



AGENDA

JOIN TEAMS MEETING

[Join the meeting now](#)

Meeting ID: 296 592 476 369 10

Passcode: hu63ES6K

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTI4YjgzYTAAtNmMxOS00ZWU0LTkxNGltZWQ2MTA0ZmJjNDc1%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

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 **March 12, 2026.** (**Suggested Motion: I move the notice for the March 16, 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. 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-26-02 – City Hall Repainting– ACTION ITEM

An application for Design Review Approval for façade changes to Bellevue City Hall, located at 115 East Pine Street. The property is 0.28 acres and zoned LB/R – Limited Business Residential.

6. NEXT MEETING

a. Regular Meeting – April 6, 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 **March 12, 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.**



AGENDA

UNIRSE A LA REUNIÓN DE EQUIPOS

[Únete a la reunión ahora](#)

ID de la reunión: 296 592 476 369

10

Código de entrada: hu63ES6K

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTI4YjgzYTAAtNmMxOS00ZWU0LTkxNGltZWQ2MTA0ZmJjNDc1%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

LLAMADA AL ORDEN

PASE DE LISTA

1. AVISO DE CUMPLIMIENTO DEL ORDEN DEL DÍA - PUNTO DE ACCIÓN

Se determinó que el aviso y la agenda de la reunión ordinaria se publicaron conforme al Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas previas a la reunión en: el Ayuntamiento de Bellevue, Oficina de Correos, en la página web de la ciudad el 12 de marzo de 2026. (Moción sugerida: Propongo que el aviso para la reunión ordinaria del 16 de marzo de 2026 se haya completado conforme al Código de Idaho, Sección §74-204.)

2. LLAMADO AL CONFLICTO: (Según lo establecido en el Código de Idaho §74-404)

3. COMENTARIO PÚBLICO: Para asuntos de preocupación que NO están en la agenda.

4. ORDEN DEL DÍA DEL DÍA DE CONSENTIMIENTO – PUNTO DE ACCIÓN

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

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

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

5. NUEVOS NEGOCIOS

a. DR-26-02 – Repintura del Ayuntamiento – PUNTO DE ACCIÓN

Solicitud de aprobación de revisión de diseño para cambios en la fachada del Ayuntamiento de Bellevue, situado en el 115 de East Pine Street. La propiedad tiene 028 acres y está zonificada LB/R – Residencial Comercial Limitado.

6. PRÓXIMA REUNIÓN

a. Reunión ordinaria – 6 de abril de 2026

7. SUSPENSIÓN - PUNTO DE ACCIÓN

Yo, secretario designado de la Comisión de Planificación para la ciudad de Bellevue, Idaho, certifico que el aviso y la agenda de la reunión ordinaria se publicaron conforme al **Código de Idaho §74-204** en un plazo de cuarenta y ocho (48) horas previas a la reunión en: el Ayuntamiento de Bellevue, la oficina de correos y en la página web de la ciudad de Bellevue: <https://www.bellevueidaho.us/> el **12 de marzo, 2026**.

En cumplimiento con la Ley de Personas con Discapacidad Estadounidense, las personas que necesiten adaptaciones especiales durante esta reunión deben notificar a la ciudad de Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, o **al número de teléfono 208-788-2128 ext. 8, al menos veinticuatro (24) horas antes de la reunión.**

CITY OF BELLEVUE
PLANNING & ZONING COMMISSION

REGARDING AN APPLICATION OF: Keith and Judy Meyers for final plat approval of the Lots 1A, 2A, and 3A, Block 96, Bellevue Townsite Subdivision.	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION
---	---

DESCRIPTION: A final plat to reconfigure the existing six (6) parcels into three (3) parcels.

The property is zoned B – Business.

The Bellevue Planning and Zoning Commission held a properly noticed public hearing on February 17, 2026 at which time the Commission voted to recommend approval of the subject application as conditioned herein.

I. GENERAL BACKGROUND

1. **Notice** of this hearing was:
 - i. Published in the *Idaho Mountain Express* on January 28, 2026
 - ii. Posted on-site on January 22, 2026.
 - iii. Mailed to all property owners within 300’ of the exterior property lines on January 22, 2026.
2. The Commission was asked to disclose any conflicts of interest or *ex parte* communications on the subject application. No conflicts or *ex parte* communication were identified.

3. Attached to this report are the following exhibits:

Document Name	Receipt of Last Revision
Application	December 23, 2025
Final Plat	January 21, 2026
Application Narrative	December 23, 2025
Letter from Triangle Irrigation and Wood River Irrigation District #45	January 21, 2026
Title Report	December 23, 2026
Memorandum of Understanding between Property Owner and Wood River Land Trust	February 6, 2026
Drywell Infiltration Test Results	December 23, 2026
Record Drawings	December 23, 2026
Bid for Outstanding Construction	December 23, 2026
Findings of Fact, Conclusions of Law, and Decision from LLA-25-01	July 14, 2025

Exhibit B— Public Comments

Prior to opening the public hearing, Staff had not received any public comment.

II. FINAL PLAT STANDARDS OF EVALUATION

BELLEVUE CITY CODE SECTION 11-3-4

11-3-4(A): PROCEDURE:

After approval of the preliminary plat, the subdivider shall cause the subdivision to be surveyed

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

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

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

FACTS: The applicant received preliminary lot line adjustment approval by the Bellevue Common Council on July 14, 2025.

The preliminary lot line adjustment was found to be in conformance with the requirements of Title 11, Bellevue City Code and other applicable ordinances except where conditions of approval required modifications or enabled waivers of standards.

The applicant has provided a finalized Right of Way Agreement with the Diversion 45 Board of Control.

The applicant has commenced construction on required improvement has provided cost estimates to bond for the remaining infrastructure.

The applicant has provided a finalized easement agreement with the Diversion 45 Board of Control as noted on the face of the final plat.

The applicant has provided a recorded Option to Purchase Agreement with the Wood River Land Trust for the purchase of Lot 1A.

The final plat includes a note which states “Fill of unknown origin was placed on Lot 1A. Any building permit application for Lot 1A is required to be accompanied by a geotechnical report.”

FINDINGS: The proposed final plat is in compliance with Title 11, Bellevue City Code, and other applicable ordinances.

The conditions of approval placed upon the preliminary plat have been satisfied.

CONCLUSION: The subject application meets the requirements for granting approval of a final plat application.

II. DECISION AND ORDER

► **Motion:** Upon a Motion by Commissioner Beiser and a second by Commissioner Grootveld, a unanimous vote, the Bellevue Planning and Zoning Commission hereby **recommends approval** of the subject application submitted by Keith and Judy Meyers, finding the application **complies** with the applicable criteria set forth in Bellevue City Code, subject to the following conditions of approval:

1. Prior to recordation of the final plat, the applicant shall receive final engineering approval.

2. Prior to recordation of the final plat, the applicant shall provide an irrevocable performance bond in the amount of \$93,801 in accordance with the requirements of Bellevue City Code Section 11-4-3.
3. Prior to the release of the irrevocable performance bond, the applicant shall:
 - a. Complete the installation of outstanding improvements.
 - b. Receive approval and acceptance of all improvements by the City Engineer.
 - c. Provide final as-built plans and specifications of all installed improvements.

Notice of Expiration

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

IT IS SO ORDERED this 2nd day of MARCH, 2026

John Kurtz
Chair

Brian Parker
Community Development Director



DR-26-02

Staff Report

115 East Pine Street

Bellevue Planning & Zoning Commission

March 16, 2025

Bellevue City
Hall Façade
Changes

Executive Summary

Description

An application for Design Review Approval for changes to the exterior paint color of the structure located at 115 East Pine Street.

Discussion

- The applicant is requesting to repaint the exterior trim of the existing structure located at 120 South Main Street. Bellevue City Code Section 10-17-3(A) requires Design Review approval for “change to or demolition of the exterior of any building, excluding necessary maintenance, within the ... Limited Business/Residential Zoning District.”
- The applicant is proposing to utilize Valspar “Dusky Parakeet” paint for the walls and “Chilean Sea Bass” for the trim.. Bellevue City Code Section 10-17-5(B)(1)(f) requires exterior wall colors to be of “natural earth tones.” Staff finds that the shade of color proposed is consistent with the applicable standard.

Project Location



Project Analysis

Description

An application for Design Review Approval for changes to the exterior paint color of the structure located at 115 East Pine Street.

Legal Description

Lot 11A, Block H, Original Plat of Bellevue Townsite, located within Section 36, Township 2 North, Range 18 East, B.M., City of Bellevue, Blaine County, Idaho.

Associated Documents

Document Name	Receipt of Last Revision
Application	March 12, 2026
Colored Building Elevations	March 12, 2026
Paint Color	March 12, 2026
Site Plan	March 12, 2026
Compliance Narrative	March 12, 2026

Public Noticing

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

Required Findings Code Sections

Bellevue City Code Section 10-17-5(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.

Discussion

- The applicant is requesting to repaint the exterior trim of the existing structure located at 120 South Main Street. Bellevue City Code Section 10-17-3(A) requires Design Review approval for “change to or demolition of the exterior of any building, excluding necessary maintenance, within the ... Limited Business/Residential Zoning District.”
- The applicant is proposing to utilize Valspar “Dusky Parakeet” paint for the walls and “Chilean Sea Bass” for the trim.. Bellevue City Code Section 10-17-5(B)(1)(f) requires exterior wall colors to be of “natural earth tones.” Staff finds that the shade of color proposed is consistent with the applicable standard.

Recommendations

Actions

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

“I move that we approve DR-26-02, and to direct Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this recommendation based on the record provided.”

Notice of Expiration

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



DEPUTY
MARSHAL

POLICE
PARKING
ONLY

♿
PARKING
ONLY

♿



STARBUCKS
MARSHAL

POLICE
PARKING

POLICE
PARKING
ONLY

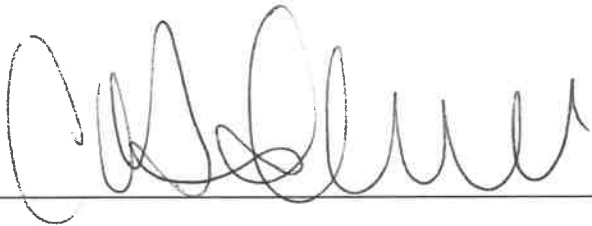
♿
PARKING
ONLY

Authorization by Property Owner – City of Bellevue

To the Planning and Zoning Commission of the City of Bellevue, Idaho,

As the Mayor of the City of Bellevue, I authorize the submittal of a Design Review Application for a project funded and supported by the Bellevue Urban Renewal Agency which proposes to repaint City Hall.

Signed March 12, 2026



Christina Giordani, Mayor

City of Bellevue, Idaho



Memorandum

To: Bellevue Planning & Zoning Commission

From: Carter Bullock, Planner (Applicant on behalf of Bellevue Urban Renewal Agency)

Re: Compliance with Design Review Standards – Repainting of City Hall

Date: 3/12/2026

Below, please find responses (in red) to any Design Review submission material requirements which the applicant asserts are not relevant to this particular Design Review application.

- Site map of the property upon which the proposed construction is to occur shall be submitted in sufficient detail to show the following:
 - Exterior boundary lines of the property together with dimensions; **Not applicable**
 - Location of proposed and existing structures with dimensions thereof showing the setback of each structure from the nearest property line; **Not applicable**
 - 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; **Not applicable**
 - Location and dimensions of snow storage areas; **Not applicable**
 - Location of dumpster and/or garbage can storage areas including the dimensions and proposed fencing or other screening; **Not applicable**
 - Designation of the zoning district in which the project is located; **Limited Business Residential**
 - Location of vehicular and pedestrian circulation patterns, easements and proposed improvements with regard thereto; **Some walkways may be temporarily impeded by work; alternate routes will be provided where needed.**
 - Contour lines of five (5) foot intervals to show proposed slope and topography of the property; **Not applicable**
 - 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; **Not applicable; no proposed changes to utilities will result. Utilities will be preserved during work.**
 - Indication of direction of snow slide from roof and drip line of all buildings **Not applicable; no changes will result.**
 - Location of existing structures on adjacent properties; **Shown on plan.**
 - Location of onsite trash and personal property storage. **Not applicable; no changes proposed.**

Right of Way Management – Trees and Landscaping

- Vicinity maps depicting adjacent streets, flood plains, applicable zoning and comprehensive land use designations. **Streets are shown on site plan.**
- Preliminary Schematic Drawings of the proposed construction shall be submitted to show the following:
 - Floor plan at not less than one-eighth (1/8) scale; **Not applicable**
 - Exterior elevations with facades and other exterior elements shown in color; **Provided**
 - Type and color of exterior materials and roofing with samples thereof; **Provided**
 - Location and type of exterior lighting; **Not applicable; no changes proposed.**
 - A colored model shall be submitted for all new buildings not including additions or buildings less than 3,000 sq. ft. **Not applicable**
- Landscape Plan and legend shall be submitted in sufficient detail to show the following:
 - Landscape plans of the project including calculations depicting percentage of land area being landscaped, types and size of trees, ground cover and other vegetation; **Not applicable; no changes proposed.**
 - Proposed excavation or land fill including resulting slope grades; **Not applicable; no changes proposed.**
 - Location and height of walls or fences; **Not applicable; no changes proposed.**
 - Drip or other low consumption irrigation system for landscaping; **Not applicable; no changes proposed.**
 - Drainage plan including off-site improvements. **Not applicable; no changes proposed.**
 - 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. **Not applicable; no changes proposed. This project does not meet the definition for "Major Improvement."**

Thank you,



(Dated 3/12/2026)

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

Land Use Information Map

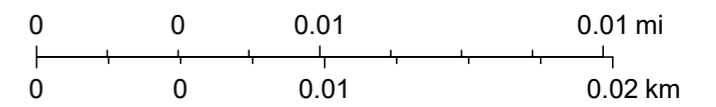


3/12/2026, 12:48:32 PM

- Roads
- Image
- County Boundary
- Parcels
- Red: Band_1

- Green: Band_2
- Blue: Band_3

1:325



Blaine County GIS



Cover image: Main house color is Pearl Gray V139-4. Trim is Deco Gray V115-3. Flower box is Dried Lilacs V075-6.