



AGENDA

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Meeting ID: 296 592 476 369 10

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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 **April 16, 2026.** (**Suggested Motion: I move the notice for the April 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. 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. The containers are proposed to be located within a fenced area. The property is 4.97 acres and zoned B – Business.

5. NEXT MEETING

a. Regular Meeting – May 4, 2026

6. 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 **April 16, 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_MTI4YjgzYTAzMmMxOS00ZWU0LTkxNGltZWQ2MTA0ZmJjNDc1%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

7. 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 16 de abril de 2026. (Moción sugerida: Propongo que el aviso para la reunión ordinaria del 16 de abril de 2026 se haya completado conforme al Código de Idaho, Sección §74-204.)

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

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

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

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

i. DR-26-01 – Contenedores Malone – PUNTO DE ACCIÓN

Solicitud de aprobación de revisión de diseño para la colocación de cuatro (4) contenedores de transporte en el lugar de Karl Malone Ford y Powersports. Se propone que los contenedores se ubiquen dentro de una zona vallada. La propiedad tiene 4,97 acres y está clasificada como B – Negocios.

11. PRÓXIMA REUNIÓN

a. Reunión ordinaria – 4 de mayo de 2026

12. SUSPENSIÓN - PUNTO DE ACCIÓN

Yo, designado Secretario de la Comisión de Planificación para la ciudad de Bellevue, Idaho, certifico por la presente 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 16 de abril, 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: KMAM Real Estate, an application for Design Review Approval for the placement of four (4) shipping containers on an existing automobile dealership located at 811 North Main Street..	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION
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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. The property is 4.97 acres and zoned B – Business.

The Bellevue Planning and Zoning Commission held a regular meeting on March 2, 2026 at which time the Commission voted to continue the subject application to a date uncertain. The application was reviewed again at the Commission’s regular meeting on April 6, 2026, at which time the Commission voted to deny the subject application.

I. GENERAL BACKGROUND

1. **Notice** of this hearing is not required pursuant to Bellevue City Code Section 10-17-4(C).
2. The Commission was asked to disclose any conflicts of interest or *ex parte* communications on the subject application. No Commissioners noted any conflicts of interest.

3. Attached to this report are the following exhibits:

Exhibit A—Application Materials

Document Name	Receipt of Last Revision
Application	February 10, 2026
Site Plan	March 12, 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
Photos of Proposed Fencing	March 12, 2026
Partial Landscape Plan	March 20, 2026

Exhibit B— Agency Comments

No agencies or departments provided comment prior to the meeting.

Exhibit C— Public Comments

Prior to opening the public hearing, Staff had received public comment from the following individuals or entities:

- Mindy Pereira
- Tristian Gralenski
- Carol Van Bramer

Pursuant to Bellevue City Code Section 10-17-4(C), the Commission opened the agenda item to public comment. At the March 2, 2026 meeting, the Commission received public comment from the following individuals:

- Diane Shay

During the April 6, 2026 meeting, the Commission received public comment from the following individuals:

- Bill Pereira
- Tristian Gralenski

II. APPLICABLE DESIGN REVIEW STANDARDS & CRITERIA

BELLEVUE CITY CODE SECTION 10-17-5

A. Site Planning:

1. Buildings shall be situated in a manner that preserves existing land forms, trees and other significant vegetation and shall not interrupt waterways or change other natural drainage patterns in a manner which adversely affects adjacent property. Removal of existing trees of greater than six inch (6") caliper is subject to review.
2. Buildings shall be sited so that their form does not break prominent natural ridge lines.
3. Buildings and parking areas shall be clustered to provide for more usable open space. All accesses from alleys shall require improvements installed by the applicant/owner when applicable including, but not limited to, an asphalt surface or compacted gravel surface as determined by the City Public Works Department. The applicant/owner shall be responsible for relocation of applicable City services/utilities, repair of any damaged City services, snow plowing and snow removal.
4. The alignment of roads and driveways shall follow the contours of the site, and cuts and fills shall be minimized.
5. Retaining walls shall be discouraged, and such walls over three feet (3') high shall be stepped to form a number of benches to be landscaped.
6. Exterior lighting systems shall not create glare nor cast light on neighboring properties.

Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.

7. A snow storage plan, as a component of the site plan, is required. The plan shall comply with the following requirements:
 - a. Use of sidewalks and required parking areas for snow storage is prohibited.
 - b. Snow storage within one hundred feet (100') of stream banks is prohibited.
 - c. Use of landscaped areas for snow storage may be allowed under the approved snow storage plan.
 - d. Snow storage areas shall be incorporated in site design as well as designs that anticipate snow shedding areas.
 - e. Snow storage areas shall not adversely affect neighboring properties.
 - f. Building design shall prevent water from dripping or snow from sliding on pedestrian areas, entrances of buildings, garages and adjacent properties.
 - g. Snow storage areas for parking lots containing twenty (20) spaces or more shall be located on site in an amount which is equal to at least one-third ($\frac{1}{3}$) of the hard surfaces proposed with the project. The one-third ($\frac{1}{3}$) amount may be reduced by the use of a snowmelt system, or for good cause demonstrated.
 - h. Where snow storage areas cannot be provided on site because of existing buildings or approved building design, an adequate snow hauling plan shall be submitted for and subject to approval by the Planning and Zoning Commission.

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

8. Visual impact of on site parking, service, trash and loading areas shall be minimized whenever possible by locating these areas to the rear of the building and providing

screening with landscaping or fences from adjacent properties and public ways.

9. Adequate enclosed on site storage for trash shall be provided for each unit of accessory dwelling units, multi-family and townhouses.
10. All utilities shall be installed underground in accordance with the City standards and in a manner and location approved by the City Engineer.
11. Building and parking areas shall be designed to provide proper ingress and egress; safe, adequate and efficient pedestrian and vehicular traffic circulation; and the efficient and safe arrangement of on site parking, building location, and circulation.
12. Multi-family and townhouses shall provide a minimum of two (2) on site parking spaces for each unit. Accessory dwelling unit parking requirements shall be one off street parking space for a one bedroom ADU and two (2) parking spaces for ADUs with two (2) to three (3) bedrooms.
13. Adequate unobstructed access for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project shall be provided.

FACTS:

The subject property is generally flat but located at the top of an embankment and has recently been developed as an automobile and powersports dealership.

The applicant has received approval to construct a fence along a portion of the property to screen the proposed location of the shipping containers.

The proposed fence is to utilize a grey corrugated metal similar to the exterior of the structure.

The applicant has provided a site plan with landscaping including trees

and shrubs intended to screen the fencing and shipping containers around the perimeter of the property.

The applicant is proposing to store snow around the perimeter of the property, including areas that may be obstructed by the fencing.

The site is zoned B – Business.

The applicant placed the shipping containers on the subject property prior to receiving Design Review approval.

Bellevue City Code Section 10-17-3(A) requires Design Review approval for the “placement of any building upon property ... within the Business Zoning District.”

Bellevue City Code Section 10-2-1 defines “Building” as “Any structure used or designed to be used for supporting or sheltering any use or occupancy per City adopted International Building Code.”

The shipping containers and the site around the shipping containers has been utilized for parking and equipment and materials storage.

The applicant has been storing materials on top of the shipping containers on the site. The applicant stated during the meeting that storage on top of the shipping containers would be likely to continue if the subject application were to be approved.

FINDINGS:

The current site management has resulted in unsightly materials, parking and storage that is not screened by landscaping or fences.

The applicant could better manage parking, materials, and equipment

storage by reducing inventory and improving operations, rather than needing additional shipping containers.

The proposed snow storage plan is likely to damage landscaping and result in ineffective screening.

The proposed snow storage plan is likely to result in damage to the fence.

Because of the likely damage to the proposed screening due to snow removal operations, the proposed screening measures are unlikely to result in an improvement to the aesthetics of the site.

Because the applicant plans to continue storing materials on top of the shipping containers, the proposed screening would not be effective.

CONCLUSION: The proposed site plan is not consistent with the requirements of this code section.

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 B 1b of this section.
- d. All exterior mechanical equipment shall be screened on all sides with materials and colors matching the approved structure.
- e. Mechanical equipment and solar panels shall be hidden or de-emphasized.
- f. Metal siding shall not be permitted on buildings on parcels of real property abutting Main Street (State Highway 75) unless deemed appropriate by the Planning and Zoning Commission. All such buildings shall be constructed of or faced with materials that are similar in texture, finish, and appearance to natural materials. The use of natural materials such as wood, brick and stone shall be encouraged, and exterior wall colors shall be of natural earth tones.
- g. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.
- h. Accessory dwelling unit sizes shall comply with section [10-2-1](#) of this title.

2. Multi-Family And Townhouses: Multi-family and townhouses shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and location of the site. Multi-family and townhouse design, style, scale, and aesthetics shall blend with its neighborhood. There shall be no repetitive side by side development of buildings. The City is looking for individual buildings by varying types and styles to make for a pleasant streetscape experience.
3. Accessory Dwelling Units (ADUs): ADUs shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and emulate the primary structure of the site. Design, style, scale, and esthetics shall blend with its neighborhood. Building materials and exterior architectural design shall be reflective of existing structures on the subject site and take into consideration the architectural style and materials of the general vicinity.

FACTS:

The applicant is proposing to utilize four (4) tan shipping containers as storage structures on the property. The applicant is not proposing to paint, side, install façade, or otherwise modify the appearance of the shipping containers.

The modern shipping container was invented in 1956.

The shipping containers are constructed from corrugated metal.

The applicant is proposing to screen the shipping containers by placing the shipping containers within a fenced area constructed of corrugated metal on the south and west sides and slatted chain link fencing on the north and east sides.

The subject parcel abuts Main Street.

FINDINGS: The shipping containers are not consistent with the architecture of the historical period of Bellevue between 1880 and 1910.

The use of corrugated metal is inappropriate.

CONCLUSION: The proposed architecture is not consistent with the requirements of this code section.

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.

FACTS: The primary structure on the subject property utilizes a mixture of wood, stone, and metal.

The applicant is proposing to screen the shipping containers by placing the shipping containers within a fenced area constructed of corrugated metal on the south and west sides and slatted chain link fencing on the north and east sides.

The subject property abuts the GR – General Residential zone.

The subject property was planted with two (2) Wichita Blue Juniper trees, seven (7) Vanderwolf Lumber Pine trees, and six (6) Mugo Pine trees along the southern property boundary.

The applicant is proposing to plant an additional three (3) Colorado Spruce trees, ten (10) Ivory Halo Dogwood shrubs, and ten (10) Bailey Red-Twig Dogwood shrubs

FINDINGS: The fencing material matches the existing primary structure.

The proposed fencing materials is not consistent with typical residential design, and is not an appropriate screening along the boundary of the B –

Business and GR – General Residential zones.

The landscaping, although proposed to be enhanced, does not effectively screen the site, particularly when viewed from the residential zoned area.

CONCLUSION: The proposed landscape plan is not consistent with the requirements of this code section.

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.

FACTS: Curb, gutter, sidewalk, and street trees exist along the Main Street frontage of the subject property.

Curb, gutter, sidewalk, and street trees were not installed on the Kirtley Street frontage of the subject property.

There is a substantial slope along the Kirtley Street frontage of the subject property.

FINDINGS: The installation of curb, gutter, sidewalk, and street trees along the Kirtley Street frontage of the subject property would likely be disproportionate to the development proposed with this application.

CONCLUSION: This standard is not applicable.

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 **denies** of the subject application submitted by KMAM Real Estate, finding the application **does not comply** with the applicable criteria set forth in Bellevue City Code.

Right to Appeal

Pursuant to Bellevue City Code Section 10-3-3(B), aggrieved persons may appeal a decision of the Commission. Procedures for appealing are as follows:

1. **Notice Of Appeal; Estimated Costs:** Any person aggrieved by any final action of the commission may appeal the commission's decision to the Council by filing a notice of appeal within fifteen (15) days from the date of the decision. The notice of appeal shall state the date and substance of the decision appealed from and state the grounds for the appeal. Copies of the notice of appeal shall be filed with both the Council and the commission. The Administrator shall provide any such aggrieved person with a written statement of the estimated cost of transcript preparation. (Ord. 2015-02, 4-20-2015; amd. 2018 Code)
2. **Transmission Of Record:** Within thirty (30) days after a notice of appeal is filed, the commission shall prepare three (3) copies of a summary of the proceedings from which appealed and forward said summary to the Council. A transcript of the proceedings may be prepared at the appellant's expense. The cost of the transcripts shall be paid in full before the transcript may be forwarded to the Council. The commission shall serve one copy of the summary or transcript on the appellant and one copy on the attorney for the respondent. The commission shall submit to the Council with the summary or transcript all documents, exhibits, and orders pertinent to the appeal.
3. **Hearing By Council:** The Council shall hold a hearing on the appeal as soon as possible

following receipt of the Administrator's certificate and the commission's record. The Council shall publish a notice specifying the time, date and place of the hearing and stating the subject of the appeal. The notice shall be published once in the official newspaper at least fifteen (15) days prior to the hearing. The Council may not take additional evidence at the hearing. The parties to the appeal may present briefs to the Council. Each party may present not more than fifteen (15) minutes of oral argument to the Council.

4. Decision By Council: The Council shall enter an order within fifteen (15) days after the hearing affirming, reversing, or modifying the commission's decision. The order shall contain a statement of the decision.

IT IS SO ORDERED this 20th day of April, 2025

John Kurtz
Chair

Brian Parker
Community Development Director