - Lots 1A, 2A, and 3A, Block 96 Final Plat

A final plat to reconfigure the existing six (6) parcels into three (3) parcels. The property is zoned B – Business. The preliminary lot line adjustment was approved by the Bellevue Common Council on July 14, 2025.

5. NEW BUSINESS

a. DR-26-01 – Malone Shipping Containers– ACTION ITEM

An application for Design Review Approval for the placement of four (4) shipping containers to be placed on the site of Karl Malone Ford and Powersports. Two (2) of the containers are proposed to be located within a fenced storage area yet to be constructed, while the other two (2) are proposed to be located along the rear of the building. The property is 4.97 acres and zoned B – Business.

6. NEXT MEETING

- a. Regular Meeting – March 16, 2026

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 **February 26, 2026.**

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



ORDEN DEL DÍA

UNIRSE A LA REUNIÓN DE EQUIPOS

[Únase a la reunión ahora](#)

ID de reunión: 296 592 476 369 10

Código de acceso: hu63ES6K

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTI4YjgzYTAAtNmMxOS00ZWU0LTkxNGItZWQ2MTA0ZmJjNDc1%40thread.v2/0?context=%7b%22Tid%22%3a%224bf19b22-eade-47a0-a58b-8db6b13f043c%22%2c%22Oid%22%3a%22c5e34ffd-539c-475c-b8b7-172244c9c3d6%22%7d

LLAMAR AL ORDEN

LISTA

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

*Constatando que el aviso y la agenda de la reunión regular se publicaron de conformidad con el Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas previas a la reunión en: el Ayuntamiento de la ciudad de Bellevue, la oficina de correos, en el sitio web de la ciudad el 26 de febrero de 2026. (**Moción sugerida: Propongo que la notificación para la reunión ordinaria del 2 de marzo de 2026 se complete de conformidad con el Código de Idaho, Sección §74-204**).*

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

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

4. AGENDA DE CONSENTIMIENTO – PUNTO DE ACCIÓN

a. Aprobación de Actas

- i. 2 de febrero de 2026
- ii. 17 de febrero de 2026

b. Hallazgos de hecho, conclusiones de derecho y decisiones de reuniones anteriores

- i. FP-25-02 - Lotes 1A, 2A y 3A, Bloque 96, Plano Final

Un plano final para reconfigurar las seis (6) parcelas existentes en tres (3) parcelas. La propiedad está clasificada como B – Comercial. El ajuste preliminar del límite del lote fue aprobado por el Consejo Comunal de Bellevue el 14 de julio de 2025.

5. NUEVOS NEGOCIOS

a. DR-26-01 – Contenedores de envío Malone – PUNTO DE ACCIÓN

Se solicita la Aprobación de la Revisión de Diseño para la ubicación de cuatro (4) contenedores de transporte en el terreno de Karl Malone Ford and Powersports. Se propone que dos (2) de los contenedores se ubiquen dentro de un área de almacenamiento cercada aún por construir, mientras que los otros dos (2) se ubicarán en la parte trasera del edificio. La propiedad tiene 4.97 acres y está zonificada como B - Comercial.

6. PRÓXIMA REUNIÓN

- a. Reunión ordinaria – 16 de marzo de 2026

7. APLAZAMIENTO - PUNTO DE ACCIÓN

Yo, el Secretario designado de la Comisión de Planificación de la Ciudad de Bellevue, Idaho, por la presente certifico que el aviso y la agenda de la reunión regular se publicaron de conformidad con **el Código de Idaho §74-204** dentro de las cuarenta y ocho (48) horas anteriores a la reunión en : el Ayuntamiento de la Ciudad de Bellevue, la Oficina de Correos y en el sitio web de la Ciudad de Bellevue : <https://www.bellevueidaho.us/> el **26 de febrero de 2026** .

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



Minutes

The Planning and Zoning Commission of the City of Bellevue, Idaho, met for a Regular Meeting, on Monday, February 2, 2026, at 5:30 p.m. in the Council Chambers of the City of Bellevue Offices, located at 115 E. Pine Street, Bellevue, ID 83313.

CALL TO ORDER

Acting Chair Grootveld called the Meeting to order at 5:30 P.M.

ROLL CALL

John Kurtz, Planning and Zoning Chair - Absent
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 Beiser motioned that the notice for the February 2, 2026, Regular Meeting was completed in accordance with Idaho Code, Section §74-204, Commissioner Heugly 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.

Jeff Pfaffle, address not provided, commented on the process of issuing credits on development impact fees and his understanding of annexation fees and development impact fees.

3. NEW BUSINESS

a. Development Impact Fee Review – ACTION ITEM

Mr. Parker discussed the code requirements for the Planning & Zoning Commission to act as the Development Impact Fee Advisory Committee and make recommendations to the Common Council on the development impact fee structure and implementation. The Commission reviewed the existing fee structure for residential and commercial developments, as well as the adopted Capital Improvement Plan and the revenue generated since 2002. Commissioner Beiser asked for clarification regarding the process of collecting impact fees and for more information on the relatively large fluctuations in annual revenues. Mr. Parker noted that the higher revenue years are generally correlated with larger commercial development receiving building permits. Commissioner Heugly asked about the process of issuing refunds on abandoned projects. Mr. Parker identified the City Code Section that allows for refunds to be issued. Acting Chair Grootveld allowed Mr. Pfaffle to participate in the discussion. Mr. Pfaffle stated that, in his understanding, his development (Strahorn Subdivision) pre-paid \$3,000 for 150 lots and asked for credit. The Commission discussed the uses of annexation fees versus development impact fees, and the need to maintain infrastructure prior to the construction of houses served by the new infrastructure. Tony Evans asked if the meeting was a public hearing and if comment was allowed. Mr. Parker stated that the item was not a public hearing, but the Chair had the discretion to accept input from anyone they pleased. Mr. Evans provided his understanding that annexation fees are to “buy in” to

existing infrastructure, while development impact fees are to fund new infrastructure. Commissioner Beiser agreed that development impact fees are not applicable to annexation fees. Commissioner Beiser asked what changes to the development impact fee ordinance were being proposed. Mr. Parker stated that the purpose was to conduct the code-required annual review and no changes were being proposed at this time, but an update to the Capital Improvement Plan was due in the near future. Commissioner Beiser asked about the interface between the development impact fee schedule update and the more general application fee update. Mr. Parker stated that the determination of appropriate fees for City applications within the general fee schedule is typically done by City Staff, whereas the development impact fees are determined by specialized consultants, so the two processes do not generally occur at the same time. The Commission requested additional information from staff. Commissioner Beiser motioned to continue the item to the February 17, 2026 meeting, Commissioner Heugly seconded, all voted in favor, and the motion carried.

4. NEXT MEETING

a. Regular Meeting – February 17, 2026

5. ADJOURNMENT - ACTION ITEM

Commissioner Beiser motioned to adjourn the meeting, Commissioner Heugly seconded, all voted in favor, and the meeting was adjourned at 6:12 P.M.

John Kurtz, Planning & Zoning Chair

Brian Parker, Community Development Director



Minutes

The Planning and Zoning Commission of the City of Bellevue, Idaho, met for a Regular Meeting, on Monday, February 17, 2026, 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
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 Beiser motioned that the notice for the February 2, 2026, Regular Meeting was completed in accordance with Idaho Code, Section §74-204, Commissioner Grootveld 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.

3. PUBLIC HEARING

a. FP-25-02 – Lots 1A, 2A, and 3A, Block 96 Final Plat – ACTION ITEM

Mr. Parker presented the final plat application and stated that all preliminary lot line adjustment conditions of approval had been met, except for bonding for unfinished improvements. Chair Kurtz opened the hearing for public comment. No members of the public wished to provide comment. The applicant indicated that they did not have a presentation but were available for questions. Chair Kurtz closed public comment. Commissioner Beiser motioned to recommend FP-25-02 to the Bellevue Common Council for approval with the conditions identified within 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, Commissioner Grootveld seconded, all voted in favor, and the motion carried.

4. OLD BUSINESS

a. Development Impact Fee Review – ACTION ITEM

Mr. Parker discussed the previous meeting's discussion and requested additional information. Mr. Parker explained the difference between annexation fees and development impact fees, and the history of annexation fees paid associated with the Strahorn Subdivision. Mr. Parker reviewed the Staff recommended findings and changes to development impact fees. Commissioner Grootveld motioned to

recommend the Staff suggested changes to the Bellevue Common Council, Commissioner Beiser seconded, all voted in favor, and the motion carried.

5. **NEXT MEETING**

a. Regular Meeting – March 2, 2026

6. **ADJOURNMENT - ACTION ITEM**

Commissioner Beiser motioned to adjourn the meeting, Commissioner Grootveld seconded, all voted in favor, and the meeting was adjourned at 5:47 P.M.

John Kurtz, Planning & Zoning Chair

Brian Parker, Community Development Director



DR-26-01

Staff Report

811 North Main Street

Bellevue Planning & Zoning Commission

March 2, 2026

Malone Shipping
Containers

Executive Summary

Description

An application for Design Review Approval for the placement of four (4) shipping containers to be placed on the site of Karl Malone Ford and Powersports. Two (2) of the containers are proposed to be located within a fenced storage area yet to be constructed, while the other two (2) are proposed to be located along the rear of the building. The property is 4.97 acres and zoned B – Business.

Discussion

- The applicant is requesting to permit the installation of four (4) shipping containers on the site of the Karl Malone Ford and Powersports at 811 North Main Street. Pursuant to Bellevue City Code Section 10-17-3, the placement of any building upon property within the B – Business zoning district requires design review approval. “Building” is defined in Bellevue City Code section 10-2-1 as “any structure used or designed to be used for supporting or sheltering any use or occupancy per City adopted International Building Code.” As the structures are in excess of two hundred (200) square feet, a building permit and compliance with applicable provisions of the International Building Code are required pursuant to Bellevue City Code Section 9-1-2(A).
- The applicant has declined to provide building elevations, landscape plan, lighting plan, or a floor plan. The previously approved landscape, and lighting plans are included for reference, in addition to photos of the shipping containers as they are currently placed.
- The applicant is proposing to place two (2) of the shipping containers within a screening fence. The fence is proposed to be constructed of eight foot (8’) metal panels along the south (Kirtley Street facing) and west (rear of building) sides, painted to match the existing structure on the property. The other two sides are proposed to be constructed from six foot (6’) chain link with privacy slats, also painted to match the existing structure. As the site plan provided shows the two (2) shipping containers located outside of the fenced area, with a note stating that they are to be placed within the fenced area, it is unknown how effectively the screening fence will obscure the shipping containers. The applicant is proposing to place the other two (2) shipping containers along the rear of the building. The eight foot (8’) metal fence is proposed to be extended beyond the location of the shipping containers. To aid in the assessment of effective screening, photos of an eight foot (8’) tall board placed approximately at the location of the proposed fence are included.
- Staff defers to the Commission regarding the proposal’s compliance with the Design Review Standards and Criteria of Bellevue City Code Section 10-17-5.

Recommendations

Actions

Based upon the record provided to date, Staff defers to the Commission regarding the approval of the subject application. Should the Commission vote to approve the subject application, Staff recommends the following conditions of approval:

1. All shipping containers located on the subject property larger than two hundred (200) square feet require a building permit and compliance with applicable building code

requirements. Building permits shall be applied for within one (1) month of the approval of this application, or the shipping containers removed.

2. Prior to the issuance of a temporary or final certificate of occupancy for the shipping containers, all fencing and additional landscaping shown on the site plan shall be installed.
3. All fencing, landscaping, and improvements shall be maintained in a state of good condition in accordance with Bellevue City Code Section 10-17-8.
4. All conditions of approval associated with prior entitlements remain in effect.

Notice of Expiration

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

Project Location



Project Analysis

Description

An application for Design Review Approval for the placement of four (4) shipping containers to be placed on the site of Karl Malone Ford and Powersports. Two (2) of the containers are proposed to be located within a fenced storage area yet to be constructed, while the other two (2) are proposed to be located along the rear of the building. The property is 4.97 acres and zoned B – Business.

Legal Description

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

Associated Documents

Document Name	Receipt of Last Revision
Application	February 10, 2026
Site Plan	February 10, 2026
Project Description	February 10, 2026
Exclusion Letter – Exterior Elevations	February 10, 2026
Exclusion Letter – Landscape Plan	February 10, 2026
Exclusion Letter – Lighting Plan	February 10, 2026
Exclusion Letter – Floor Plan	February 10, 2026

Public Noticing

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

Applicable Code Sections

Bellevue City Code Section 9-1-2(A): Amendments to IBC:

Section R105.1 of the 2006 International Building Code (IBC) is amended as follows: 1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed ~~120~~ 200 square feet.

Bellevue City Code Section 10-17-3: Design Review Approval Required:

- A. 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.

- B. Change Of Use: Change of use shall require an approved large scale conditional use permit for any building exceeding a twenty eight thousand (28,000) square foot building per parcel or lot and shall be in compliance with defined uses per sections [10-7-2](#) and [10-7-4](#) of this title and shall comply with chapter 16 of this title.
- 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.

Bellevue City Code Section 10-17-4(C): Application Procedure:

At a noticed Planning and Zoning Commission meeting, the application shall be presented, together with required materials and information. A design review application is not a public hearing. The commission shall be briefed of the application by staff, receive comment from the applicant, and may take public comment from interested persons. The commission shall approve, deny or conditionally approve the application based on design review standards and criteria, and notify the applicant of the commission's decision by the close of the commission's next noticed scheduled meeting, not to exceed thirty (30) days from the design review meeting, except the commission may table an application until it receives requested information, or for additional review due to the complexity of the application, or problems with regard thereto.

Required Findings Code Sections

Bellevue City Code Section 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 (1/3) of the hard surfaces proposed with the project. The one-third (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.



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: KMAM Real Estate / Malone Ford - Shipping Containers			
Owner / Applicant Name: KMAM Real Estate / David Hicks			
Phone #: 801-755-8334	Fax #:	email: dhicks@gomalone.com	
Service Location:			
Mailing Address: 11453 S Lone Peak Pkwy, Draper, UT			
Property Physical Address: 811 N Main Street			
Property Legal Description: KMAM Lot 2A BLK 1			
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 checked="" type="checkbox"/> Business <input type="checkbox"/> Limited Business/Res <input type="checkbox"/> Light Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Transitional			
Project Description			
Business / Project Description: Place 2 shipping containers on site, screened behind existing building and proposed fence.			
Structure Design: <input type="checkbox"/> Stick Built <input type="checkbox"/> Modular <input type="checkbox"/> Manufactured/ Mobile (HUD) <input checked="" type="checkbox"/> Container			
Existing Sq Ft: 30,875	New Sq Ft: 1,280	Total Sq. Ft: 32,155	Lot Sq Ft: 317,109
Living Quarters Included? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes , please describe: _____			
Parking Requirements: (See City Code- Zoning Regulations Title 10) <u>N/A</u>			
Acknowledgement			
<p>*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.</p> <p>*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.</p> <p>*ALL LEGAL, ENGINEERING AND OTHER CONSULTANT FEES SHALL BE REIMBURSED AT 100%</p>			
Applicant's Signature: _____		Date: <u>1/19/2025</u>	
Official Use Only			
Date Received: _____ Check #: _____ CD Director Signature: _____			



DESIGN REVIEW APPLICATION PROCEDURES

CITY OF BELLEVUE- COMMUNITY DEVELOPMENT DEPARTMENT
115 East Pine Street/ P.O. Box 825/ Bellevue, ID 83313
Telephone: (208) 788-2128 ext. 8

The following materials and information together with the application form and fees shall constitute a complete application for design review and shall be filed by the applicant prior to consideration of the application by the Commission.

- 1) Site map of the property upon which the proposed construction is to occur shall be submitted in sufficient detail to show the following:**
 - a) Exterior boundary lines of the property together with dimensions;
 - b) Location of proposed and existing structures with dimensions thereof showing the setback of each structure from the nearest property line;
 - c) Location of on-site parking spaces, ADA accessible spaces, loading zones and access thereto, including the dimensions of the spaces and the width and length of access;
 - d) Location and dimensions of snow storage areas;
 - e) Location of dumpster and/or garbage can storage areas including the dimensions and proposed fencing or other screening;
 - f) Designation of the zoning district in which the project is located;
 - g) Location of vehicular and pedestrian circulation patterns, easements and proposed improvements with regard thereto;
 - h) Contour lines of five (5) foot intervals to show proposed slope and topography of the property;
 - i) Location of existing and proposed adjacent street rights-of-way, fire hydrants, sewer lines, water lines and other utilities, and plans for the separate connection to and extension of each utility to each unit or building;
 - j) Indication of direction of snow slide from roof and drip line of all buildings
 - k) Location of existing structures on adjacent properties;
 - l) Location of onsite trash and personal property storage.
 - m) (1) one large and (7) seven reduced vicinity maps depicting adjacent streets, flood plains, applicable zoning and comprehensive land use designations.
- 2) Preliminary Schematic Drawings of the proposed construction shall be submitted to show the following:**
 - a) Floor plan at not less than one-eighth (1/8) scale;
 - b) (7) seven reduced exterior elevations with facades and other exterior elements shown in color;
 - c) Type and color of exterior materials and roofing with samples thereof;
 - d) Location and type of exterior lighting;
 - e) A colored model shall be submitted for all new buildings not including additions or buildings less than 3,000 sq. ft.
- 3) Landscape Plan and legend shall be submitted in sufficient detail to show the following:**
 - a) (1) one large and (7) seven proposed landscape plans of the project including calculations depicting percentage of land area being landscaped, types and size of trees, ground cover and other vegetation;
 - b) Proposed excavation or land fill including resulting slope grades;
 - c) Location and height of walls or fences;
 - d) Drip or other low consumption irrigation system for landscaping;
 - e) Drainage plan including off-site improvements.
 - f) Street trees shall be a minimum of 3" caliper and planted at spacing not less than one tree for every 35' of public street right-of-way, excluding alleys. All trees shall comply with the Bellevue Street Tree guidelines and obtain an approved encroachment permit from ITD or City of Bellevue.



February 10, 2026

City of Bellevue
Planning & Zoning Commission

Exterior Elevations

This item does not apply to this project because no buildings are proposed with the placement of the 4 shipping containers. The existing Ford and Powersports Store will remain as is with this project.

Thank you for the opportunity to submit this application. We look forward to working with you on this development.

Cal Johnson
Legend Engineering
cal@legendengineering.com
(435) 654-4828





February 10, 2026

City of Bellevue
Planning & Zoning Commission

Floor Plan

This item does not apply to this project because no buildings are proposed with the placement of the 4 shipping containers. The existing Ford and Powersports Store will remain as is with this project.

Thank you for the opportunity to submit this application. We look forward to working with you on this development.

Cal Johnson
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(435) 654-4828





February 10, 2026

City of Bellevue
Planning & Zoning Commission

Landscape and Irrigation Plans

This item does not apply to this project as all existing landscaping and irrigation systems will remain from the original development and will not be affected by the placement of the 4 shipping containers.

Thank you for the opportunity to submit this application. We look forward to working with you on this development.

Cal Johnson
Legend Engineering
cal@legendengineering.com
(435) 654-4828





February 10, 2026

City of Bellevue
Planning & Zoning Commission

Lighting Plan

This item does not apply to this project as there are no changes to or obstructions to lighting with the proposed placement of the 4 shipping containers.

Thank you for the opportunity to submit this application. We look forward to working with you on this development.

Cal Johnson
Legend Engineering
cal@legendengineering.com
(435) 654-4828





February 10, 2026

City of Bellevue
Planning & Zoning Commission

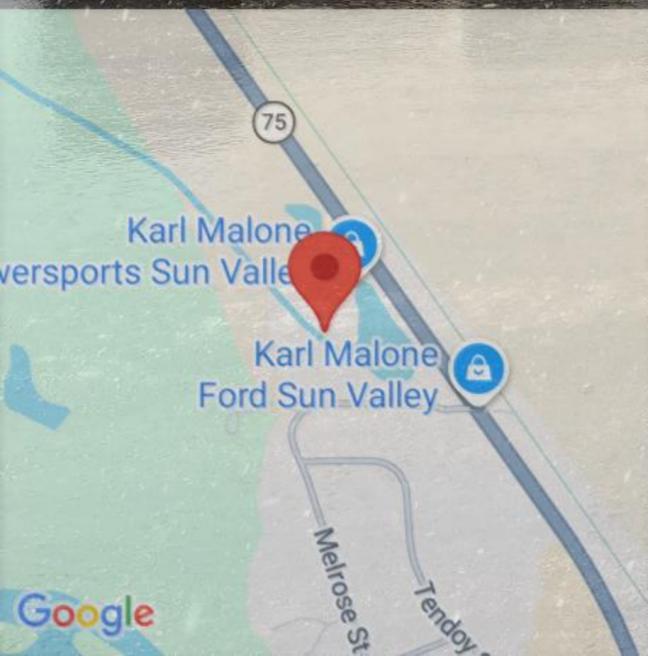
KMAM Real Estate proposes placing 4 shipping containers at the Ford and Powersports store located at 811 N Main Street. The proposed development includes the placement of the shipping containers and a screening fence to screen the containers from the neighbors to the rear of the property. A fence permit has been submitted to the city for approval of the screening fence. No other changes to hardscapes, landscaping, utilities, or lighting are proposed with this project. The site is to remain as approved by the City of Bellevue apart from the placement of the shipping containers and screening fence.

This project is in conformance with 10-17-5: Design Review Standards and Criteria. The concepts of Site Planning, Architecture, Landscaping; Parking; Lighting, and adequate public improvements have all been met by the previous development of the Ford and Powersports Store. This project will not impact the existing snow storage areas, and the site will maintain adequate parking stalls. Traffic patterns will not be affected by the proposed installation.

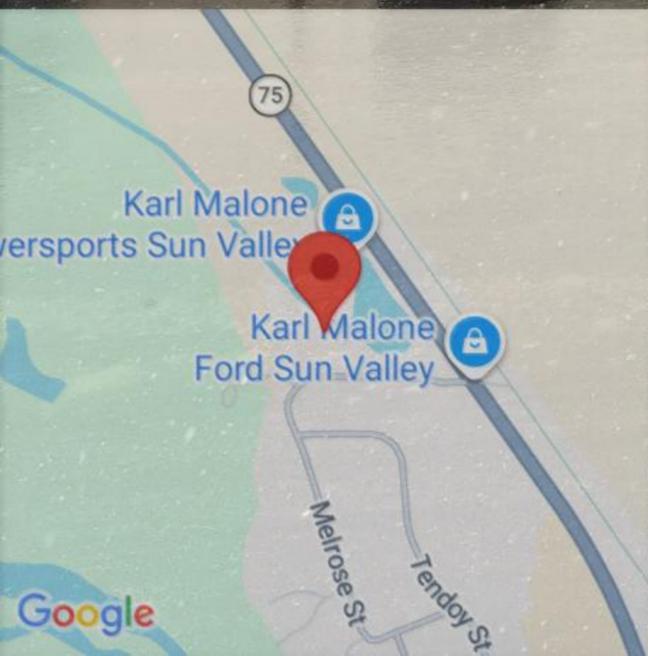
Thank you for the opportunity to submit this application. We look forward to continue working with the City of Bellevue on this development.

Cal Johnson
Legend Engineering
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(435) 654-4828

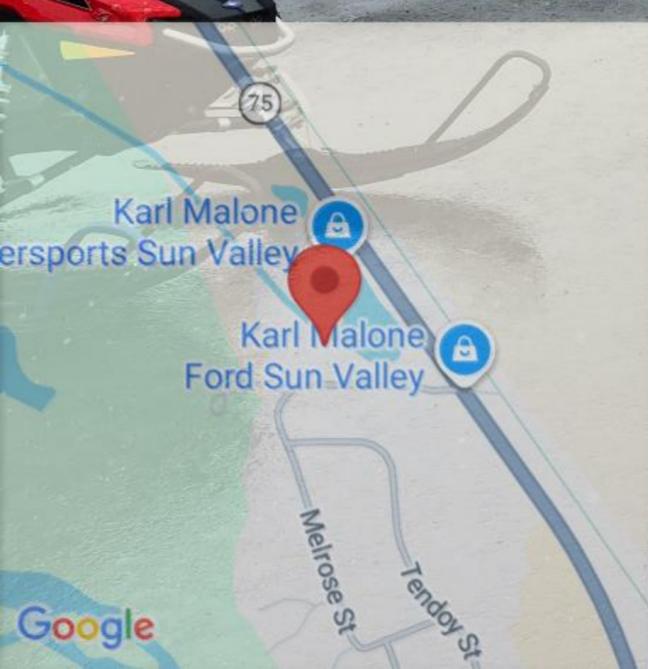




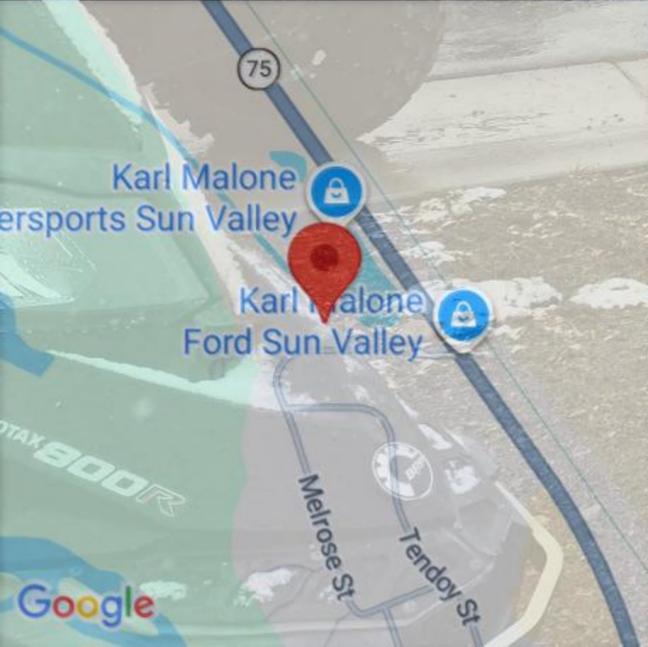
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Idaho



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Bellevue
Blaine County
Idaho



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173° S
411 Tendoy Street
Bellevue
Blaine County
Idaho



Feb 24, 2026 10:19:37

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84° E

411 Tendoy Street

Bellevue

Blaine County

Idaho



Feb 24, 2026 10:19:51

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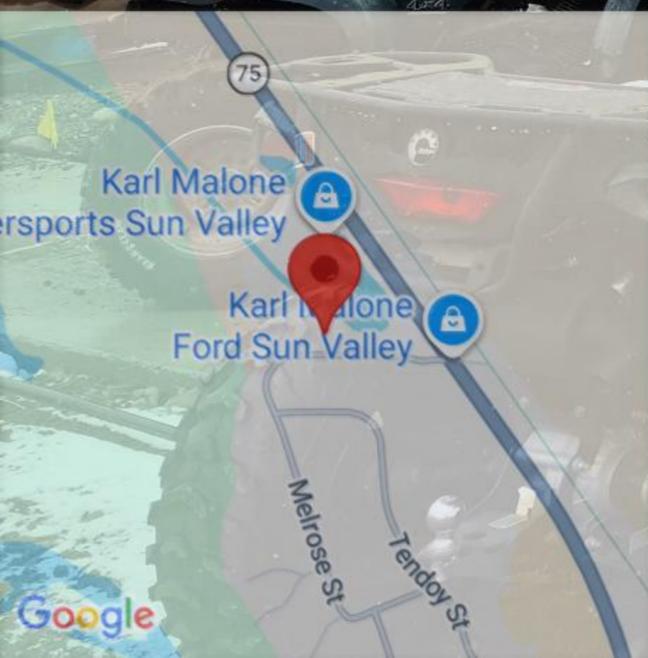
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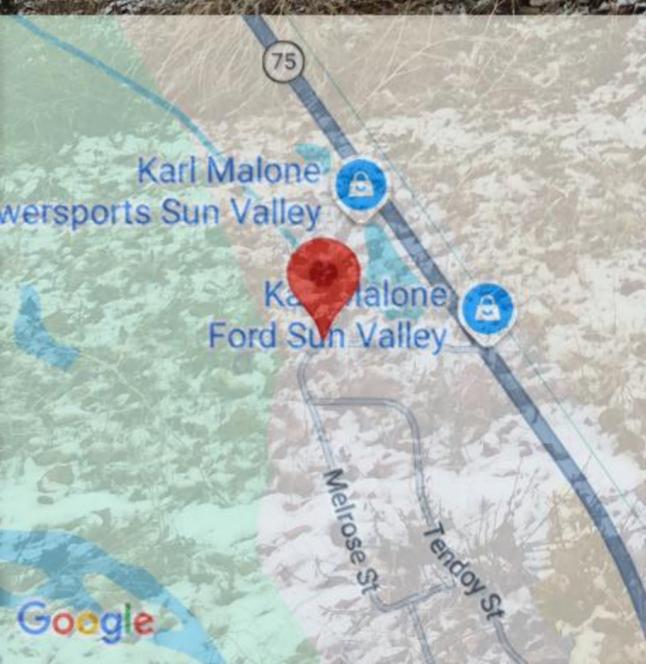
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Bellevue

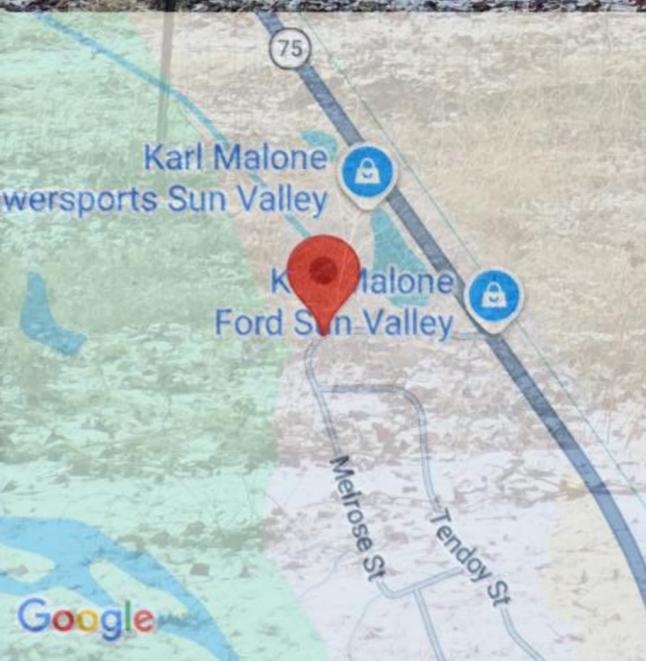
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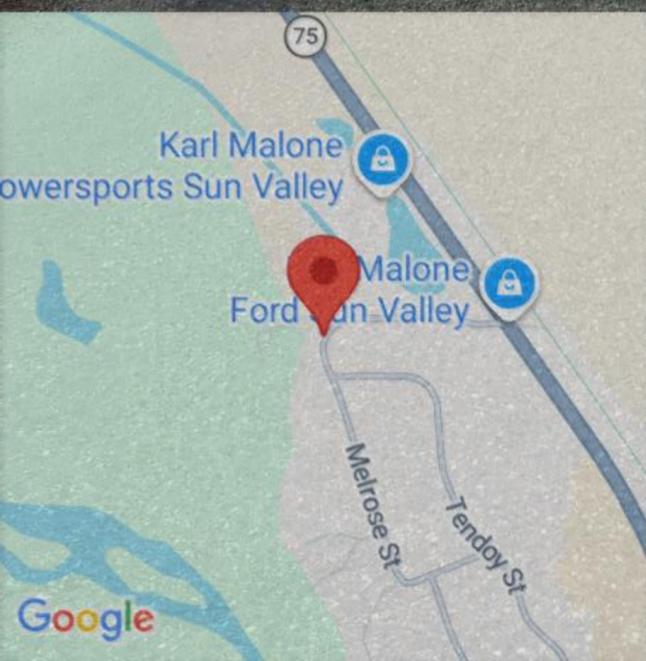
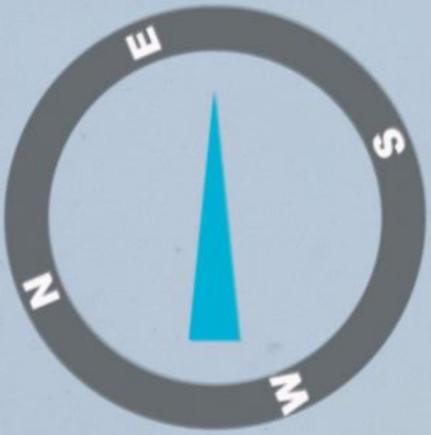


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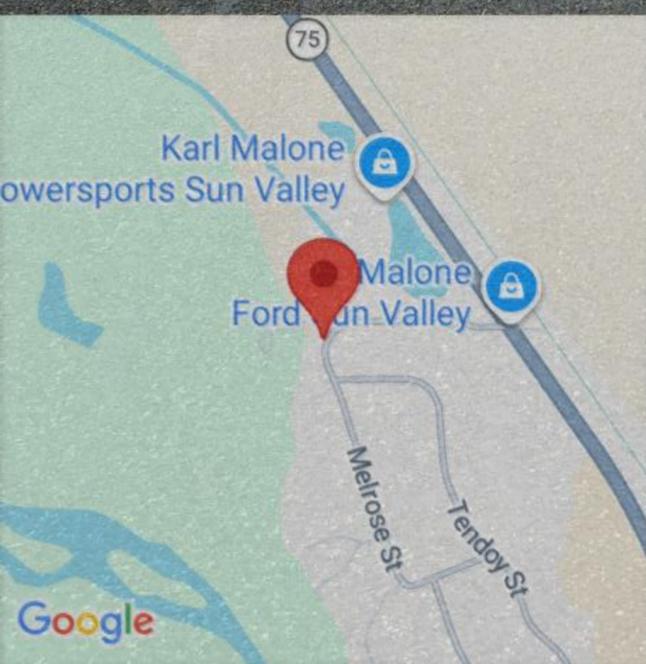
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421 Tendoy Street
Bellevue
Blaine County
Idaho

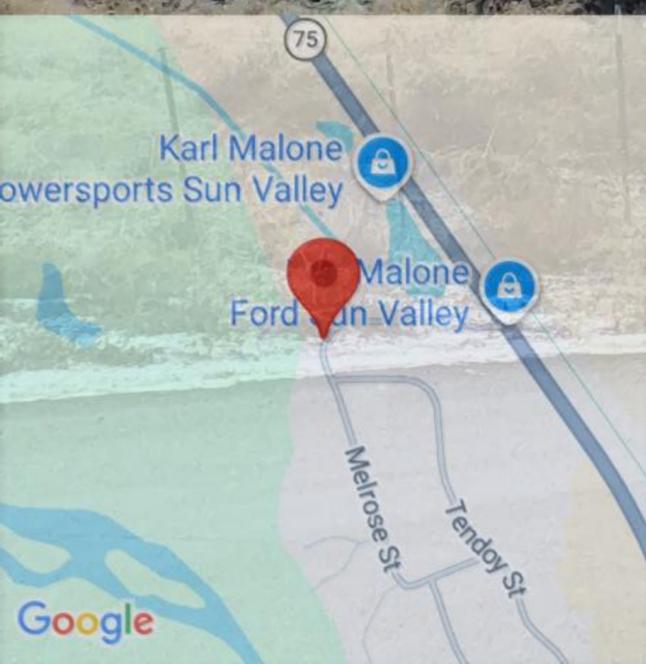
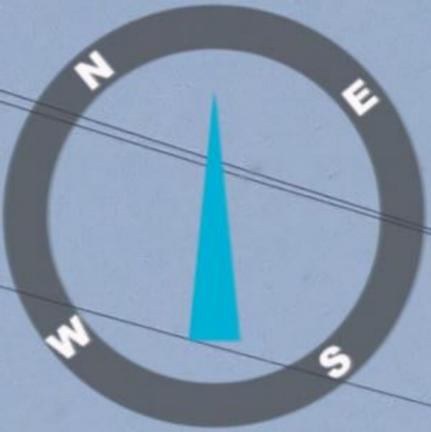


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421 Tendoy Street
Bellevue
Blaine County
Idaho



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421 Tendoy Street
Bellevue
Blaine County
Idaho



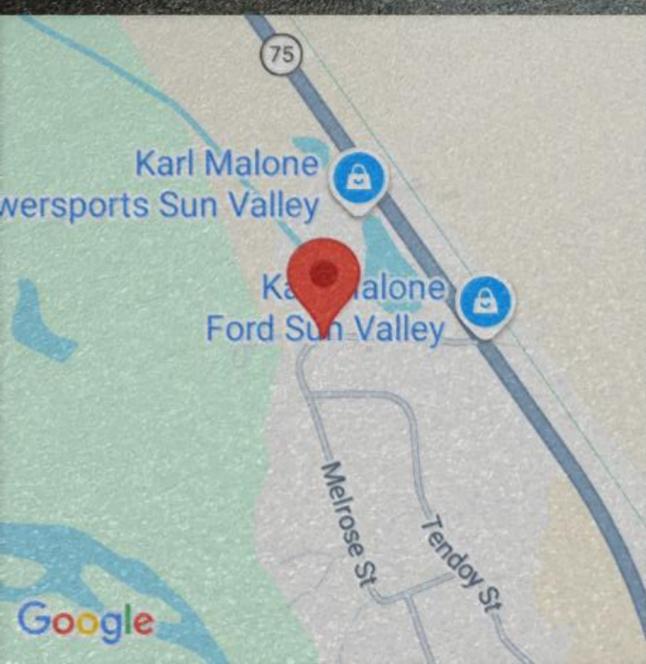
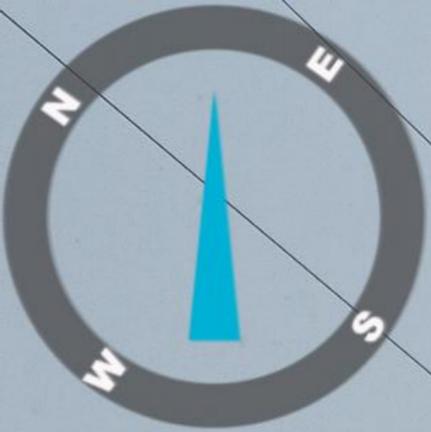
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421 Tendoy Street
Bellevue
Blaine County
Idaho

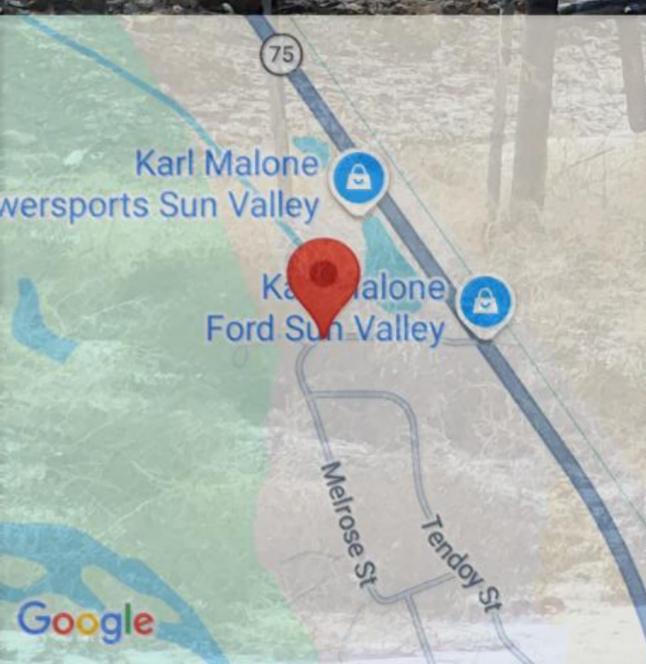


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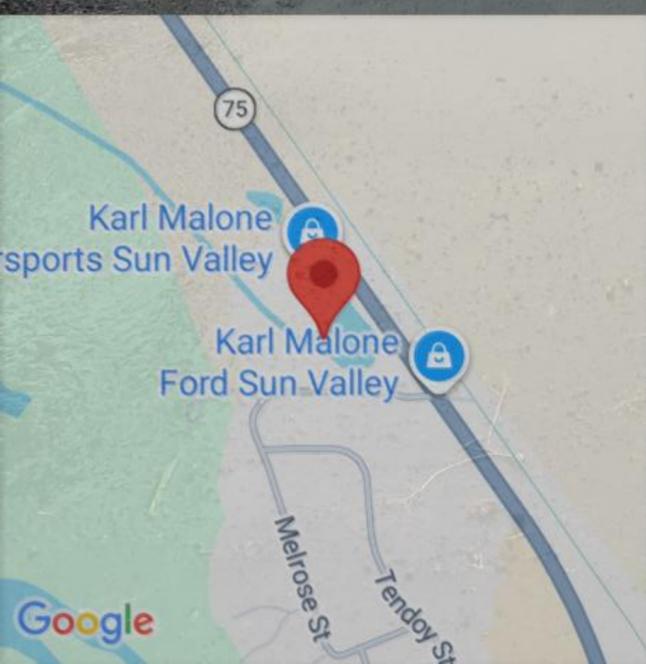
421 Tendoy Street
Bellevue
Blaine County
Idaho



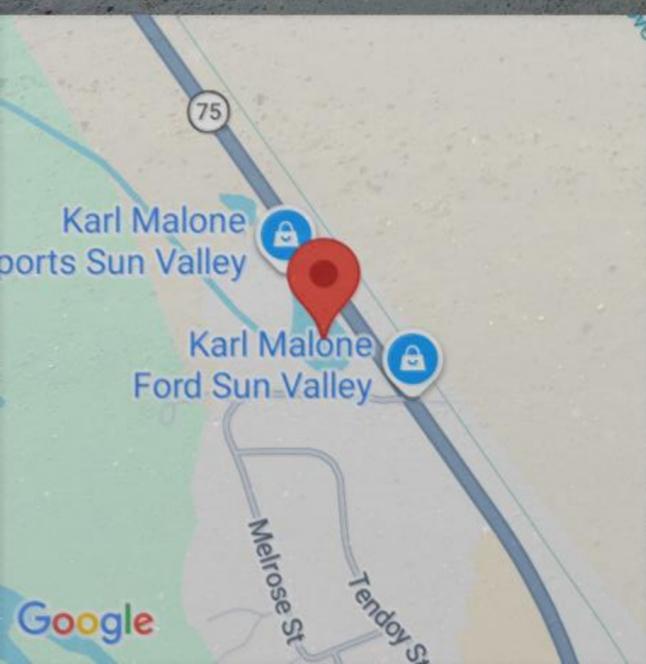
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Bellevue
Blaine County
Idaho



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Bellevue
Blaine County
Idaho



Feb 24, 2026 10:31:21
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214° SW
811 North Main Street
Bellevue
Blaine County
Idaho

From:

Subject:

Archived: Thursday, February 26, 2026 2:09:05 PM

As a resident of Bellevue living in the Chantrelle subdivision since 1999, we would like to state our concerns about some of the issues our neighborhood is facing with the Karl Malone dealership.

1- There continues to be garbage along the hillside on Kirtley below the car lot. We clean up along that road on a pretty regular basis and have collected garbage that is obviously coming from the dealership. Their one time cleanup effort months ago is inadequate.

There is also quite a bit of construction garbage directly across Hwy 75 from the car lot that they should be responsible for cleaning up.

It is a blight on our community.

2- The shipping containers that are being used for storage will still be partially visible even after a solid 8' fence is built. If the containers were painted the same color as the building and there is nothing piled on top, this could be an affordable workable solution.

3- We would like to be assured that all of the back stock, inventory, materials, and refuse be completely behind and below the level of the fence.

4- As we understand it, the security bond that was paid by Karl Malone Ford is to insure that the fence and landscaping be completed by July 1, 2026 and if KM Ford defaults then the City of Bellevue will complete the project.

It is doubtful that \$24666 will be adequate to cover the cost of materials and installation of hundreds of feet of fencing and the completion of the landscaping.

We ask that the city seriously consider these concerns and provide assurance that the dealership intends to fulfill their obligations, have respect for our neighborhood and take full responsibility for finishing the project themselves.

We do appreciate that the lighting situation has been addressed. Thank you for facilitating that.

Respectfully,

Carol Van Bramer

Todd Van Bramer

320 Tendoy Street

PO Box 685

Bellevue

208.720.6324

Sent from my iPhone