



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 **July 1, 2026**. **(Suggested Motion: I move the notice for the July 6, 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 Meeting

i. DR-26-03 – Fire Station Training Facility

An application for Design Review Approval for the placement of one (1) shipping container to be placed on the vacant property adjacent to the Bellevue Fire Station.

b. Minutes

- i. March 2, 2026
- ii. April 6, 2026
- iii. May 18, 2026
- iv. June 15, 2026

5. NEW BUSINESS – ACTION ITEM

a. DR-26-07 – Coffee Corner Repainting - ACTION ITEM

An application for Design Review Approval for changes to the exterior paint color of the structure located at 120 N Main Street.

6. OLD BUSINESS – ACTION ITEM

a. CUP-26-01 – Karl Malone Ford & Powersports Expansion – ACTION ITEM

An application to expand the existing motor vehicle and power sports sales facility to a separate parcel to facilitate overflow storage.

7. NEXT MEETING

- a. July 20, 2026

8. ADJOURNMENT - ACTION ITEM



AGENDA

UNIRSE A LA REUNIÓN DE EQUIPOS

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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 1 de julio de 2026. (Moción sugerida: Propongo que el aviso para la reunión ordinaria del 6 de julio 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 DE CONSENTIMIENTO - PUNTO DE ACCIÓN

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

i. DR-26-03 – Instalación de Entrenamiento de Parques de Bomberos

Solicitud de aprobación de revisión de diseño para la colocación de uno (1) contenedor de envío en la propiedad vacía adyacente a la estación de bomberos de Bellevue.

b. Actas

- i. 2 de marzo de 2026
- ii. 6 de abril de 2026
- iii. 18 de mayo de 2026
- iv. 15 de junio de 2026

5. NUEVO NEGOCIO – ACCIÓN

a. DR-26-07 – Repintura de la esquina del café - ELEMENTO DE ACCIÓN

Solicitud de aprobación de revisión de diseño para cambios en el color de pintura exterior de la estructura situada en 120 N Main Street.

6. NEGOCIO ANTIGUO – ACCIÓN

a. CUP-26-01 – Karl Malone Ford y Expansión de Deportes de Potencia – PUNTO DE ACCIÓN

Una solicitud para ampliar la instalación existente de venta de vehículos a motor y deportes motorizados a una parcela separada para facilitar el almacenamiento excedente.

7. PRÓXIMA REUNIÓN

- a. 20 de julio de 2026

8. SUSPENSIÓN - PUNTO DE ACCIÓN

CITY OF BELLEVUE
PLANNING & ZONING COMMISSION

<p>REGARDING AN APPLICATION OF: The City of Bellevue for Design Review Approval for the placement of one (1) shipping container to be placed on the vacant property adjacent to the Bellevue Fire Station, at 513 N 2nd Street.</p>	<p>FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION</p>
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DESCRIPTION: The City of Bellevue for Design Review Approval for the placement of one (1) shipping container to be placed on the vacant property adjacent to the Bellevue Fire Station, at 513 N 2nd Street.

The Bellevue Planning and Zoning Commission held a regular meeting on June 1, 2026 at which time the Commission voted to approve the subject application, subject to conditions.

<p>I. GENERAL BACKGROUND</p>

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	April 7, 2026
Landscape Plan	May 27, 2026
Building Elevations	May 13, 2026

Owner Authorization Email	April 9, 2026
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Exhibit B—Department Head Comments

No Department Head comments had been received prior to the meeting of the Planning & Zoning Commission.

Exhibit C— Public Comments

Prior to the meeting, no public comments had been received.

<p style="text-align: center;">II. APPLICABLE DESIGN REVIEW STANDARDS & CRITERIA</p> <p style="text-align: center;">BELLEVUE CITY CODE SECTION 10-17-5</p>
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10-17-5(A):

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.

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 applicant is proposing to place the structure on a flat, vacant, previously disturbed lot.

No trees currently exist on the subject property.

No new exterior lighting is proposed.

The applicant submitted a snow storage plan showing greater than 33% of the area to be plowed dedicated to snow storage.

FINDINGS: The proposed site design and structure is consistent with the requirements of Bellevue City Code Section 10-17-5(A).

CONCLUSION: The subject application meets the requirements of 10-17-5(A) for Design Review approval.

10-17-5(B):

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 structure proposed by the subject application will imitate a residential structure,

The structure is proposed to be tan or another natural earth tone.

The subject application proposes a structure with metal siding.

The subject property does not abut Main Street.

The proposal does not include any mechanical equipment, solar panels, exterior lighting systems, or residential units.

FINDINGS: The proposed structure is similar in character and materiality to adjacent structures and those in the vicinity, and contain features that mimic historic, natural materials.

As the proposed structure is not located on a parcel that abuts Main Street, it may feature metal siding. Other requirements are not applicable.

CONCLUSION: The subject application meets the requirements of 10-17-5(B) for Design Review approval.

10-17-5(C):

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 subject application does not propose any exterior lighting, signage, fences, or otherwise.

No significant natural features exist on site.

Landscaping and irrigation would be minimal. No screening is proposed.

Drainage needs at the site are not likely to change significantly due to the

subject application.

No parking areas would be added.

No improvements to the public rights-of-way adjacent to the subject property have been identified by the Public Works Director.

FINDINGS: The subject application meets these standards wherever applicable.

No screening is found to be necessary, as the incompatibility of the site with neighboring land uses is not likely to increase due to the subject application.

CONCLUSION: The subject application meets the requirements of 10-17-5(C) for Design Review approval.

10-17-5(D):

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: The project associated with the subject application would not exceed \$50,000 in cost.

FINDINGS: This provision is not applicable.

CONCLUSION: The subject application meets the requirements of 10-17-5(D) for Design

Review approval.

II. DECISION AND ORDER

► **Motion:** Upon a Motion by Commissioner Grootveld and a second by Commissioner Beiser, and a unanimous vote, the Bellevue Planning and Zoning Commission hereby **approves with conditions** the subject application submitted by the City of Bellevue Fire Department, finding that, upon compliance with the conditions outlined, the application **complies** with the applicable criteria set forth in Bellevue City Code.

Conditions of Approval:

1. A building permit is required.
2. All improvements shall be maintained in a state of good condition.

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.

IT IS SO ORDERED this 6th day of July, 2026

John Kurtz
Chair

Brian Parker
Community Development Director



MINUTES

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CALL TO ORDER

Chair Kurtz – Present

Commissioner Beiser – Present

Commissioner Grootveld – Present

Commissioner Heugly - Present

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.)***

Commissioner Beiser motioned that the notice for the March 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.

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

No conflicts were noted.

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

Nobody requested to provide public comment.

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.

Mr. Parker noted that the FP-25-02 Findings did not make it into the meeting packet, so they should not be approved.

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

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.

Mr. Johnson discussed the proposal to permit the continued existence of four (4) shipping containers located on the subject property. He noted that a fence permit has been issued for a fence in the proximity of the shipping containers which would provide some screening. Commissioner Beiser asked for details on what the containers would be used for. Mr. Johnson stated that the containers would primarily be used for parts. Commissioner Beiser asked if the containers would be a permanent or temporary installation. Mr. Johnson did not specify the anticipated duration of the containers. Commissioner Heugly asked if the containers would block parking areas or drive aisles. Commissioner Grootveld asked if the shipping containers would impact employee parking. Mr. Johnson did not know if the area in question was being used for employee parking currently. Chair Kurtz asked about the code requirements for drive aisle widths. Mr. Parker noted that for ninety-degree (90°) parking, the code requires a twenty-four foot (24') wide drive aisle. Mr. Johnson stated that the space between the shipping containers at the rear of the building and the parking area to the west was less than twenty-four feet (24') in width. Commissioner Beiser asked if the containers currently placed in the parking area could also be placed against the building. Mr. Johnson stated that the placement of the other two containers behind the building would likely obstruct the service doors. Chair Kurtz asked about the intended use of the fenced area. Mr. Johnson stated that the fenced area would be for inventory not currently on display. Chair Kurtz asked how snow was planned to be moved into areas blocked by fencing. Mr. Johnson stated that snow could be pushed around the east side of the fenced area, but the far reaches may be challenging to utilize. Commissioner Beiser asked for clarification if the eight (8) Douglas Firs and Rocky Mountain Junipers identified on the plans were each or total. Mr. Johnson stated that eight (8) of each were to be planted. The Commission indicated that they had some additional questions, but wanted to hear from Staff first.

Mr. Parker presented an overview of the Staff Report, including the site history, issues with the original calculation of the parking requirements, and challenges with compliance with the Design Review standards of Bellevue City Code. Commissioner Beiser asked for clarification as to why the containers needed to be approved through Design Review. Mr. Parker stated that shipping containers meet the definition of a "building" in Bellevue City Code, and Code requires all buildings in the Business Zone to receive Design Review approval. Additionally, as these are larger than two hundred (200) square feet, the containers also need building permits. Chair Kurtz asked for clarification on the non-metal siding standards from Section-10-17-5(B)(1)(f). Mr. Bullock noted that the code language references buildings upon parcels abutting Main Street not buildings abutting Main Street, so the standard would be applicable to all sides of the building. Commissioner Heugly asked if snow storage was adequate on the site. Mr. Parker stated that the snow storage identified on the plan meets the code requirements, and that the administrative approval for the landscape plan modification for the fence includes a requirement that inventory be removed if the snow storage on required parking needs to be utilized.

Chair Kurtz opened the floor for public comment. The following individuals provided comment:

- Diane Shay, 331 Melrose

Chair Kurtz asked the applicant to discuss the dumpster being stored on the property as well as the questions asked via email prior to the meeting. Mr. Johnson discussed the dumpster, trash, and vehicle access onto Kirtley Street.

Commissioner Beiser asked Staff about the appropriateness of placing an expiration on the approval. Staff indicated that it may be appropriate to do so.

Commissioner Beiser outlined concerns with the application as presented and indicated that she was not comfortable approving it as presented. Commissioner Grootveld agreed and said that the operations occurring on the property were not consistent with the previously approved plans, and that approving the application as presented would only make problems worse. Commissioner Heugly agreed with the other Commissioners and felt that more consideration of details was needed. Chair Kurtz added that more consideration of fire safety needed to be included in the proposal, and additional landscaping

would be needed to adequately screen the fence, building, and containers from the neighboring residential uses. Chair Kurtz asked Mr. Johnson if he felt that he had the information he needed to bring back a more approvable proposal. Mr. Johnson stated that he would provide architectural drawings, address the parking and circulation issues identified, and to consider different materials, landscaping, painting, or other methods to more effectively screen the use. Chair Kurtz added that renderings from Tendoy or Kirtley would be helpful in assessing the adequacy of the screening. Mr. Johnson stated that he understood.

Commissioner Beiser motioned to continue the subject application to a date uncertain, Commissioner Grootveld seconded, all voted in favor, and the motion carried.

6. NEXT MEETING

a. Regular Meeting – March 16, 2026

7. ADJOURNMENT - ACTION ITEM

Commissioner Heugly motioned to adjourn, Commissioner Beiser seconded, all voted in favor, and the meeting was adjourned.

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.**



Minutes

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CALL TO ORDER

Chair Kurtz called the meeting to order at 5:30 PM.

ROLL CALL

All Commissioners were present.

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 2, 2026.** (**Suggested Motion: I move the notice for the April 6, 2026, regular Meeting was completed in accordance with Idaho Code, Section §74-204.**)*

Commissioner Beiser motioned that notice of the April 6, 2026 regular meeting was completed in accordance with Idaho Code Section 74-204, Commissioner Grootveld seconded, all voted in favor, and the motion carried.

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

No conflicts were identified

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

No individuals present requested to provide comment.

4. CONSENT AGENDA – ACTION ITEM

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

i. DR-26-02 – City Hall Repainting

An application for Design Review Approval for façade changes to Bellevue City Hall, located at 115 East Pine Street. The property is 028 acres and zoned LB/R – Limited Business Residential.

Commissioner Grootveld motioned to approve the Consent Agenda, Commissioner Heugly seconded, all voted in favor, and the motion carried.

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.

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 2, 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.**

Brian Parker provided an update on materials provided since the last meeting, including photos of proposed fencing styles, an updated site plan with all four (4) of the containers located within the fenced area and an updated landscape plan with additional screening on the south side of the fenced area.

Cal Johnson and David Hicks representing the applicant discussed the updated materials and noted that the relocated containers would no longer impact parking.

Commissioner Beiser asked if the containers would be temporary or permanent installations. Mr. Hicks stated that some but not all could be temporary. Commissioner Grootveld asked if the barbed wire shown on the example photos would be included in the fencing installed. Mr. Hicks confirmed that no barbed wire would be installed, and Mr. Parker noted that it was a condition of approval on the fence permit that no barbed wire would be installed. Commissioner Grootveld asked if the applicant was willing to commit to not storing anything on top of the containers. Mr. Hicks stated that they would not store anything “unsightly” on the containers, but would like to store seasonal parts and inventory.

Chair Kurtz opened the floor to public comment. The following individuals provided comment:

- Bill Pereira
- Tristan Gralenski

Upon receipt of the comments, Chair Kurtz asked the applicant’s representatives to respond to concerns raised by the public. Mr. Johnson noted that the fence construction was in the building permit process, and that they would look into the storage of snowmobiles on top of containers that was currently occurring.

Chair Kurtz asked staff why a building permit was required in addition to a fence permit. Mr. Parker stated that Idaho building code requires a building permit for fences over seven feet (7’) in height.

Commissioner Beiser discussed the application’s compliance with Bellevue’s design standards, and stated that she felt that it did not comply with sections 10-17-5(B)(1)(a) and 10-17-5(B)(1)(f), 10-17-5(C)(2). Commissioner Grootveld agreed, and noted that the slatted chain link fence was an inappropriate screening method for a property abutting a residential neighborhood. Mr. Parker noted that the chain link would not face Kirtley or the rear of the site. Mr. Heugly noted that the chain link would prominently visible from Main Street. Commissioner Heugly stated that he felt that the proposal was in response to excessive inventory, and that snow storage would be challenging. Chair Kurtz discussed the history of the project and noted that the applicant made a choice to reduce the lot size of the dealership, that the business model appears to require more space, and that the community is being asked to accept that. He agreed that snow storage would be challenging and likely to damage the fence. The Commission discussed that this was the first time an applicant had attempted to permit a shipping container and that the proliferation of containers in the Business zone was not desirable. The Commission discussed the ineffectiveness of trees to provide meaningful screening until they reached maturity and that the site topography exacerbated screening challenges with the current site conditions of parking and materials right up against the edge of the hillside.

Commissioner Beiser motioned to deny the subject application and to direct Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this decision. Commissioner Heugly seconded, all voted in favor, and the motion carried.

6. NEXT MEETING

a. Regular Meeting – April 20, 2026

7. ADJOURNMENT - ACTION ITEM

Commissioner Grootveld motioned to adjourn the meeting, Commissioner Heugly seconded, all voted in favor, and the meeting was adjourned.



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_MTI4YjgzYTAhNmMxOS00ZWU0LTkxNGltZWQ2MTA0ZmJjNDc1%40thread.v2/0?context=%7b%22Tid%22%3a%224bf19b22-eade-47a0-a58b-8db6b13f043c%22%2c%22Oid%22%3a%22c5e34fd-539c-475c-b8b7-172244c9c3d6%22%7d

CALL TO ORDER

ROLL CALL

All Commissioners were present

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 **May 14, 2026. (Suggested Motion: I move the notice for the May 18, 2026, regular Meeting was completed in accordance with Idaho Code, Section §74-204.)***

Commissioner Heugly motioned that the notice for the May 18, 2026 regular Meeting was completed in accordance with Idaho Code, Section 74-204, Commissioner Beiser seconded, all voted in favor, and the motion carried.

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

No conflicts were identified.

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

The following members of the public provided comment:

- Jeff Pfaeffle

4. PUBLIC HEARINGS – ACTION ITEMS

a. FPDP-26-01 – Diversion 45 Floodplain Variance– ACTION ITEM

A floodplain variance application to allow for a technical rise in the base flood elevation as a result of improvements and repair to the Diversion 45 dam structure located within the floodway of the Big Wood River. The site is located within the Howard Preserve at the head of the District 45 Canal.

Mr. Parker presented the request for a floodplain variance and the standards of evaluation. Greg Clark, representing Water District 45 provided an overview of the goals of the reconstruction project. RJ O'Leary discussed the need for reconstruction of the dam, and that the dam is not constructed on a foundation. Mr. O'Leary presented the plans and described the stream bed rehabilitation and fish passage system.

Chair Kurtz opened the public hearing. The following individuals provided comment:

- Mary McClanahan
- Jackie Peppard
- Kristin Fletcher
- Tony Evans

- Tom Blanchard
- Melanie Dahl
- Amanda Bauman, Project Bigwood

Upon completion of the public comment, John Wright from the Irrigation District answered questions regarding the use of the canal and construction processes. Mr. O’Leary discussed construction staging and equipment access.

Upon hearing request for additional comment, Chair Kurtz reopened the public hearing, and received comments from the following individuals:

- Florence Blanchard
- Kristin Fletcher
- Doro Schinella
- Mary McClanahan

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

b. TA-26-01 – Right-of-Way Management – ACTION ITEM

A city-initiated zoning and subdivision text amendment to improve management practices of rights-of-way within the City of Bellevue.

Carter Bullock presented the reasoning for the ordinance update regarding right-of-way management. Current ordinances regarding rights-of-way are in various locations and not obvious for the public where they may be. Currently allowable encroachments are limited to driveway approaches, public utilities, and roadway improvements, which did not necessarily match the desires of the community. Mr. Bullock presented the proposed modifications. Commissioner Grootveld asked about licensing requirements for neighbors assisting neighbors in snow removal. As the licensing requirements are for vehicles, individuals not requiring a vehicle to aid neighbors would not need to receive a license. Commissioner Beiser asked about enforcement of updated parking and vehicle storage standards. Mr. Bullock and Mr. Parker discussed the enforcement progress to date and plans to improve. Commissioners recommended reducing the idling limit to fifteen (15) minutes rather than thirty (30) minutes. Commissioner Beiser asked for clarification on the number of driveways by lot frontage. Mr. Bullock would revise the provision.

Commissioner Beiser motioned to continue the public hearing to June 1, 2026, Commissioner Grootveld

5. NEXT MEETING

- a. Regular Meeting – June 1, 2026

6. ADJOURNMENT - ACTION ITEM

Commissioner Grootveld motioned to adjourn the meeting, Commissioner Beiser seconded, all voted in favor, and the meeting was adjourned at 8:32 PM.

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.



MINUTES

JOIN TEAMS MEETING

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CALL TO ORDER

The meeting was called to order at 5:32 PM

Chair Kurtz – Present

Commissioner Beiser – Present

Commissioner Grootveld - Present

Commissioner Heugly - Present

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 **June 12, 2026. (Suggested Motion: I move the notice for the June 15, 2026, regular Meeting was completed in accordance with Idaho Code, Section §74-204.)***

Commissioner Beiser motioned that the notice for the June 15, 2026 regular meeting was completed in accordance with Idaho Code Section 74-204, Commissioner Grootveld seconded, all voted in favor, and the motion carried.

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

No Commissioners identified any conflicts

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

Robin Lehat requested a pre-application meeting. Mr. Parker suggested that a staff-level meeting was the appropriate next step.

4. NEW BUSINESS – ACTION ITEM

a. DR-26-06 – 509 S Main St. Mural and Shipping Container – ACTION ITEM

An application for Design Review Approval for changes to the exterior paint color to add a mural to the south side of the structure located at 509 South Main Street and to maintain in place a shipping container on this same property.

Mr. Bullock presented an overview of the application. He noted that murals are exempted from sign code, but façade changes are required to receive Design Review approval, the shipping container is already on site, there is a fence on the Main Street side of the structure, and that the container is generally unadorned.

The applicant, Jason Hanks, presented his proposal. He described the updates he has completed to the property to date, explained the operational need for additional storage.

Commissioner Beiser asked for clarification on the need for approval for the shipping container considering that it is less than 200 square feet. Staff clarified that all structures in the Business zone require Design Review approval, but only those over 200 square feet need a building permit.

Chair Kurtz asked how snow storage would be operated with a fence between the parking area and the proposed snow storage location.

Commissioner Beiser asked if Staff had researched plats recorded on the property for the presence of any access easements through the property. Staff noted that they had researched and no easements had been found.

Chair Kurtz asked about the mural and noted that many of the elements shown were not necessarily Bellevue specific.

Chair Kurtz opened the floor to public comment. The following individuals provided comment:

- Giselle Andrade, as a translator on behalf of Maria Reyes
- Robin Lehat

The Board asked about the business hours. Mr. Bullock noted that no business hour limitations existed. Mr. Hanks noted that contractors were working late to complete interior work after business hours. He stated that he receives shipments of up to 24 pallets at a time and has to move them around with a forklift.

Commissioner Beiser expressed appreciation for the mural and asked if the rest of the Commission asked if a condition of approval for a revised snow storage plan. The Commission felt that it was an appropriate condition of approval. She noted that shipping containers are challenging to manage, particularly in regard to the metal siding prohibition on Main Street. The Commission discussed potentially fencing all four sides of the area containing the shipping containers, installing wood siding, or placing a roof over the structure.

Commissioner Grootveld motioned to approve the subject application with the following additional conditions of approval:

3. The applicant may replace the proposed shipping container with a wood-framed structure less than 200 square feet upon approval from Staff.
4. The applicant shall provide a revised snow storage plan with snow storage located on the west side of the fence.

Commissioner Beiser seconded the motion, all voted in favor, and the motion carried.

b. CUP-26-01 – Karl Malone Ford & Powersports Expansion – ACTION ITEM

An application to expand the existing motor vehicle and power sports sales facility to a separate parcel to facilitate overflow storage.

The Board discussed the relationship between the subject application and the pending appeal of the design review application for the placement of shipping containers on the primary facility.

Mr. Parker provided an overview of the proposed expansion and reviewed the requirements for granting a conditional use permit. The Commission asked about the landscaping, if any physical constraints to access across the gas station were proposed or installed. Mr. Johnson noted that Armstrong Maples typically grow to 25'. Mr. Parker noted that impeded cross access from the subject properties to the gas station would likely be detrimental to the gas station's operations and approvals with ITD.

Mr. Johnson presented the proposal. Commissioner Heugly asked for reassurance that the employee parking will not be utilized for trailer storage or other unsightly uses that have occurred on the existing facility. Mr. Johnson indicated that it could be a condition of approval. Commissioner Heugly provided a desire for additional evergreens to provide year-round screening. Chair Kurtz asked about snow storage operations, particularly how snow would be relocated around the rear of the fenced area. Mr. Johnson stated that they would drive around the exterior of the fence, could install a gate at the rear of the fence, or not fence the rear of the property.

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 574-204* 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.

Chair Kurtz opened the hearing for public comment. The following individuals provided comment:

- Evan Stelma, 111 Tendoy Street

Upon closing the public comment portion of the hearing, the Commission entered into deliberation. Commissioner Grootveld was not in favor of extending the amount of parking and asphalt at the northern entryway into the City. Commissioner Beiser noted that a parking lot was likely to accompany and be in front of most other likely development on the expansion site, and stated that it appeared likely to alleviate some ongoing issues on the site. She noted that the landscaping and fencing were less than desirable. Commissioner Grootveld noted that this proposal was primarily to accommodate excessive inventory and operations rather than a necessary expansion. Commissioner Beiser noted that the proposed fencing and landscaping was not consistent with Conditional Use Permit Criteria C. The Commission noted a desire for a different style of fencing and suggested natural material or well designed metal fencing. Commissioner Grootveld noted that the Comprehensive Plan discourages strip development and extensive parking lots along Main Street, and this proposal increases the feel of strip development. Commissioner Grootveld also felt that the use was not consistent with the Comprehensive Plan's desire for gateway entrances and substantial differences in development between the City Limits and unincorporated Blaine County. Chair Kurtz asked for clarification on the parking requirements. Commissioner Beiser suggested that more evergreens be utilized in landscaping and to increase the amount of landscaping on the north side of the lot, and to consider more natural fencing materials on the north side of the lot. Commissioner Grootveld expressed concerns that the use is likely not appropriate for the subject location and the expansion of the automobile sales is detracting from the original approval of the primary facility.

Commissioner Beiser motion to continue the subject application to July 6, 2026. Commissioner Heugly seconded, all voted in favor, and the motion carried.

5. PUBLIC HEARING – ACTION ITEM

a. TA-26-01 – Right-of-Way Management – ACTION ITEM

A city-initiated zoning and subdivision text amendment to improve management practices of rights-of-way within the City of Bellevue.

(Suggested Motion: I move to continue the public hearing for agenda item 5.a. to the Special Meeting scheduled for tomorrow, June 16, 2026.)

Commissioner Beiser motioned to continue the public hearing to the Special Meeting scheduled for June 16, 2026. Commissioner Grootveld seconded, all voted in favor, and the motion carried.

6. NEXT MEETING

- Special Meeting – June 16, 2026

7. ADJOURNMENT - ACTION ITEM

Commissioner Grootveld motioned to adjourn, Commissioner Beiser seconded, all voted in favor, and the meeting was adjourned at 7:57 PM.

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 **May 29, 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.**



DR-26-07

Staff Report

120 N Main Street

Bellevue Planning & Zoning Commission

July 6, 2026

Coffee Corner
Exterior Trim
Color Changes

Executive Summary

Description

An application for Design Review Approval for changes to the exterior paint color of the structure located at 120 N Main Street.

Discussion

- The applicant is requesting to repaint the exterior trim of the existing structure located at 120 N 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 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.”
- The changes in question have already occurred, and Staff has pursued applicable code enforcement mechanisms to work toward compliance. In tandem with the exterior paint changes made, the applicant installed string lights which appear to violate the Bellevue Outdoor Lighting Ordinance (10-22B). Staff has requested changes to/removal of this lighting.
- The exterior paint color changes in question appear to meet the intent and letter of Bellevue’s Design Review standards.

Recommendations

Actions

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

1. That the added exterior lighting on site be modified or removed to comply with the Bellevue Outdoor Lighting Ordinance to the satisfaction of Staff.

Suggested motion:

“I move to approve DR-26-07 subject to the condition 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.

Project Location



Site Photos

Previous:



Existing:



Project Analysis

Legal Description

N20' of Lot 5, Lot 6, Block D, 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	June 23, 2026
Exterior Photos	June 23, 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

NOTE: Standards of most relevance have been highlighted in **BLUE**. Comments from Staff then follow in **RED**.

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.
The exterior changes do not appear to compromise any historic significance of the structure in question, which is sided with wood and is the product of adaptive reuse of a former gas station.
 - 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.**
The exterior changes in question maintain the materiality of the structure and the changed trim color is of a natural earth tone.
 - 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.**
Staff has received complaints from nearby residents that the additional exterior lighting creates glare. The lighting is not used during business hours and appears to violate the Bellevue Outdoor Lighting Ordinance (10-22B), as it is unshielded.
 - 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.

City of Bellevue

Printed: 07/01/2026

Santos Serva

Permit/License #

06/24/2026 - 06/23/2027

DR-26-07

Land Use

Reference Number

Land Use

43591df0-6f1b-11f1-abc6-c13142991b14

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review	Approved	Date Submitted
Community Development	Not Reviewed	06/23/2026
Final-Review	Not Reviewed	

Fees

Payments

Design Review	\$700.00	06/24/2026	Online	\$700.00
Subtotal	\$700.00	Total Paid		\$724.50
Processing Fee	\$24.50			
Total	\$724.50			
Amount Paid	\$724.50			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Permit Type (select all that apply)

Design Review

Design Review Type

Non-Residential

Applicant First Name

Santos

Applicant Last Name

Serva

Contact Phone

[REDACTED]

Contact Email

[REDACTED]

Are you the owner of the subject property?

Yes

Project Name

Santos Serva

Business Name (If applicable)

Hailey Coffe company bellevue Inc

Narrative - Describe Reason for Application and Explain Project Details

I would like to paint the outside of building to preserve la life of material longer.

On the inside of building we arrange the front counter ordering service, adding a fake wall for view or design purpose.

Legal Description of Property

Corner of main street and e cedar st

Project Address or Location

120 n main st bellevue

Current Zoning

Business

Property Size (sq ft)

6000

Current Square Footage of Structures (If Applicable)

6000


Are Living Quarters Included?

No


Number of Units/Lots

1


Upload Site Plan

 PLANO_Santos%20Serva-Model%2001.pdf


Upload Preliminary Building Plans

 IMG_2692.jpeg

Upload Proposed Landscape Plan

 IMG_2695.jpeg

Upload any additional files or documents

 IMG_2694.jpeg

Signature

By signature hereon, the property owner or authorized representative acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67- 6507. The applicant is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any ex parte discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.

ALL LEGAL, ENGINEERING AND OTHER CONSULTANT REVIEW FEES SHALL BE REIMBURSED AT 100%

Electronically Signed

Santos Serva - 06/23/2026 9:50 am



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Coffee
Corner
Drive-Thru

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SUN VALLEY
LIFE

REAL ESTATE OFFICE

1200



120





**Coffee
Corner**
Drive-Thru



STOP
FOR
PEDESTRIANS

Coffee
Corner
Drive-Thru





Memorandum

To: Planning & Zoning Commission

From: Brian Parker, Community Development Director

Re: CUP-26-01 – Request to Continue

Date: July 7, 2026

To allow for the appeal of DR-26-01 to be decided by the Bellevue Common Council, the applicant is requesting to continue the subject application to the July 20, 2026 meeting.

Suggested motion:

“I move to continue CUP-26-01 to the July 20, 2026 meeting of the Bellevue Planning & Zoning Commission.”