



AGENDA

JOIN TEAMS MEETING

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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 **April 30, 2026. (Suggested Motion: I move the notice for the May 4, 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. NEW BUSINESS – ACTION ITEMS

a. DR-26-04 – KB Tenant Improvements – ACTION ITEM

An application for Design Review Approval for changes to the exterior of an existing structure located at 745 N. Main Street, including the removal of one (1) window and replacement of one (1) window with one (1) exterior door.

b. DR-26-05 – 121 S. Main Street Repainting – ACTION ITEM

An application for Design Review Approval for changes to the exterior paint color of the structure located at 121 South Main Street.

5. NEXT MEETING

a. Regular Meeting – May 18, 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_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 constató 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 30 de abril de 2026. (Moción sugerida: **Propongo que la notificación para la reunión ordinaria del 4 de mayo de 2026 se haya completado conforme al Código de Idaho, Sección §74-204.**)*

2. TODOS A FAVOR DEL CONFLICTO: (Como se indica en el Código de Idaho §74-404)

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

4. NUEVOS NEGOCIOS – ACCIONES

a. DR-26-04 – Mejoras en KB Tenant – PUNTO DE ACCIÓN

Solicitud de aprobación para la revisión de diseño por cambios en el exterior de una estructura existente situada en 745 N. Main Street, incluyendo la eliminación de una (1) ventana y la sustitución de una (1) ventana por una (1) puerta exterior.

b. DR-26-05 – Repintura de 121 S. Main Street – ELEMENTO DE ACCIÓN

Solicitud de aprobación de revisión de diseño para cambios en el color de pintura exterior de la estructura situada en el 121 de South Main Street.

5. PRÓXIMA REUNIÓN

a. Reunión ordinaria – 18 de mayo de 2026

6. 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.**



DR-26-04

Staff Report

745 N. Main Street

Bellevue Planning & Zoning Commission

May 4, 2026

KB's Tenant
Improvements:
Exterior Changes

Executive Summary

Description

An application for Design Review Approval for changes to the exterior of an existing structure located at 745 N. Main Street, including the removal of one (1) window and replacement of one (1) window with one (1) exterior door.

Discussion

- The applicant is requesting changes to the exterior of an existing structure located at 745 N. Main Street, including the removal of one (1) window and replacement of one (1) window with one (1) exterior door. 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 Business Zoning District.”
- The window proposed to be removed is currently opaque and has been for many years. The wall area replacing such window is proposed to be painted to match the remainder of the building, which is white or off white.
- Staff finds the exterior changes to be consistent with all applicable standards.

Project Location



Project Analysis

Description

An application for Design Review Approval for changes to the exterior of an existing structure located at 745 N. Main Street, including the removal of one (1) window and replacement of one (1) window with one (1) exterior door.

Legal Description

Lot 7B, Block 1, Bellevue Business Park Subdivision, located within Section 25, Township 2 North, Range 18 East, B.M., City of Bellevue, Blaine County, Idaho.

Associated Documents

Document Name	Receipt of Last Revision
Application	April 14, 2026
Site and Building Plans	April 14, 2026
Renderings/Photos	April 14, 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 changes to the exterior of an existing structure located at 745 N. Main Street, including the removal of one (1) window and replacement of one (1) window with one (1) exterior door. 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 Business Zoning District.”
- The window proposed to be removed is currently opaque and has been for many years. The wall area replacing such window is proposed to be painted to match the remainder of the building, which is white or off white.
- Staff finds the exterior changes to be consistent with all applicable standards.

Recommendations

Actions

Based upon the record provided to date, Staff recommends approval of the subject application, subject to the following condition:

1. That a building permit be obtained.

Suggested motion:

“I move that we approve DR-26-04 subject to the condition of approval outlined in the Staff Report, and to direct Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this recommendation based on the record provided.”

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.

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PRINT RECORD	
PURPOSE	DATE
PERMIT SUBMITTAL	04/08/2025

REVISION RECORD		
NO.	CHANGE	DATE

DRAWN: AR
 CHECKED: MFA
 DATE: 04/08/2026

SHEET TITLE:
 ADA ACCESSIBILITY
 DETAILS

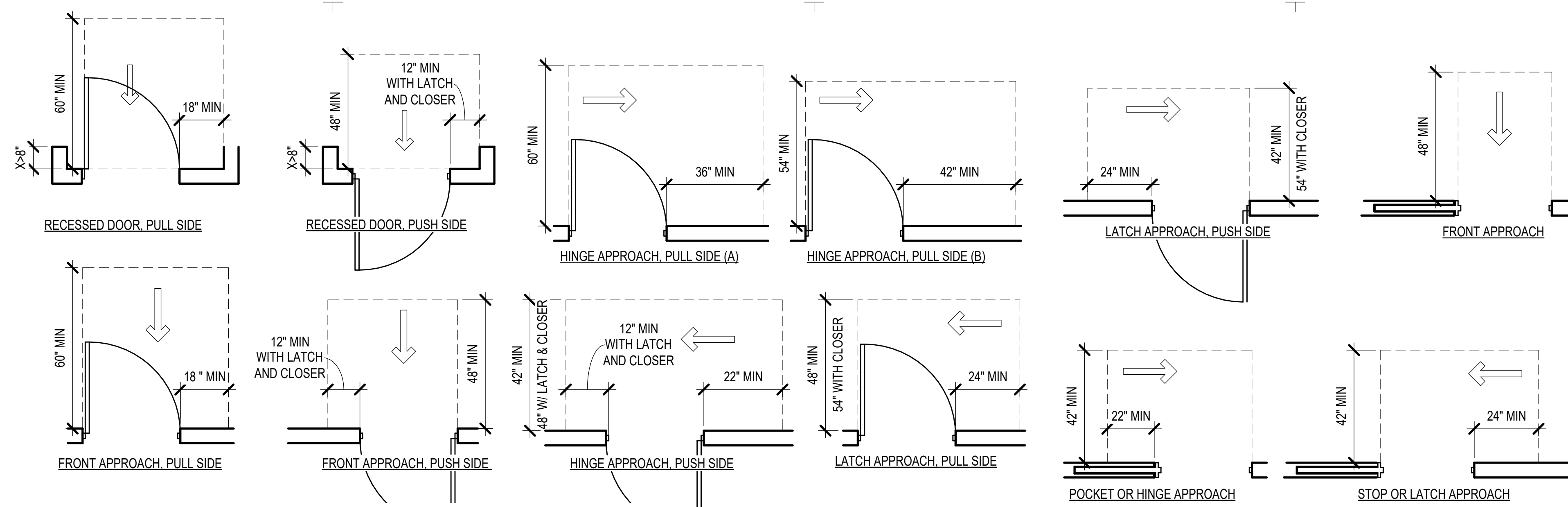
Michael Doty Associates
 Architects

Post Office Box 2752
 371 Washington
 Avenue North
 Ketchum, ID 83340
 Tel: 208.726.4228
 www.mda-arc.com

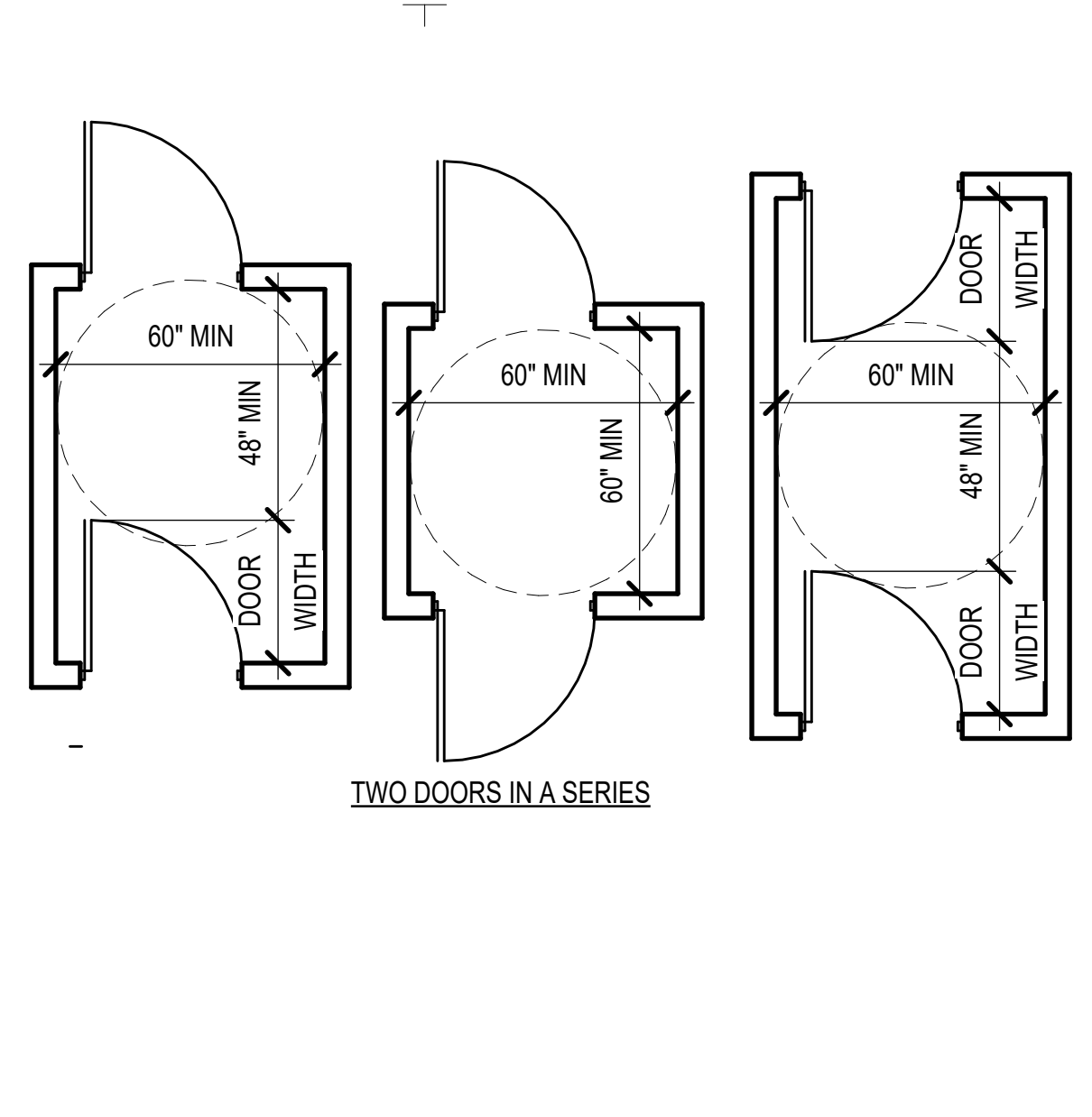
LICENSED ARCHITECT
 AR-1512

MICHAEL R. DOTY
 STATE OF IDAHO
 04/08/2026

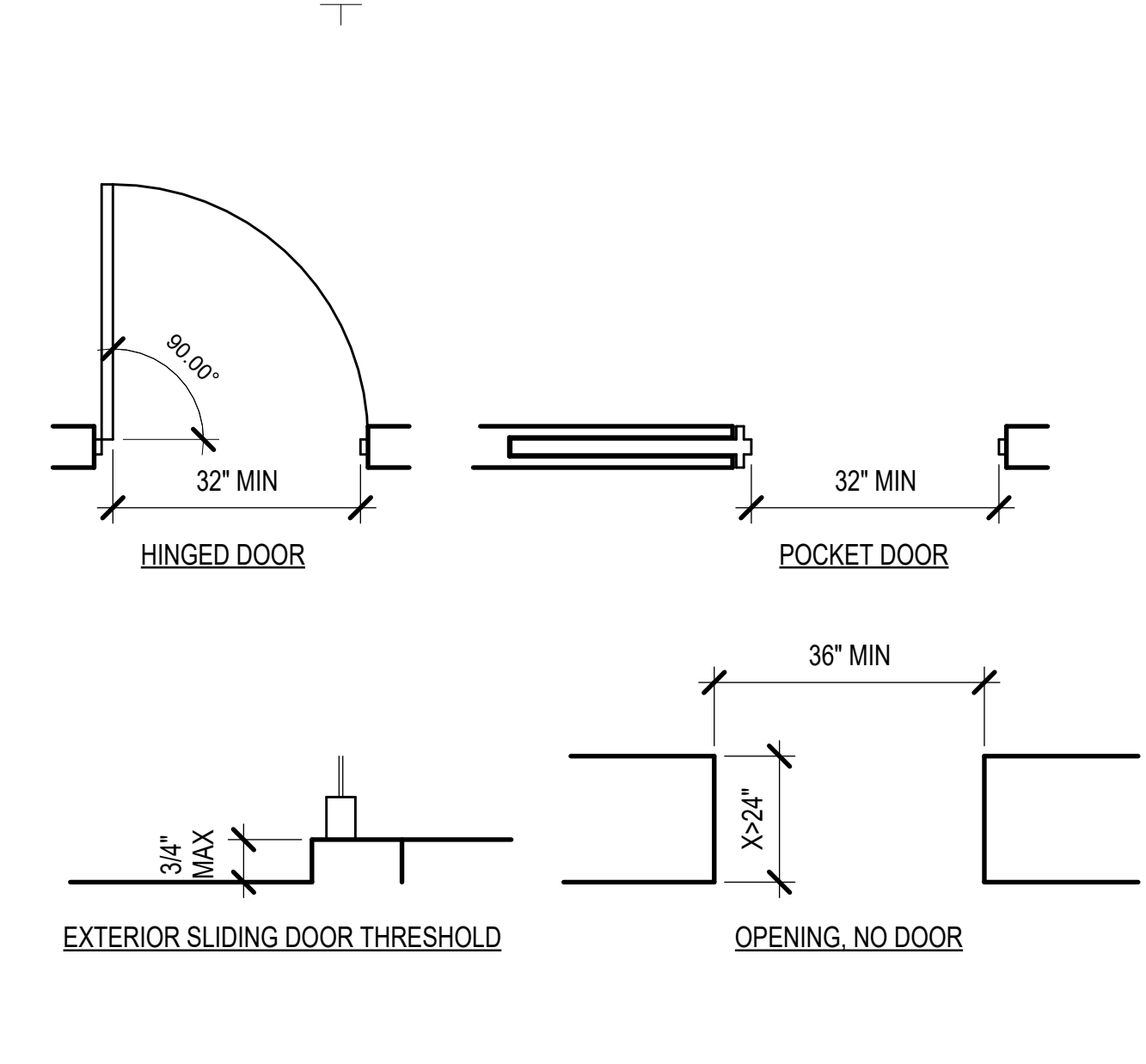
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A0.21	TOTAL



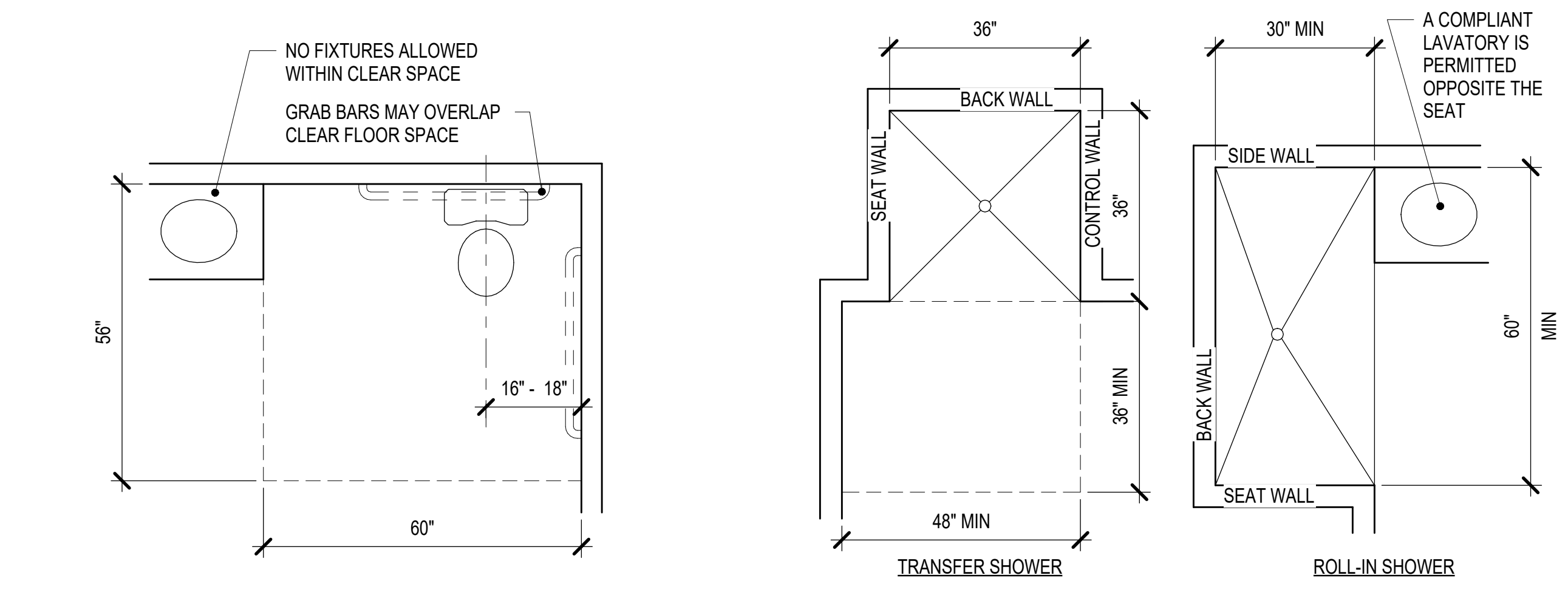
1 MANEUVERING CLEARANCE AT DOORS AND DOORWAYS
 RE: ANSI A117.1-2009 SECTION 404.2.3; 2010 ADA STANDARDS SECTION 404.2.4 (MOST STRINGENT REQUIREMENTS ARE SHOWN)



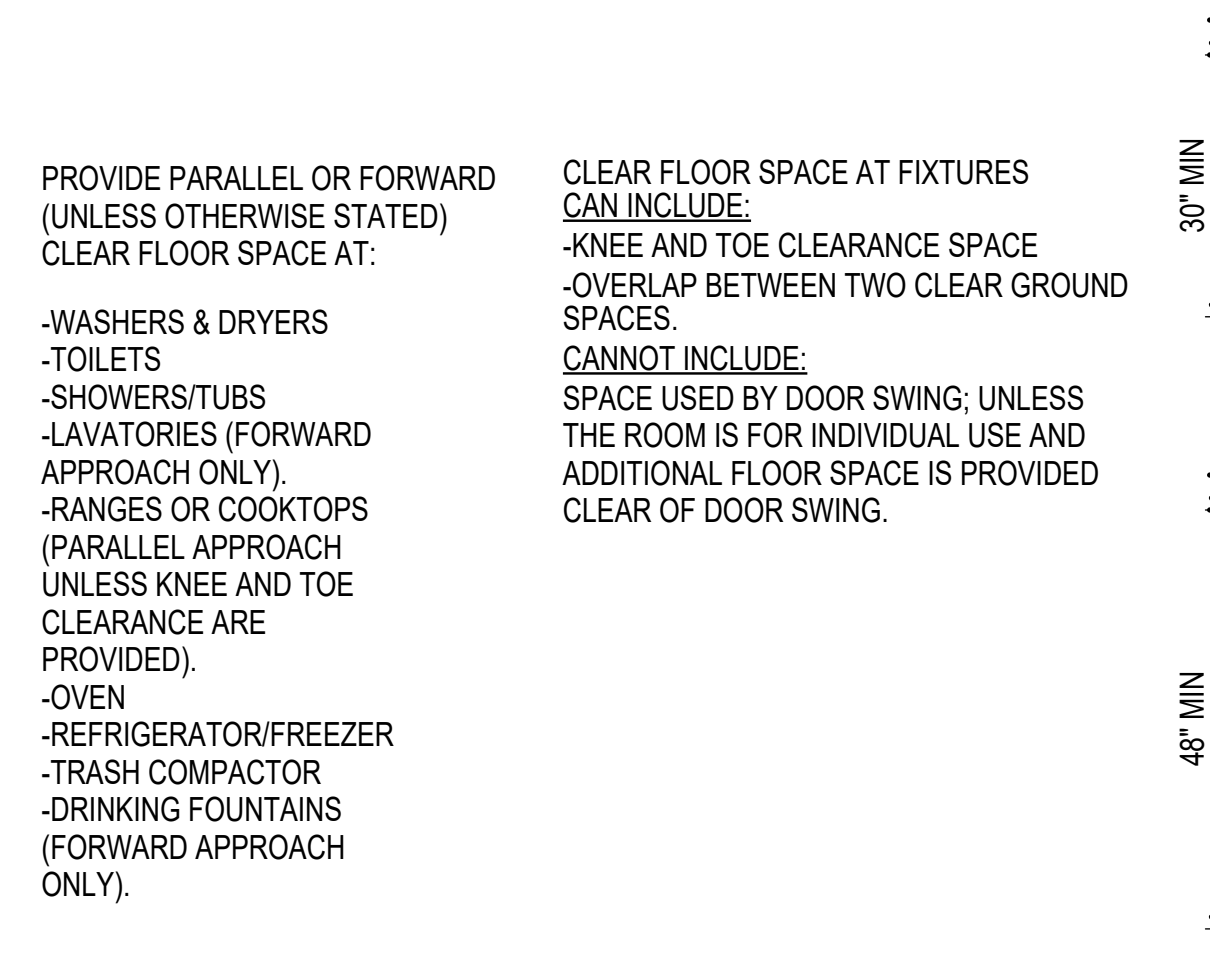
3 DOORS IN SERIES
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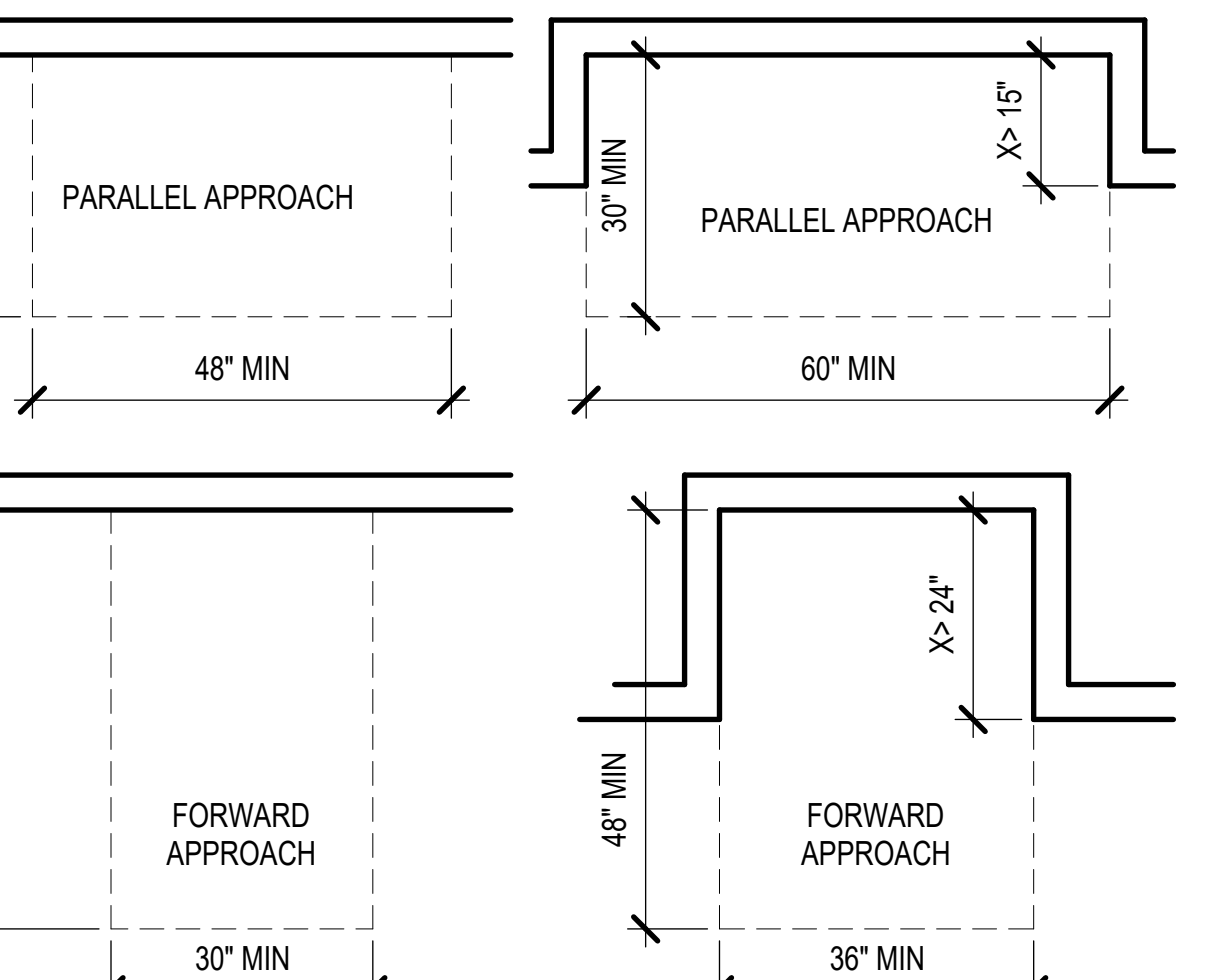
4 CLEAR DOOR WIDTH
 RE: ANSI A117.1-2009 SEC. 404.2.2; 2010 ADA STANDARDS SEC. 404.2.3



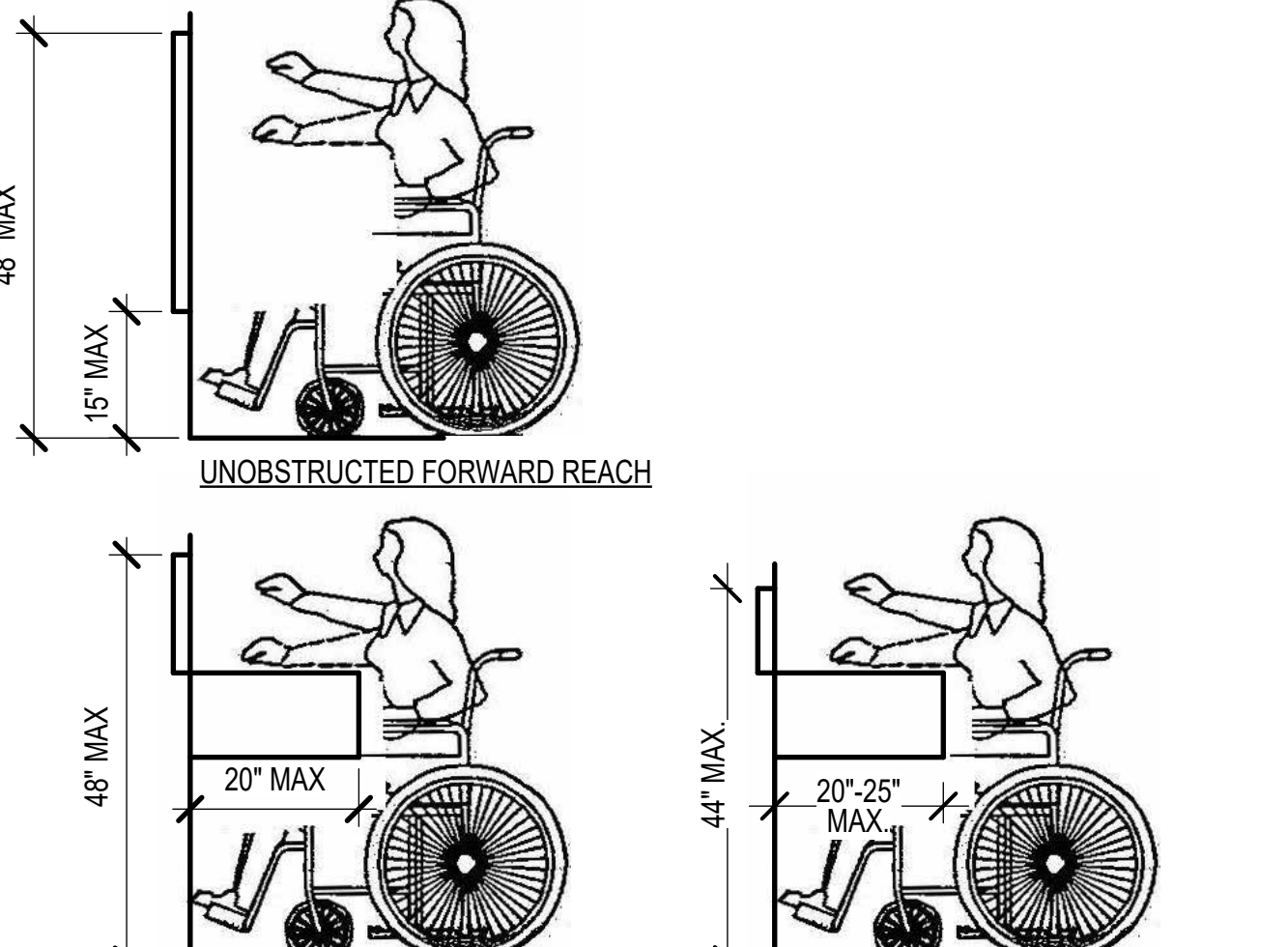
11 WATER CLOSET GRAB BAR AND ACCESSORY MOUNTING
 SEE ANSI A117.1-2009 SEC. 604; 2010 ADA STANDARDS SEC. 604



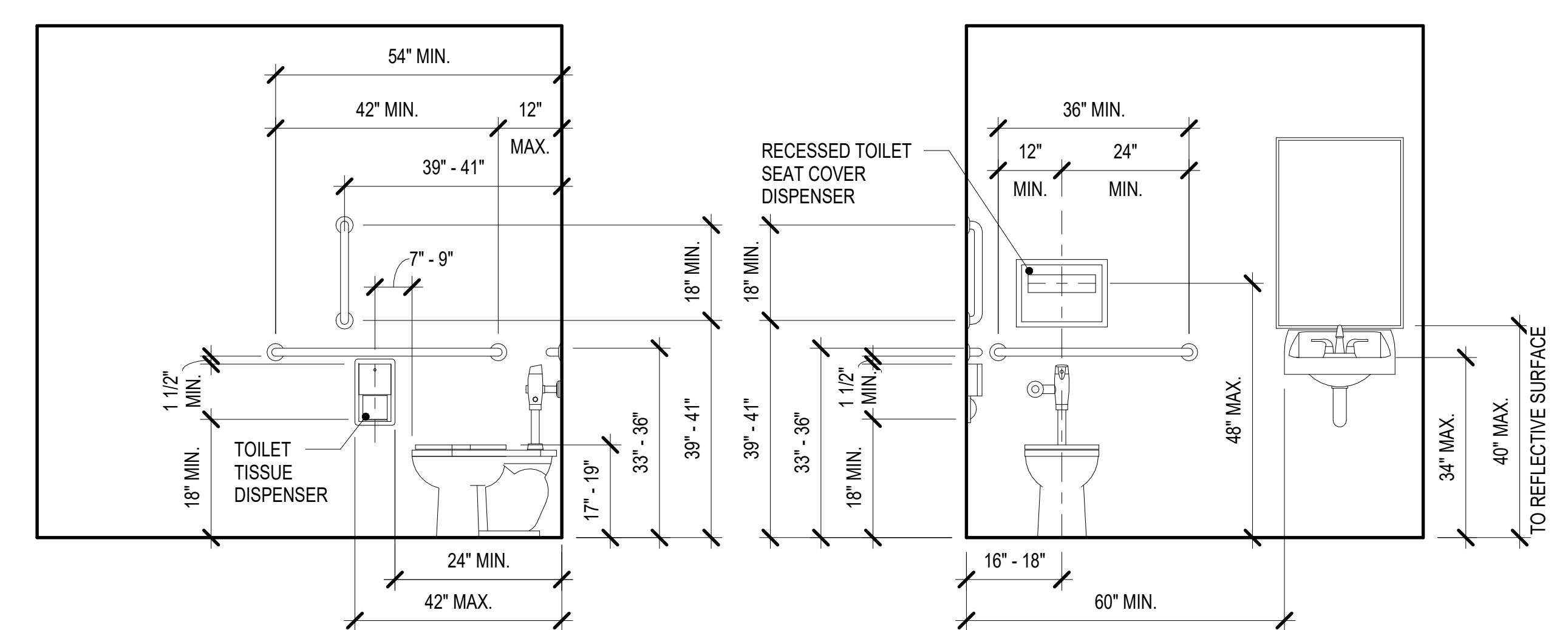
12 SHOWERS
 SEE ANSI A117.1-2009 SEC. 608; 2010 ADA STANDARDS SEC. 608



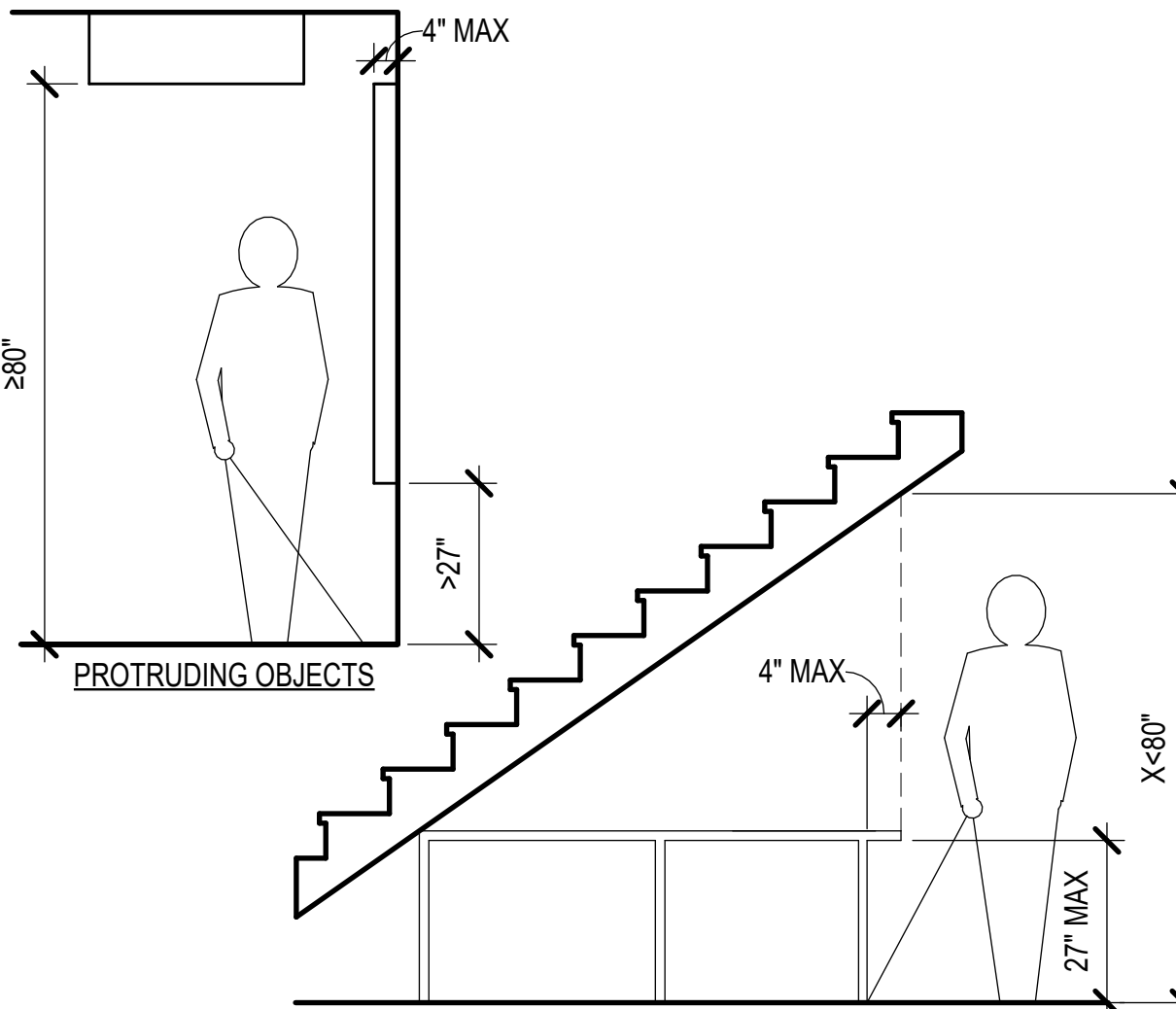
13 WATER CLOSET CLEAR FLOOR SPACE
 SEE ANSI A117.1-2009 SEC. 604.3; 2010 ADA STANDARDS SEC. 604.3



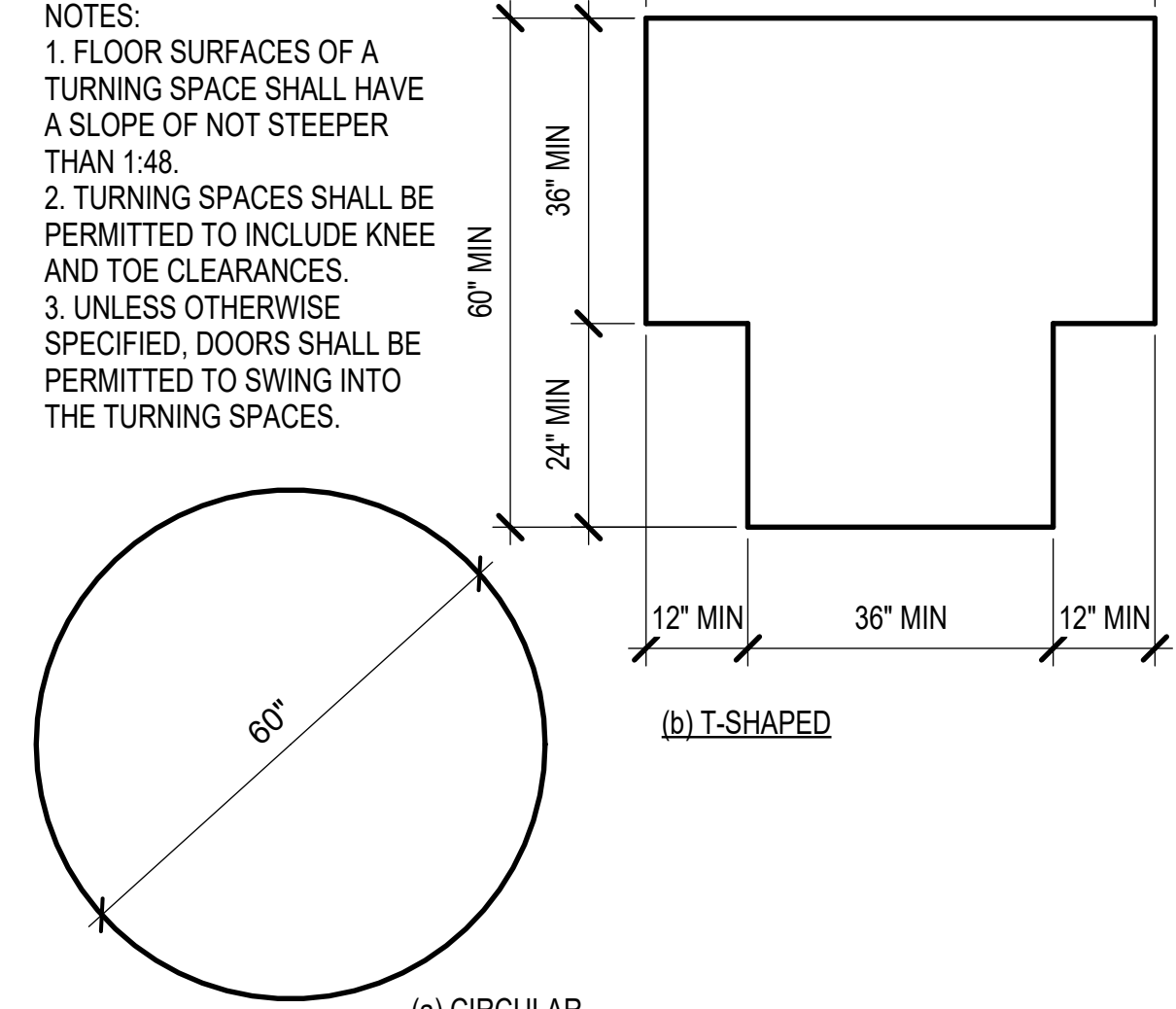
14 CLEAR FLOOR SPACE
 RE: ANSI A117.1-2009 SEC. 305; 2010 ADA STANDARDS SEC. 305



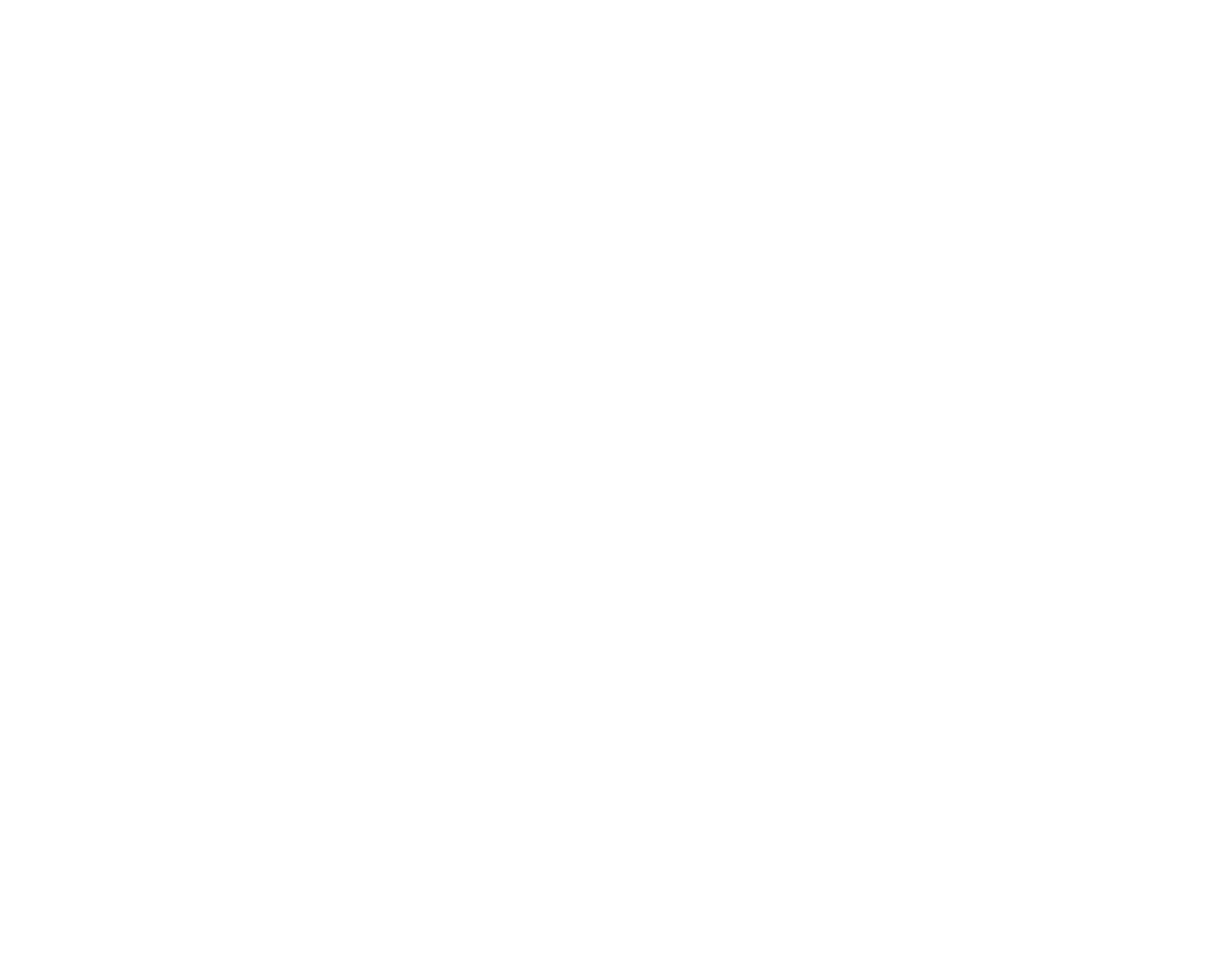
15 PROTRUDING OBJECTS
 SEE ANSI A117.1-2009 SEC. 307; 2010 ADA STANDARDS SEC. 307



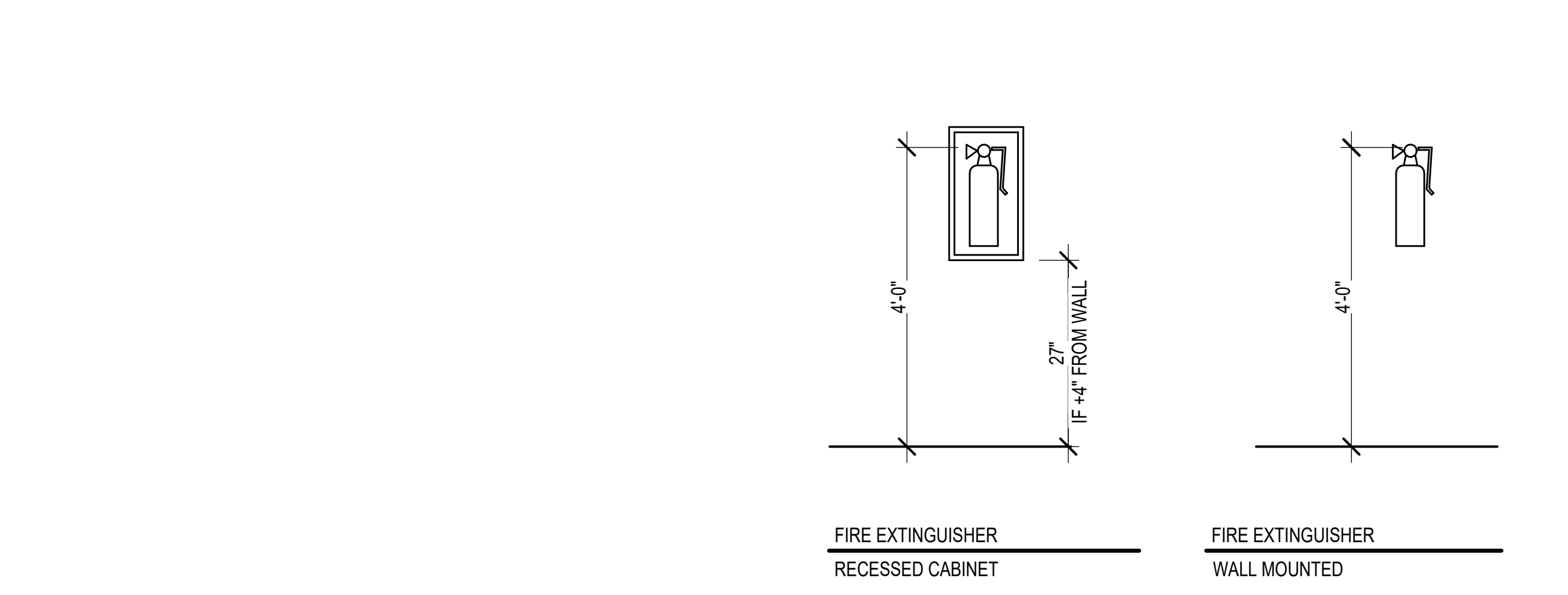
16 TURNING SPACE
 RE: ANSI A117.1-2003 SECTION 304



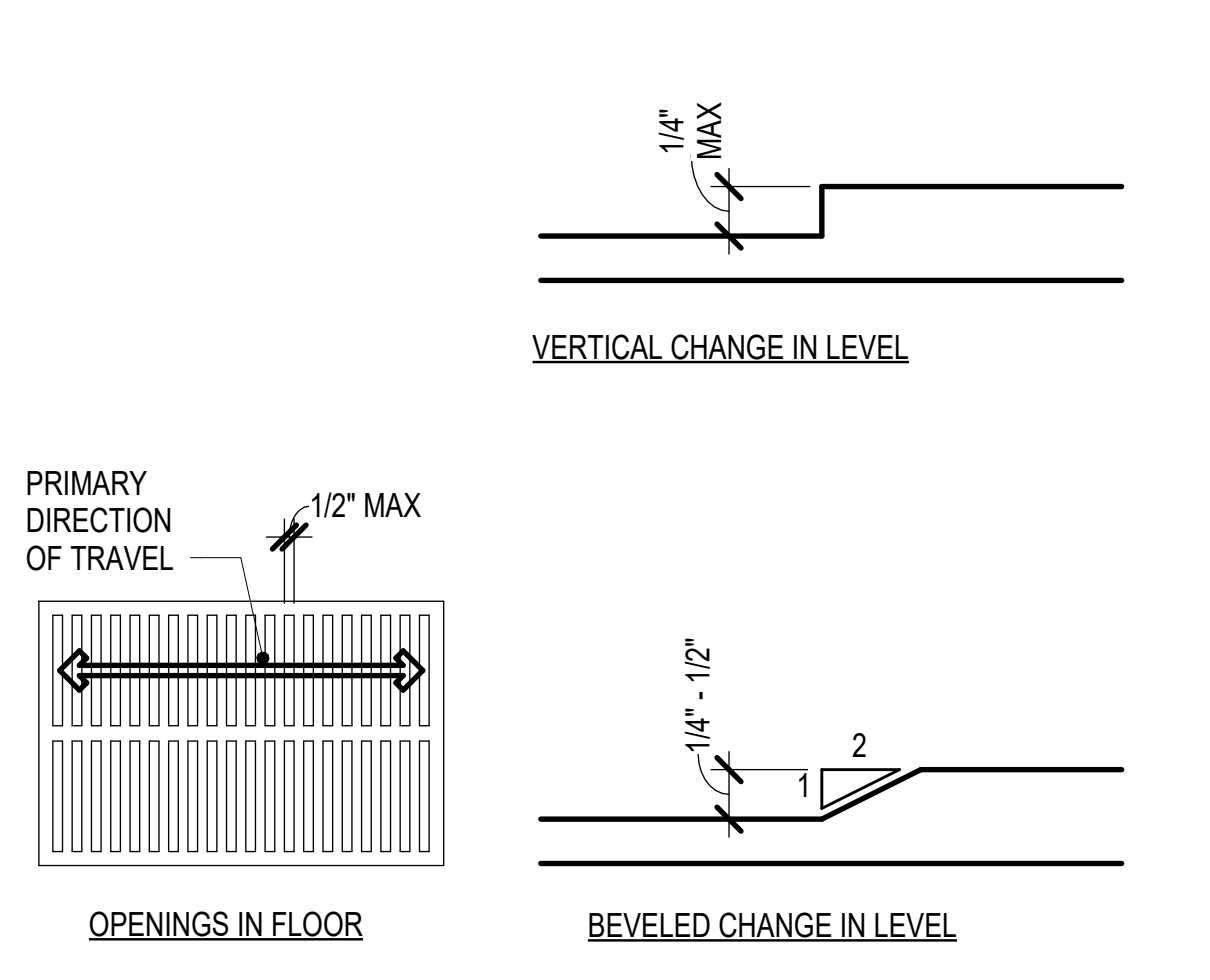
17 FIRE EXTINGUISHERS
 RE: ANSI A117.1-2003 SECTION 405.505



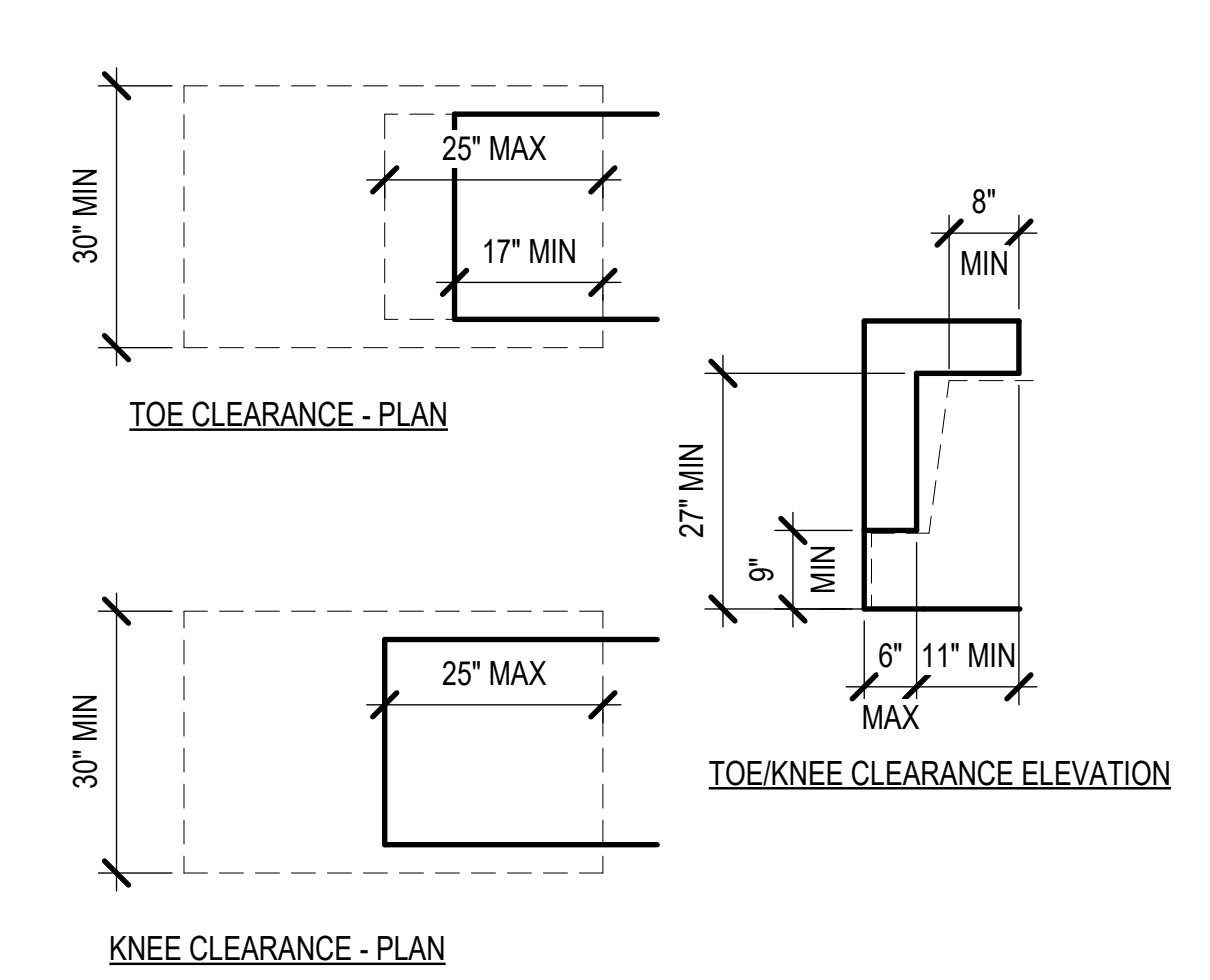
18 FLOOR SURFACES
 RE: ANSI A117.1-2009 SEC. 303; 2010 ADA STANDARDS SEC. 303



19 KNEE AND TOE CLEARANCES
 RE: ANSI A117.1-2009 SEC. 306; 2010 ADA STANDARDS SEC. 306



20 ACCESSIBILITY NOTES
 RE: ANSI A117.1-2009 SEC. 308; 2010 ADA STANDARDS SEC. 308



21 FIRE EXTINGUISHERS
 RE: ANSI A117.1-2003 SECTION 405.505



22 FLOOR SURFACES
 RE: ANSI A117.1-2009 SEC. 303; 2010 ADA STANDARDS SEC. 303

KB'S RESTAURANT - TENANT IMPROVEMENT
 745 N MAIN STREET
 BELLEVUE, ID 83313

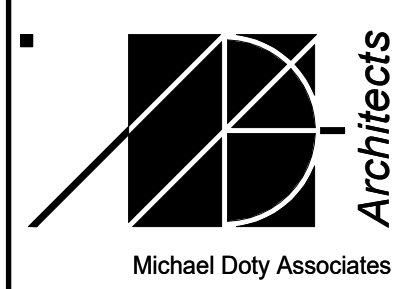
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PURPOSE	DATE
PERMIT SUBMITTAL	04/08/2025

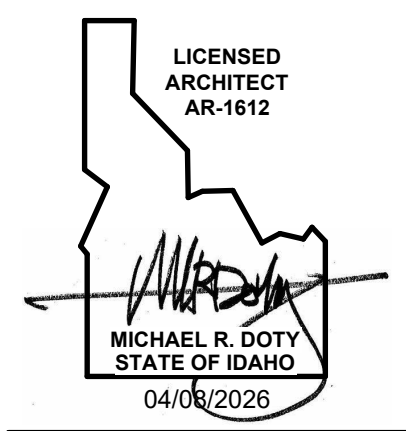
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NO.	CHANGE	DATE

DRAWN: AR
 CHECKED: MFA
 DATE: 04/08/2026

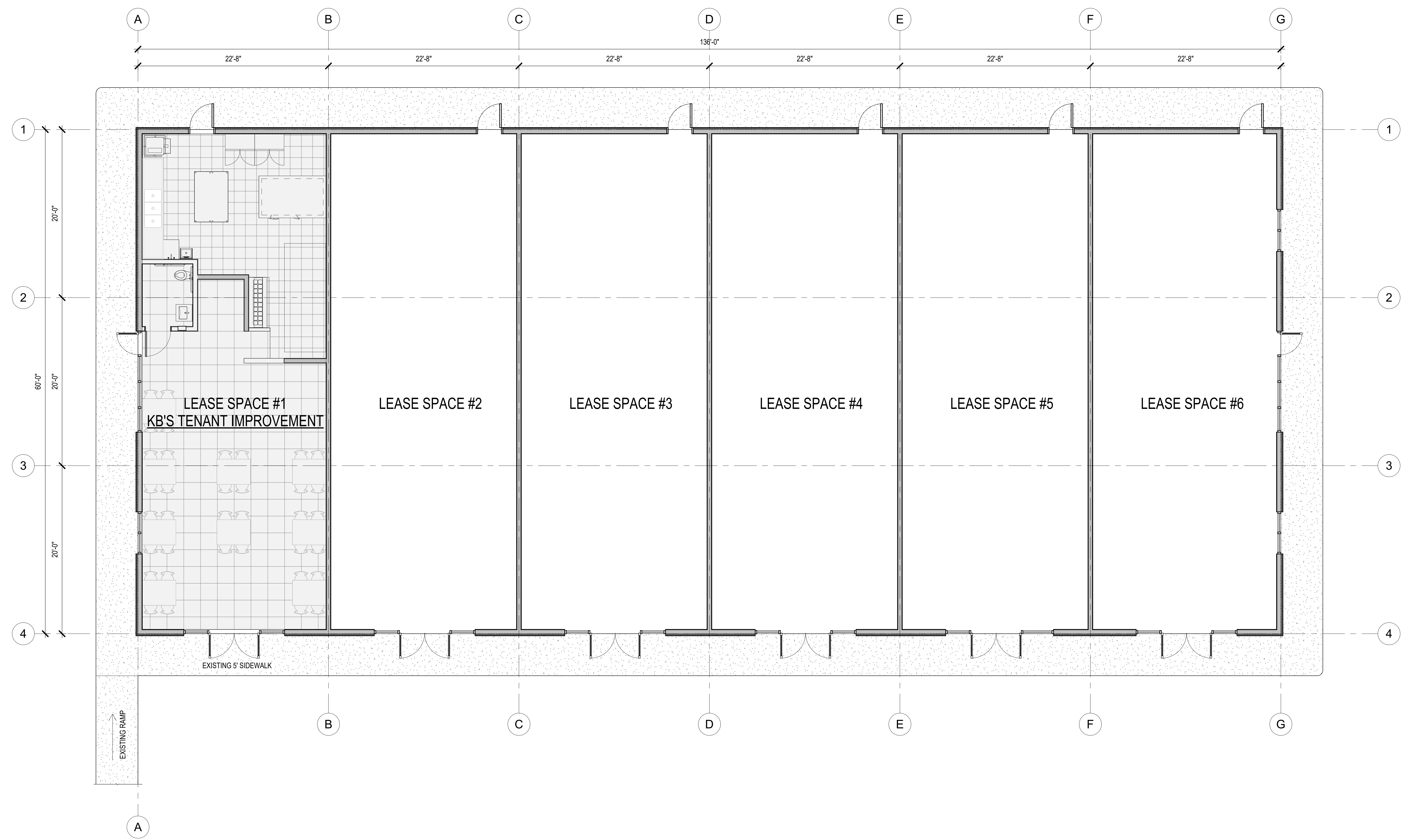
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 OVERALL BUILDING FLOOR PLAN



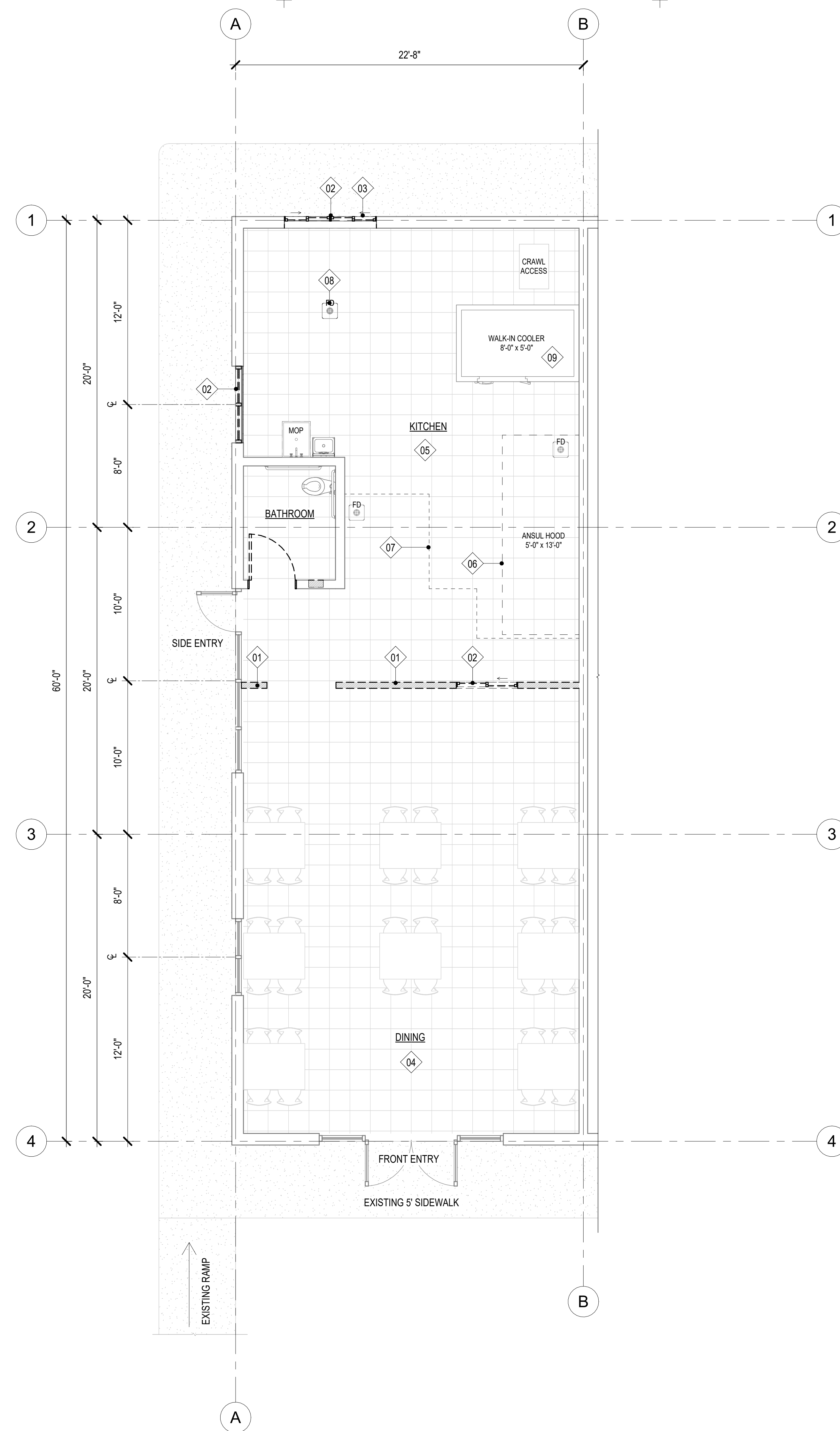
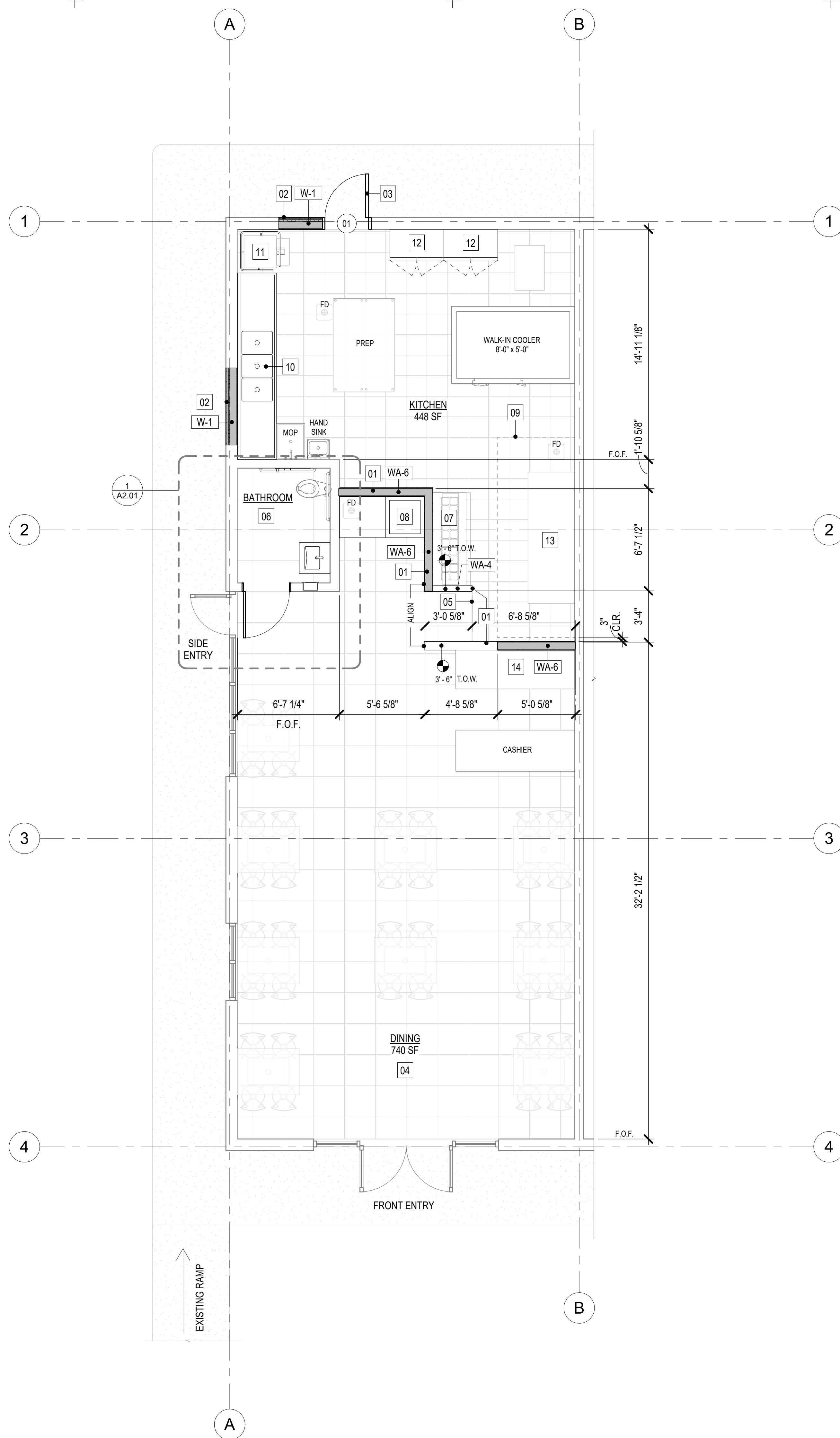
Post Office Box 2792
 371 Washington Avenue North
 Ketchum, ID 83340
 Tel: 208.726.4228
 www.mda-arc.com



SHEET	OF
A1.00	TOTAL



TENANT IMPROVEMENT SPACE #1 1
 3/16" = 1'-0"



GENERAL NOTES
 REFER TO SHEET A0.10 FOR GENERAL NOTES

PLAN NOTES
 -•- INDICATES PLAN NOTE. REFER TO SHEET A0.22 FOR PLAN NOTE LEGEND.

MATERIAL IDENTIFICATION CODES
 INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.22 FOR MATERIAL ID LEGEND

ASSEMBLY TYPES
 -W-# INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.22

PROJECT NO. 2523.0
 SET NO. CD- 1

KB'S RESTAURANT - TENANT IMPROVEMENT
 745 N MAIN STREET
 BELLEVUE, ID 83313

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PRINT RECORD

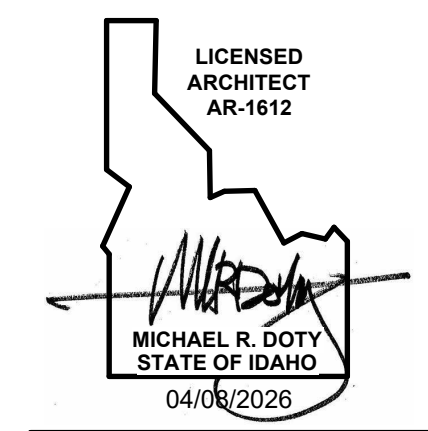
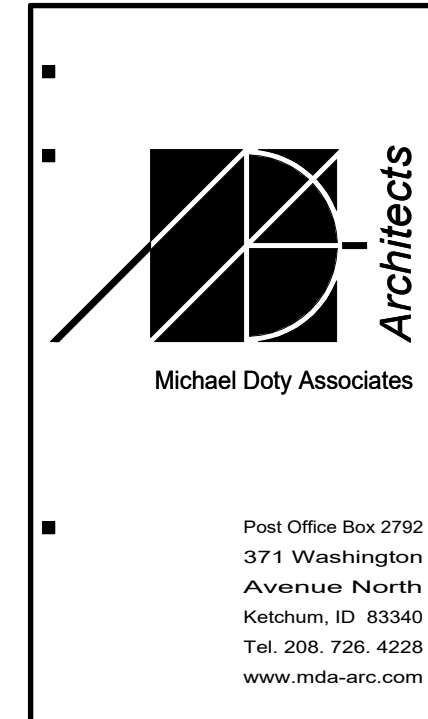
PURPOSE	DATE
PERMIT SUBMITTAL	04/08/2025

REVISION RECORD

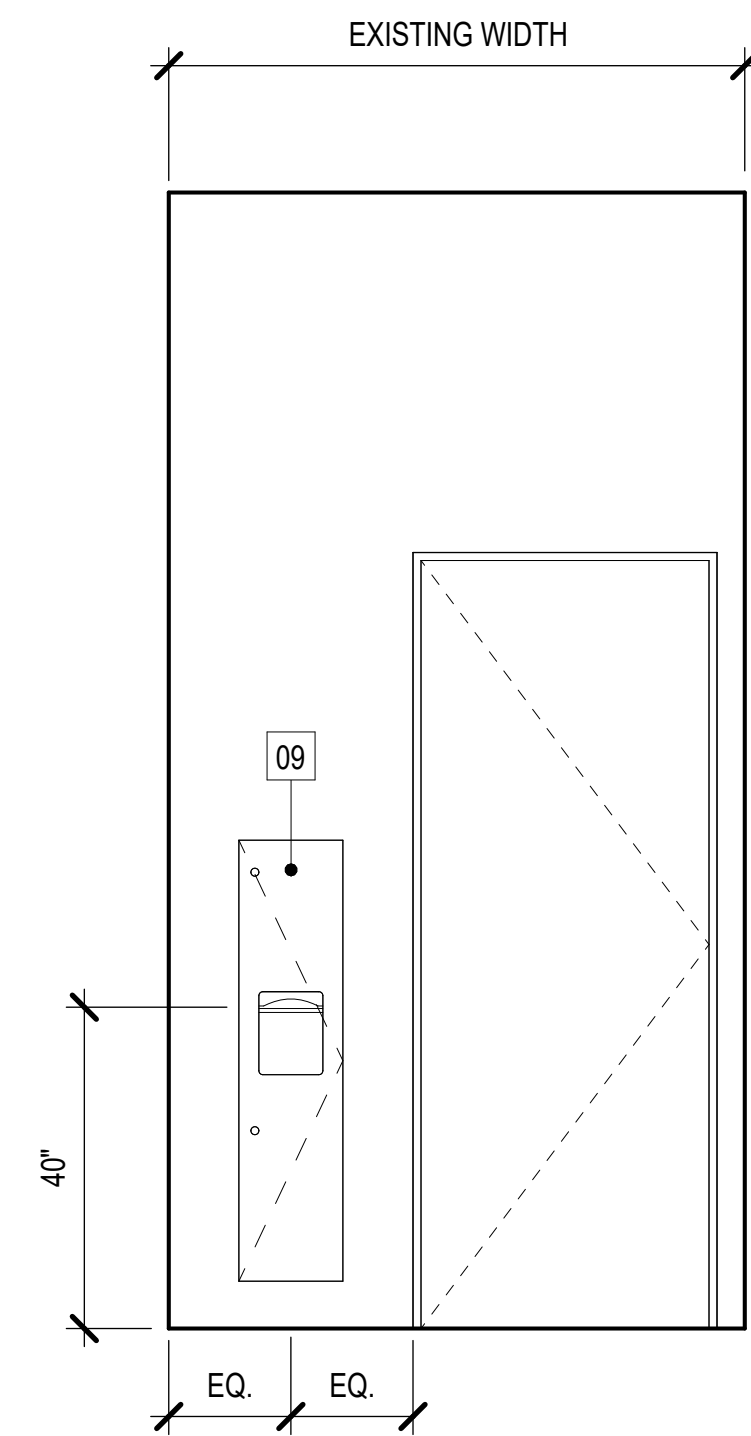
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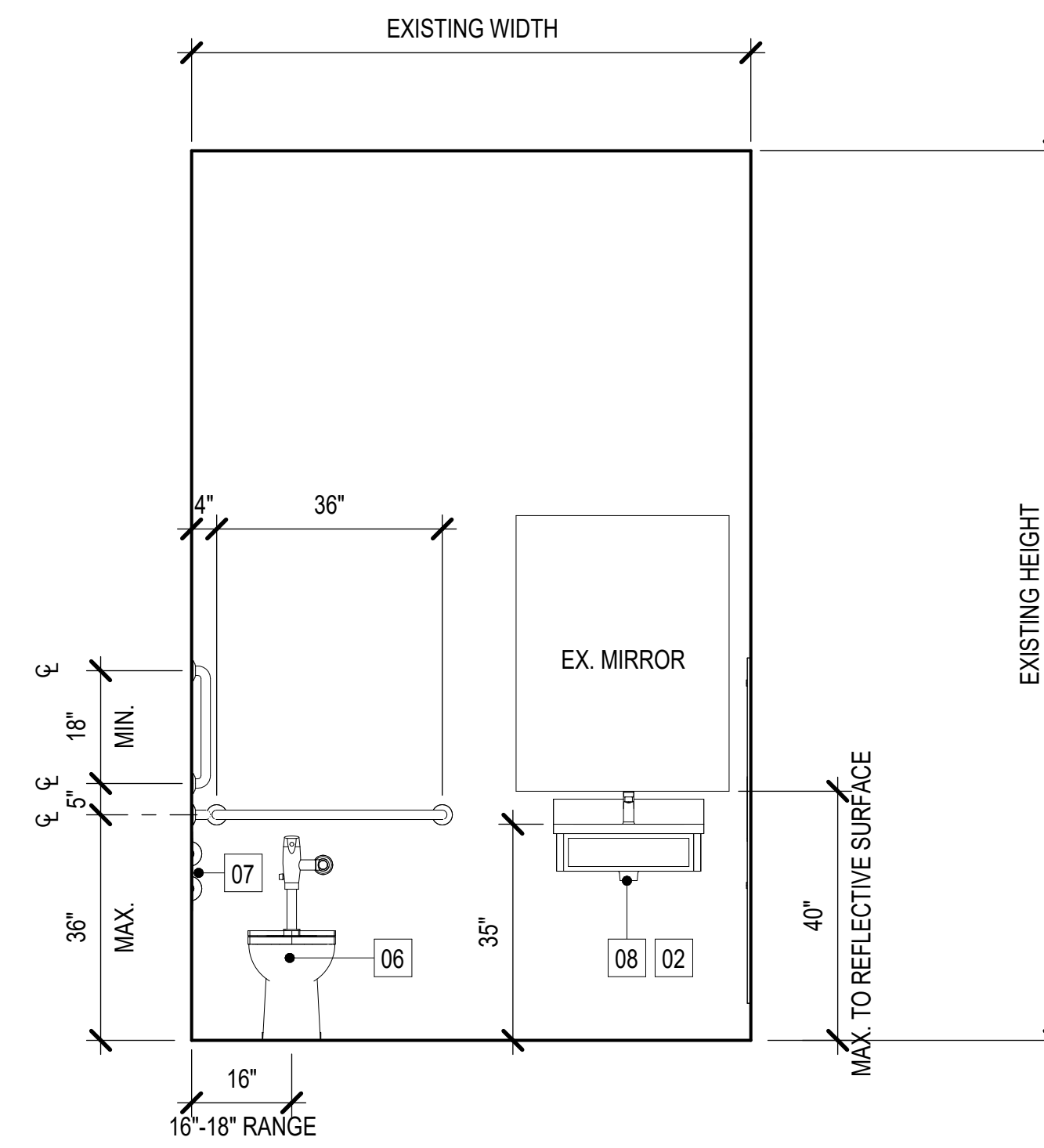
SHEET TITLE:
 RESTAURANT FLOOR PLANS



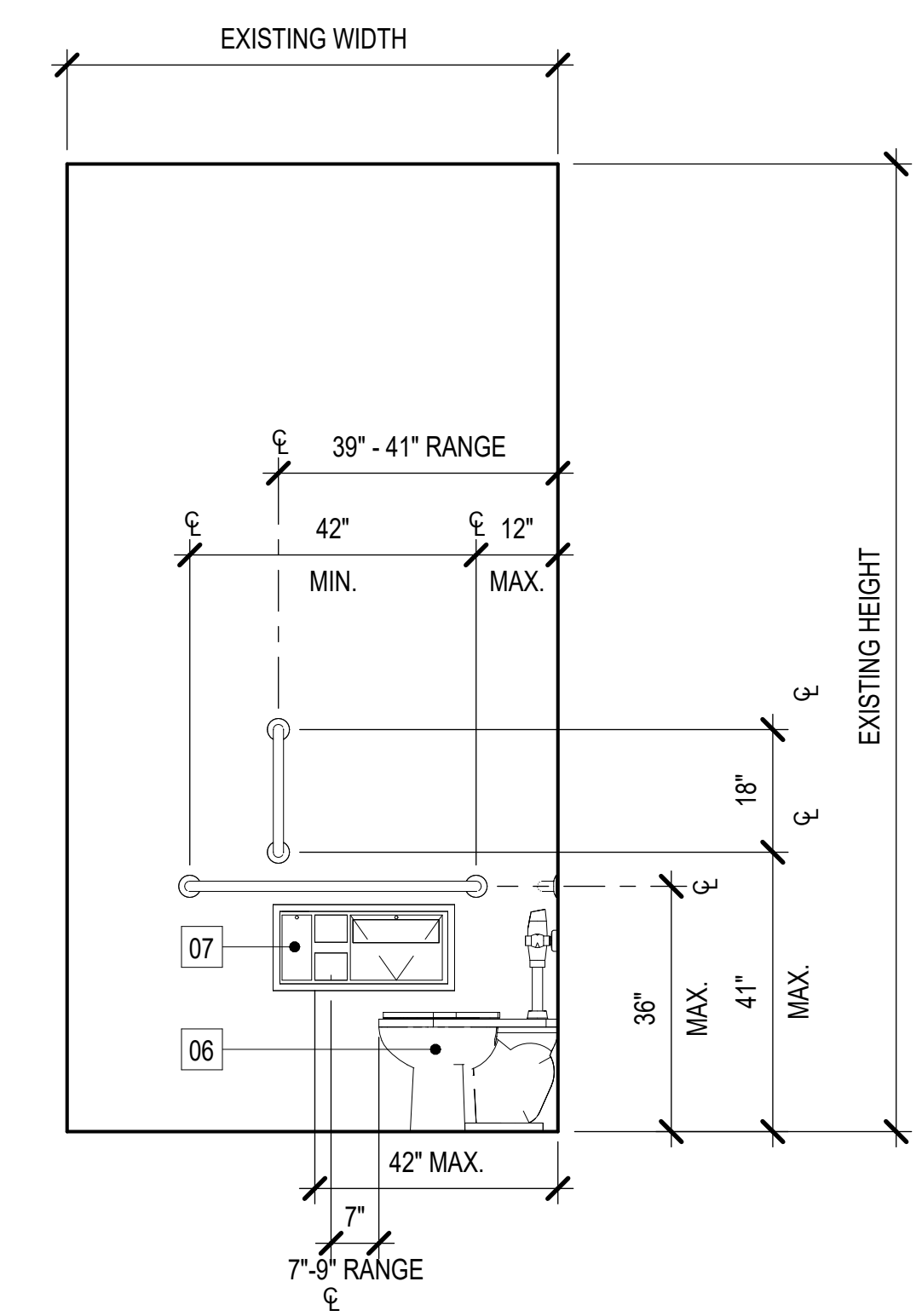
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A2.00	TOTAL



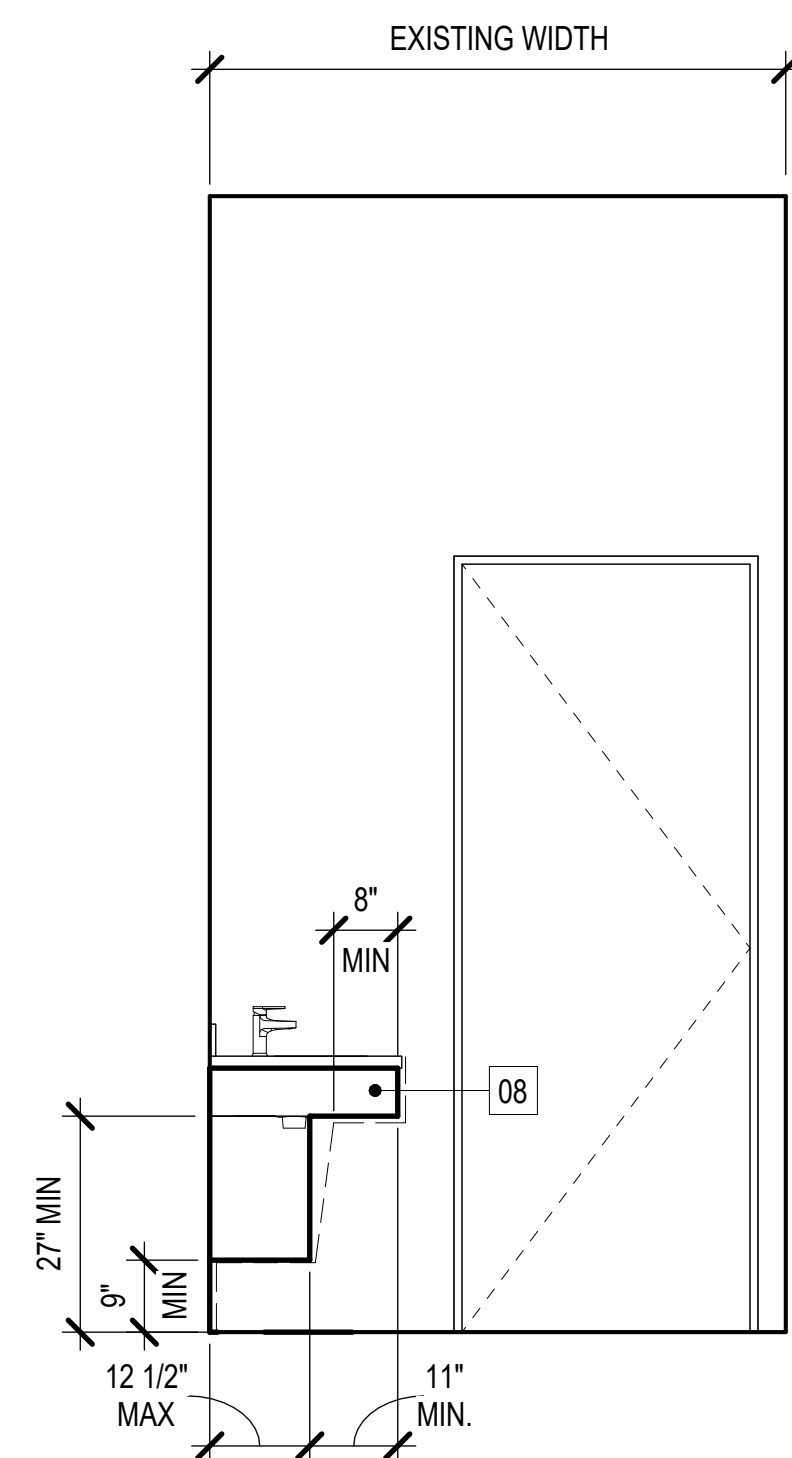
INTERIOR ELEVATION - BATHROOM SOUTH 4
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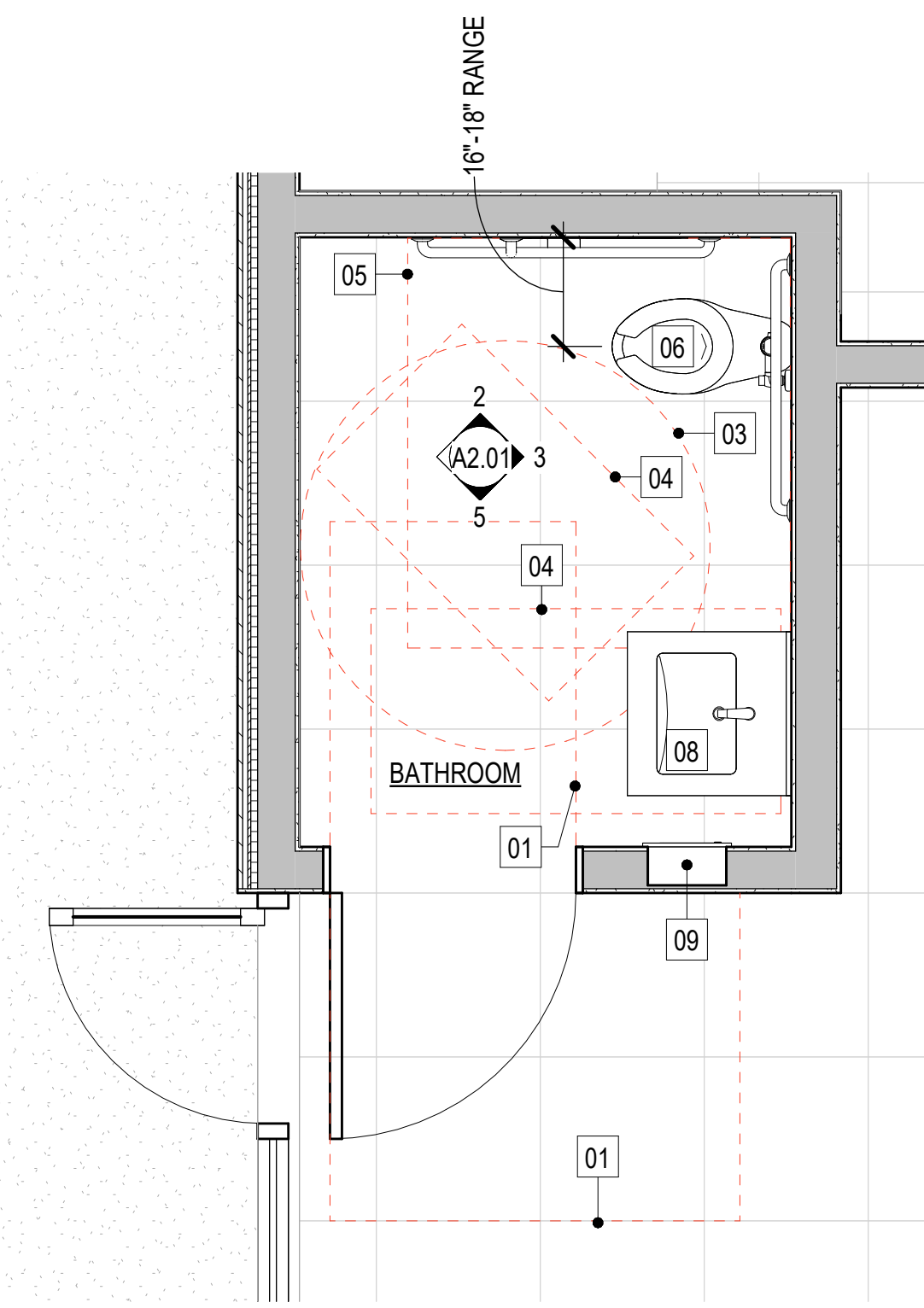
INTERIOR ELEVATION - BATHROOM EAST 3
 1/2" = 1'-0"



INTERIOR ELEVATION - BATHROOM NORTH 2
 1/2" = 1'-0"



INTERIOR ELEVATION - BATHROOM SOUTH SINK 5
 1/2" = 1'-0"



ENLARGED BATHROOM FLOOR PLAN 1
 1/2" = 1'-0"

BATHROOM PLAN NOTES

NO.	DESCRIPTION
01	ORANGE DASHED LINE INDICATES MANEUVERING CLEARANCES AROUND DOOR PER ICC A117.1. NOTE: REMOVE CLOSER IF EXISTS.
02	PROVIDE LAV GUARD OR APPROVED EQ. UNDERSINK PIPING COVERS TO EXPOSED WATER SUPPLY AND DRAIN PIPES.
03	ORANGE DASHED LINE INDICATES 60" DIA. CLEAR TURNING SPACE PER ICC A117.1.
04	ORANGE DASHED LINE INDICATES 30"x48" CLEAR FLOOR SPACE PER ICC A117.1.
05	ORANGE DASHED LINE INDICATES 48" W x 66" D CLEARANCE AROUND THE WATER CLOSET PER ICC A117.1.
06	EXISTING TOILET TO REMAIN.
07	RECESSED WALL MOUNTED TOILET PAPER DISPENSER. MANUFACTURER AND MODEL TBD BY OWNER.
08	EXISTING SINK TO REMAIN. CONTRACTOR TO VERIFY KNEE AND TOE CLEARANCE. NOTIFY ARCHITECT IF KNEE AND TOE CLEARANCE ISNT SUFFICIENT.
09	RECESSED WALL MOUNTED TRASH RECEPTACLE. MANUFACTURER AND MODEL TBD BY OWNER.

GENERAL NOTE: REFER TO SHEET A0.22 FOR GENERAL ACCESSIBILITY REQUIREMENTS

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PRINT RECORD

PURPOSE	DATE
PERMIT SUBMITTAL	04/08/2025

REVISION RECORD

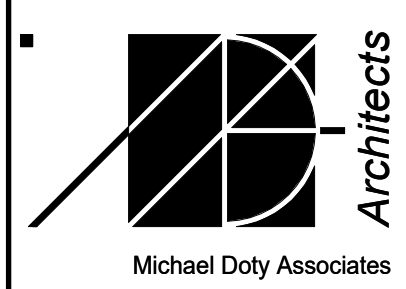
NO.	CHANGE	DATE
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DRAWN: AR

CHECKED: MFA

DATE: 04/08/2026

SHEET TITLE:
 RESTAURANT BATHROOM



Post Office Box 2762
 371 Washington
 Avenue North
 Ketchum, ID 83340
 Tel: 208.726.4228
 www.mda-arc.com

GENERAL NOTES

REFER TO SHEET A0.10 FOR GENERAL NOTES

PLAN NOTES

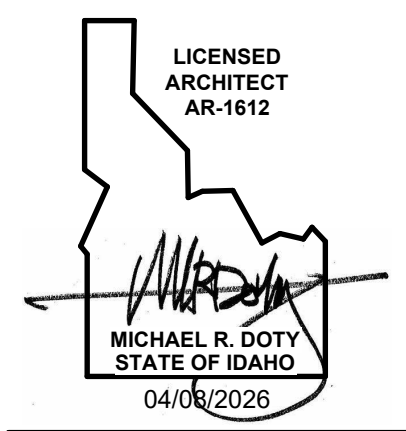
INDICATES PLAN NOTE. REFER TO SHEET A0.22 FOR PLAN NOTE LEGEND.

MATERIAL IDENTIFICATION CODES

INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.22 FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.22



SHEET	OF
A2.01	TOTAL



DR-26-05

Staff Report

121 S. Main Street

Bellevue Planning & Zoning Commission

May 4, 2026

Repainting of 121
S. Main Street

Executive Summary

Description

An application for Design Review Approval for changes to the exterior paint color of the structure located at 121 South Main Street.

Discussion

- The applicant is requesting to repaint the exterior of the existing structure located at 121 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.”
- This project would also add an improved outdoor patio area to the rear (east) of the structure by installing pavers and planting one (1) tree. Behind (to the east of) the paver area, a parking area is proposed, to be accessed from the rear alley.
- The applicant is proposing to utilize “Swiss Coffee/WHITE /OC-45 Benjamin Moore” paint for the walls and “YELLOW (Glen Ridge Gold) Benjamin Moore 301” for the exterior doors. Bellevue City Code Section 10-17-5(B)(1)(f) requires exterior wall colors to be of “natural earth tones.” Staff finds that the colors proposed are consistent with the applicable standard, as well as with the coloration of nearby structures within Bellevue’s historic downtown.

Project Location



Site Photo



Project Analysis

Description

- The applicant is requesting to repaint the exterior of the existing structure located at 121 South Main Street.
- This project would also add an improved outdoor patio area to the rear (east) of the structure by installing pavers and planting one (1) tree. Behind (to the east of) the paver area, a parking area is proposed, to be accessed from the rear alley.
- The applicant is proposing to utilize “Swiss Coffee/WHITE /OC-45 Benjamin Moore” paint for the walls and “YELLOW (Glen Ridge Gold) Benjamin Moore 301” for the exterior doors.

Legal Description

E ½ S 37.5' & W ½ S 37.5' of Lot 1, Block E, 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	April 24, 2026
Paint Color	April 24, 2026
Site Plan	April 24, 2026

Public Noticing

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

Department & Agency Comments

- Casey McGehee, City Assets Manager (Received April 29, 2026), reported that there is a water meter within the proposed parking area, which will require a traffic-rated lid and may need to be raised.

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 of the existing structure located at 121 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.”
- This project would also add an improved outdoor patio area to the rear (east) of the structure by installing pavers and planting one (1) tree. This portion of the project does not strictly require design review approval.
- The applicant is proposing to utilize “Swiss Coffee/WHITE /OC-45 Benjamin Moore” paint for the walls and “YELLOW (Glen Ridge Gold) Benjamin Moore 301” for the exterior doors. Bellevue City Code Section 10-17-5(B)(1)(f) requires exterior wall colors to be of “natural earth tones.” Staff finds that the colors proposed are consistent with the applicable standard, as well as with the coloration of nearby structures within Bellevue’s historic downtown.

Recommendations

Actions

Based upon the record provided to date, Staff recommends approval of the subject application subject to the following conditions:

1. Prior to the approval of a new business license, the existing water meter on-site shall be modified to be traffic-rated, or removed and rebuilt in an alternate location, to the satisfaction of the City Engineer and in accordance with adopted Idaho Standards for Public Works Construction.
2. That the applicant furnish a drainage plan as required by the City Engineer.

Suggested motion:

“I move that we approve DR-26-05 subject to the conditions of approval outlined in the Staff Report, and to direct Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this recommendation based on the record provided.”

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.

Carter Bullock

From: Shana Barry <skbbarry@gmail.com>
Sent: Thursday, April 30, 2026 1:40 PM
To: Carter Bullock
Subject: re: Permit for 121 S. Main
Attachments: 4497040333697215914-2.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Carter,

Thanks for the call yesterday.

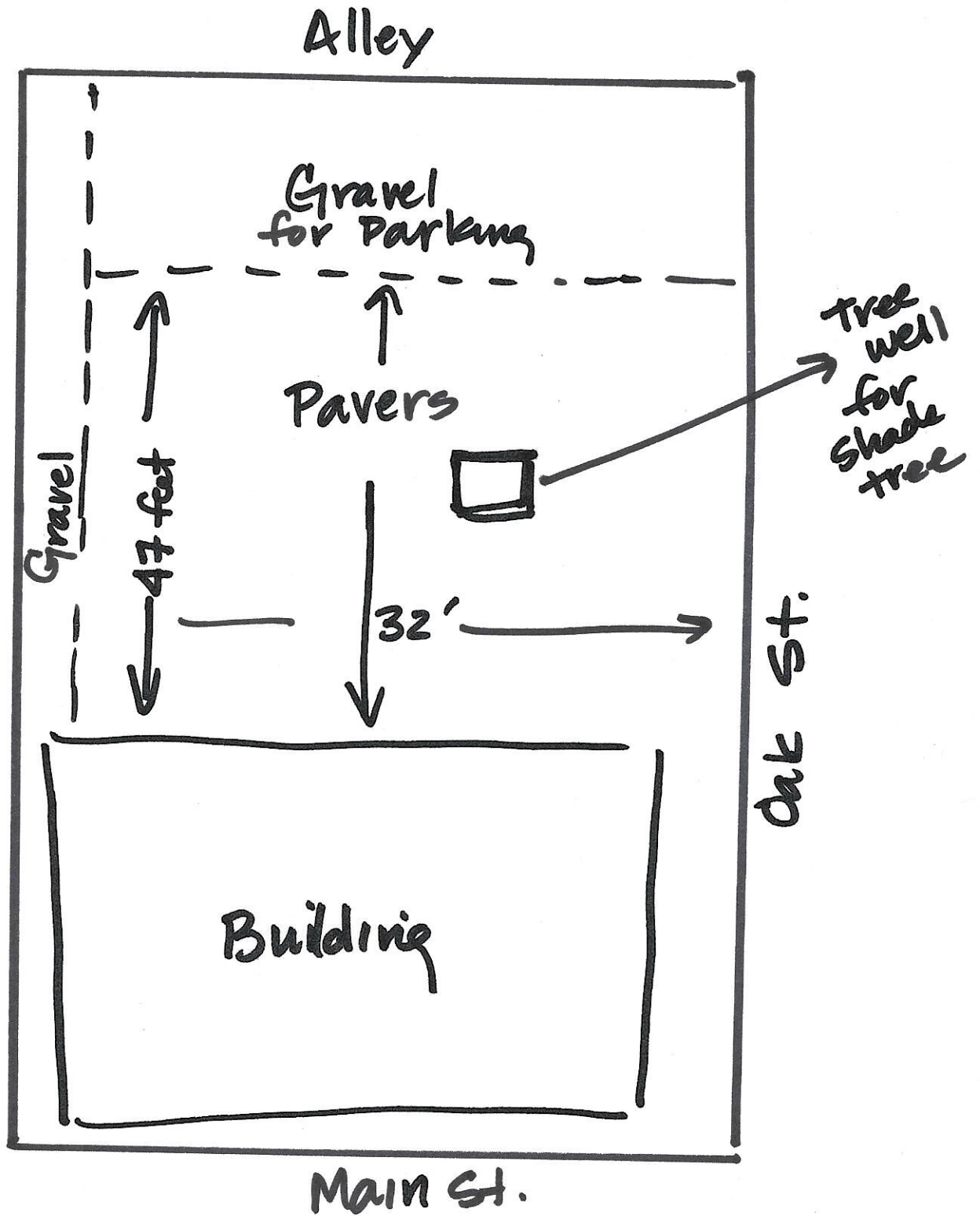
Species of tree is Maple

Water source will be drip

I'll attach a photo of the paver. It is the paver furthest to the right in the photo that we plan on using.

Let me know if you need anything else.

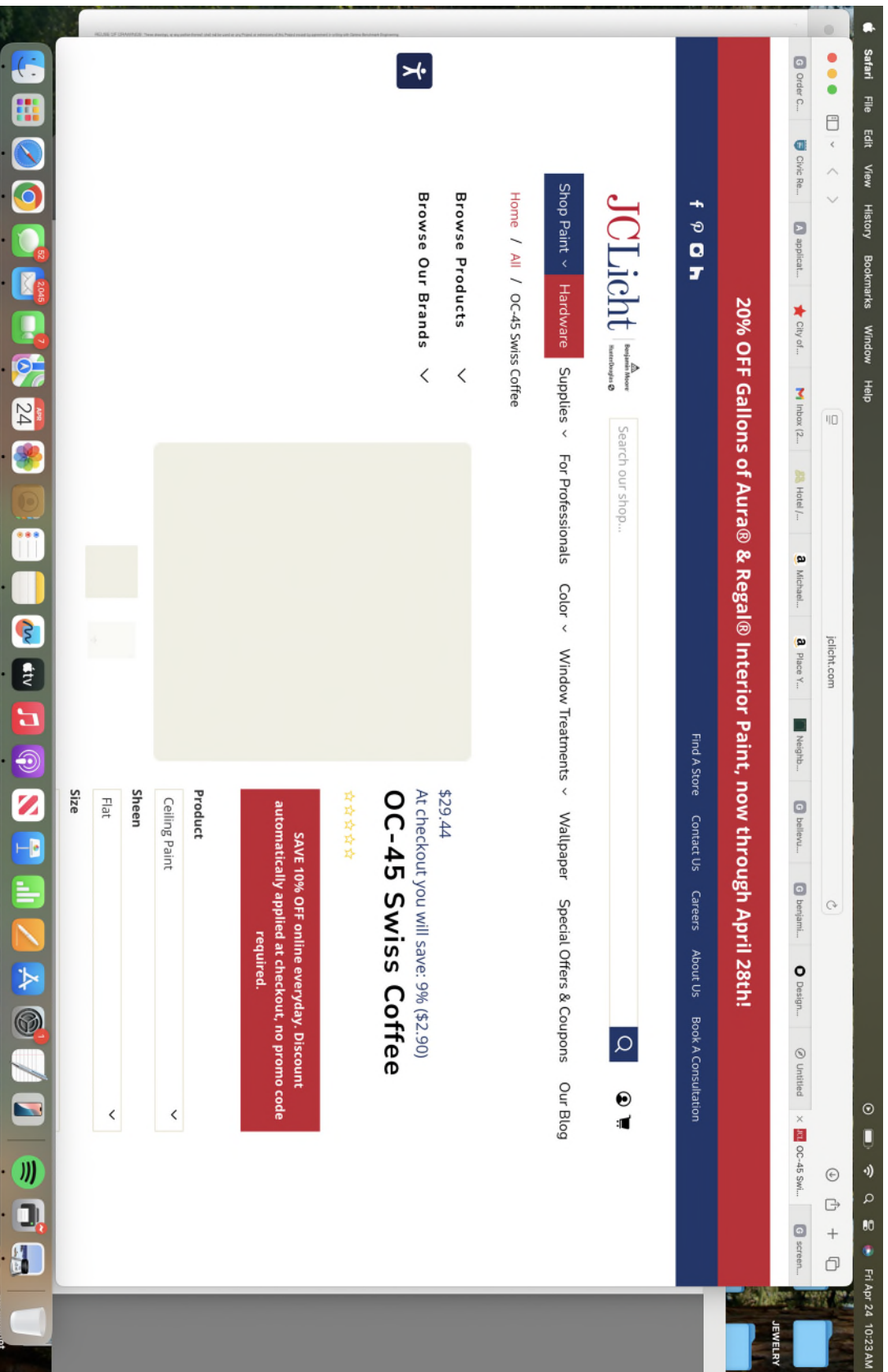
Thanks,
Shana



Not to Scale



Body/Main Color



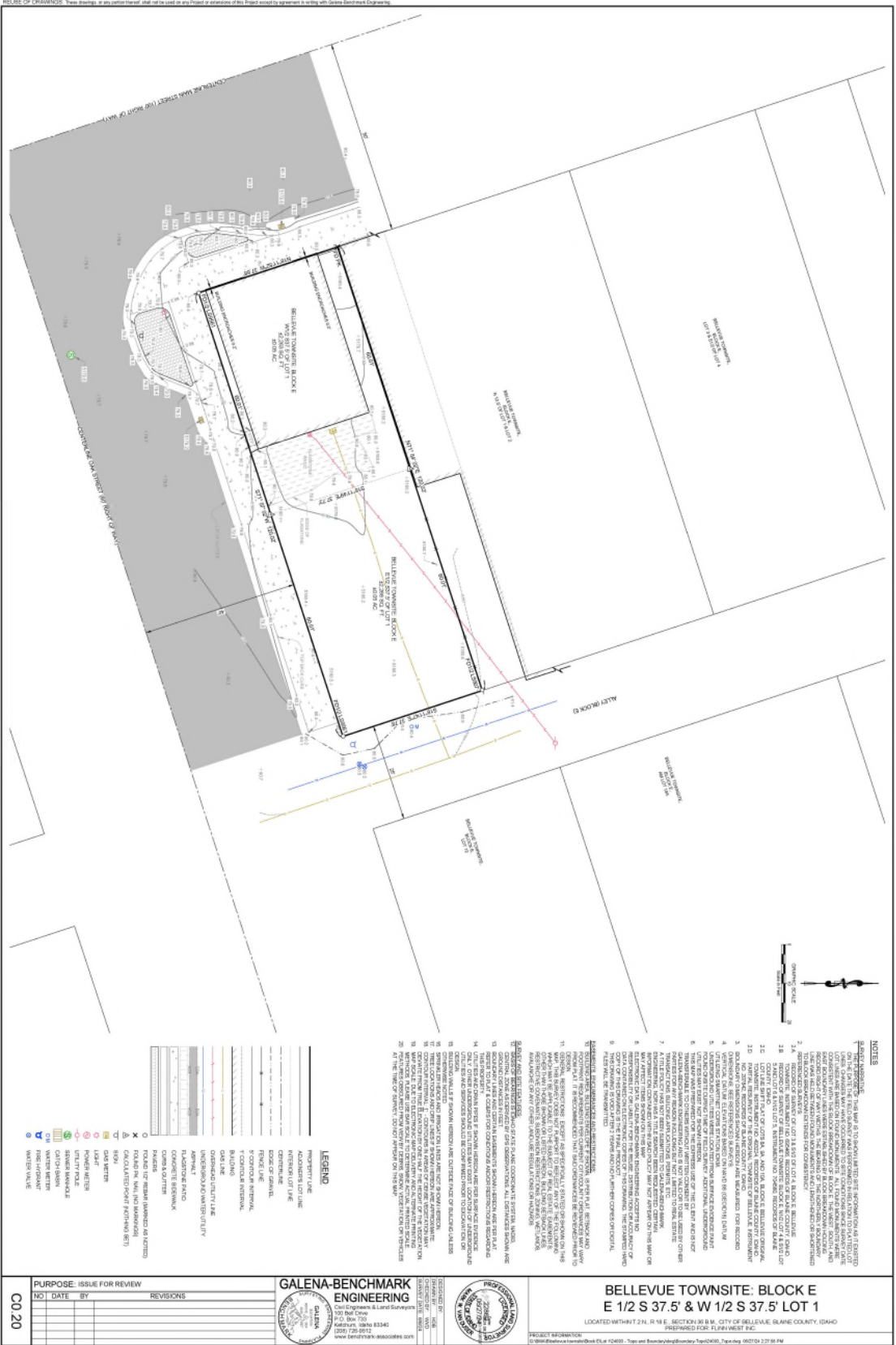
Door Color:

The screenshot shows a Safari browser window with the search results for 'glen ridge gold benjamin moore'. The search bar at the top contains the text 'glen ridge gold benjamin moore'. Below the search bar, there are five search results, each with a thumbnail image and associated text:

- Result 1:** Thumbnail: 'Glen Ridge Gold 301' with a 'DesignShop' logo. Text: 'Benjamin Moore Peel-... \$6.95 DesignShop By 4/28'.
- Result 2:** Thumbnail: 'Glen Ridge Gold 301' with a 'Sampleize' logo. Text: 'Benjamin Moore Peel-... \$6.95 Sampleize By 4/28'.
- Result 3:** Thumbnail: A solid yellow color swatch. Text: 'Caldwell Benjamin Moore Ben... \$27.99 Ace Hardware (384)'.
- Result 4:** Thumbnail: A jar of 'Benjamin Moore COLOR SAMPLE' paint. Text: 'Benjamin Moore Color... \$5.99 Benjamin M...'.
- Result 5:** Thumbnail: A solid yellow color swatch with the 'Benjamin Moore' logo. Text: 'Caldwell Benjamin Moore Ben... \$27.99 Ace Hardware (384)'.

At the bottom of the search results, there is a link to 'Benjamin Moore' with the URL 'https://www.benjaminmoore.com', followed by 'Paint Colors > Yellow'. Below this is the text 'Glen Ridge Gold 301 - Paint Colors' and a partial sentence: 'Amber undertones deepen this saturated shade of yellow. Graphic pillows and'. A small image of a yellow pillow is partially visible on the right side.

Site Plan:



REUSE OF DRAWINGS: These drawings are not to be used on any project or extension of this project except by agreement in writing with Galena Benchmark Engineering

PURPOSE: ISSUE FOR REVIEW		REVISIONS	
NO.	DATE	BY	

NO.	DATE	BY	REVISIONS

GALENA-BENCHMARK ENGINEERING
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 Lincoln, NE 68502
 Phone: 402.478.8333
 Fax: 402.478.8334
 Email: galena@gb-engineering.com
 Website: www.gb-engineering.com



BELLEVUE TOWNSITE: BLOCK E
E 1/2 S 37.5' & W 1/2 S 37.5' LOT 1
 LOCATED WITHIN T-2N, R-18E, S-37E OF BELLEVUE, BLAINE COUNTY, IOWA
 PREPARED FOR: FLEMING, P.C.
 PROJECT NO: 18-0000000000
 DATE: 08/27/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 08/27/2018