



City of Bellevue
115 E Pine Street
PO Box 825
Bellevue, ID 83313
208-788-2128 Fax 208-788-2092
www.bellevueidaho.gov

July 14, 2026

Larry Lars Knudsen
100 Trout Lane
Bellevue, Idaho 83313

Delivered via email to llarso@hotmail.com

RE: FPDP-26-03 – 100/200 Trout Lane

Mr. Knutsen,

This letter serves as the Staff Report and Decision for the Floodplain Development Permit application for the construction of fencing and revegetation of disturbed areas.

Legal Description

Lots 1 and 2, Block 1, Bramon Subdivision, located within Sections 26 and 36, Township 2 North, Range 18 East, B.M., Bellevue, Blaine County, Idaho.

Associated Documents

Document Name	Receipt of Last Revision
Application	May 27, 2026
Owner Authorization	May 28, 2026
Fence Specifications	May 27, 2026
Landscape Plan	July 9, 2026
Security Agreement	July 14, 2026
Stamped Cost Estimate of Remaining Work	July 14, 2026

Approval Standards

Bellevue City Code Section 12-2-1: Definitions:

DEVELOPMENT Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

DEVELOPMENT ACTIVITY	Any activity defined as development which will necessitate a Floodplain Development Permit; such as: the construction of buildings, structures, or accessory structures; additions or substantial improvements to existing structures; bulkheads, retaining walls, piers, and pools; the placement of mobile homes; or the deposition or extraction of materials; the construction or elevation of dikes, berms and levees.
LEEVE	A man-made structure, usually an earthen embankment, designed and constructed according to sound engineering practices, to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Bellevue City Code Section 12-3-4: Compliance:

No structure or land shall hereafter be located, extended, converted, altered, or developed in any way without full compliance with the terms of this title and other applicable regulations.

Bellevue City Code Section 12-5-1 : General Standards:

In all Special Flood Hazard Areas the following provisions are required:

- A. A Riparian Protection Setback is hereby established one hundred feet (100') back from the mean high-water mark of the Bigwood River within the City. The following activities and improvements are prohibited within the Riparian Protection Setback:
1. New Construction;
 2. Placement of structures, except fences and maintenance thereof;
 3. Placement of fill or dirt or other materials;
 4. Removal of any live vegetation, except for leaning or diseased trees that are hazardous of life or property (provided) the root balls shall not be removed in order to protect against erosion of the river bank) with prior written confirmation of such condition by a certified Arborist unless a bona fide emergency to life or property exists, and noxious weeds;
 5. Planting non-native vegetation, including grass, shrubs and trees;
 6. Storage of materials and/or equipment before, during or after any construction or excavation on an adjacent area.

Exceptions:

1. Planting of native riparian vegetation;
2. Maintenance of non-native grasses, shrubs and trees existing on the effective date of this title;

3. Emergency bank stabilization activities pursuant to all required federal, state and City permits; and
 4. Construction of public roads, and of public utilities and other structures pursuant to all required by city, state and federal permits; and
 5. Maintenance of deed or dedicated public pathways, and the maintenance of existing private pathways, and the creation and maintenance of one private pathway on each parcel of land of not more than eight (8) feet in width down to the river.
- B. All new construction, substantial improvements, and development shall be designed (or modified) and adequately anchored to prevent flotation, collapse, and lateral movement of the structure.
- C. All new construction, substantial improvements, and development shall be constructed with materials and utility equipment resistant to flood damage in accordance with the Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, and available from the Federal Emergency Management Agency.
- D. All new construction, substantial improvements, and development shall be constructed by methods and practices that minimize flood damages.
- E. All new and replacement electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions offloading to the Flood Protection Elevation. These include, but are not limited to, HVAC equipment, water softener units, bath/kitchen fixtures, ductwork, electric/gas meter panels/boxes, utility/cable boxes, hot water heaters, and electric outlets/switches.
- F. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
- G. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into flood waters.
- H. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
- I. A fully enclosed area, of new construction and substantially improved structures, which is below the lowest floor shall:
1. Be constructed entirely of flood resistant materials at least to the Flood Protection Elevation; and
 2. Include, in Zones A, AE, AH, AO, and A1-30, flood openings to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters. To meet this requirement, the openings must either be certified by a professional engineer or architect or meet or exceed the following minimum design criteria:
 - a. A minimum of two (2) flood openings on different sides of each enclosed area subject to flooding;
 - b. The total net area of all flood openings must be at least one (1) square inch for each square foot of enclosed area subject to flooding;
 - c. If a building has more than one enclosed area, each enclosed area must have flood openings to allow floodwaters to automatically enter and exit;

- d. The bottom of all required flood openings shall be no higher than one foot (1') above the interior or exterior adjacent grade;
 - e. Flood openings may be equipped with screens, louvers, or other coverings or devices, provided they permit the automatic flow of floodwaters in both directions; and
 - f. Enclosures made of flexible skirting are not considered enclosures for regulatory purposes, and, therefore, do not require flood openings. Masonry or wood underpinning, regardless of structural status, is considered an enclosure and requires flood openings as outlined above.
- J. Any alteration, repair, reconstruction, or improvements to a structure, which is in compliance with the provisions of this ordinance, shall meet the requirements of "new construction" as contained in this title.
- K. Nothing in this title shall prevent the repair, reconstruction, or replacement of a building or structure existing on the effective date of this title and located totally or partially within the floodway, flood fringe area, or stream setback, provided there is no additional encroachment below the Flood Protection Elevation in the floodway, flood fringe area, or stream setback, and provided that such repair, reconstruction, or replacement meets all of the other requirements of this title.
- L. New solid waste disposal facilities and sites, hazardous waste management facilities, salvage yards, and chemical storage facilities shall not be permitted, except by variance as specified in subsection 12-4-5 I. A structure or tank for chemical or fuel storage incidental to an allowed use or to the operation of a water treatment plant or wastewater treatment facility may be located in a Special Flood Hazard Area only if the structure or tank is either elevated or floodproofed to at least the Flood Protection Elevation and certified in accordance with the provisions of subsection 12-4-3 C.
- M. All subdivision proposals and other development proposals shall be consistent with the need to minimize flood damage and determined to be reasonably safe from flooding.
- N. All subdivision proposals and other development proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- O. All subdivision proposals and other development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- P. All subdivision proposals and other development proposals shall have received all necessary permits from those governmental agencies for which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC § 1334.
- Q. When a structure is partially located in a Special Flood Hazard Area, the entire structure shall meet the requirements for new construction and substantial improvements.
- R. When a structure is located in multiple flood hazard zones or in a flood hazard risk zone with multiple base flood elevations, the provisions for the more restrictive flood hazard risk zone and the highest Base Flood Elevation (BFE) shall apply.

Bellevue City Code Section 12-5-2: Specific Standards:

In all Special Flood Hazard Areas where Base Flood Elevation (BFE) data has been provided, as set forth in sections 12-3-2 or 12-5-4 , the following provisions, in addition to the provisions of section 12-5-1 , are required:

- A. Residential Construction: New construction, substantial improvements, and development of any residential structure (including manufactured homes) shall have the lowest floor, including basement, elevated no lower than the Flood Protection Elevation, as defined in section 12-2-1 of this title.
- B. Non-Residential Construction: New construction, substantial improvements, and development of any commercial, industrial, or other non-residential structure shall have the lowest floor, including basement, elevated no lower than the Flood Protection Elevation, as defined in section 12-2-1 of this title. Structures located in Zones A, AE, AH, AO, and A1-30 may be floodproofed to the Flood Protection Elevation in lieu of elevation provided that all areas of the structure, together with attendant utility and sanitary facilities, below the Flood Protection Elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. For AH and AO Zones, the floodproofing elevation shall be in accordance with subsection 12-5-6 B. A registered professional engineer or architect shall certify that the floodproofing standards of this subsection are satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in subsection 12-4-3 C, along with the operational plan and the inspection and maintenance plan.
- C. Manufactured Homes:
 - 1. New and replacement manufactured homes shall be elevated so that the lowest floor of the manufactured home is no lower than the Flood Protection Elevation, as defined in section 12-2-1 of this title.
 - 2. Manufactured homes shall be securely anchored to an adequately anchored foundation to resist flotation, collapse, and lateral movement, either by certified engineered foundation system, or in accordance with the most current edition of the Idaho Division of Building Safety's "Idaho Manufactured Home Installation Standard" in accordance with Idaho Code section 44-2201(2). Additionally, when the elevation would be met by an elevation of the chassis thirty-six inches (36") or less above the grade at the site, the chassis shall be supported by reinforced piers or engineered foundation. When the elevation of the chassis is above thirty-six inches (36") in height, an engineering certification is required.
 - 3. All enclosures or skirting below the lowest floor shall meet the requirements of subsection D.
 - 4. An evacuation plan must be developed for evacuation of all residents of all new, substantially improved, or substantially damaged manufactured home parks or subdivisions located within flood prone areas. This plan shall be filed with and approved by the Floodplain Administrator and the local Emergency Management Coordinator.
- D. Additions/Improvements:
 - 1. Additions and/or improvements to pre-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:

- a. Not a substantial improvement, the addition and/or improvements must be designed to minimize flood damages and must not be any more non-conforming than the existing structure; or
 - b. A substantial improvement, both the existing structure and the addition and/or improvements must comply with the standards for new construction.
2. Additions to post-FIRM structures that are a substantial improvement with no modifications to the existing structure other than a standard door in the common wall shall require only the addition to comply with the standards for new construction.
3. Additions and/or improvements to post-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:
 - a. Not a substantial improvement, the addition and/or improvements only must comply with the standards for new construction; or
 - b. A substantial improvement, both the existing structure and the addition and/or improvements must comply with the standards for new construction.
4. Any combination of repair, reconstruction, rehabilitation, addition, or improvement of a building or structure taking place during a (insert number of years) year period, the cumulative cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the improvement or repair is started, must comply with the standards for new construction. For each building or structure, the (insert number of years) year period begins on the date of the first improvement or repair of that building or structure subsequent to the effective date of this title. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The requirement does not, however, include either:
 - a. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assume safe living conditions; or
 - b. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.
- E. Recreational Vehicles: Recreational vehicles shall be either:
 1. Temporary Placement:
 - a. Be on site for fewer than one hundred eighty (180) consecutive days and be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions); or
 2. Permanent Placement:
 - a. Recreational vehicles that do not meet the limitations of Temporary Placement shall meet all the requirements for new construction, as set forth in section 12-5-1 .
- F. Temporary Non-Residential Structures: Prior to the issuance of a floodplain development permit for a temporary structure, the applicant must submit to the Floodplain Administrator a plan for the removal of such structure(s) in the event of a flash flood or other type of flood warning notification. The following information shall be submitted in writing to the Floodplain Administrator for review and written approval:

1. A specified time period for which the temporary use will be permitted. Time specified may not exceed six (6) months, renewable up to one (1) year;
 2. The name, address, and phone number of the individual responsible for the removal of the temporary structure;
 3. The time frame prior to the event at which a structure will be removed (i.e., immediately upon flood warning notification);
 4. A copy of the contract or other suitable instrument with the entity responsible for physical removal of the structure; and
 5. Designation, accompanied by documentation, of a location outside the Special Flood Hazard Area, to which the temporary structure will be moved.
- G. Accessory Structures: When accessory structures (sheds, detached garages, etc.) are to be placed within a Special Flood Hazard Area, elevation or floodproofing certifications are required for all accessory structures in accordance with subsection 12-4-3 C, and the following criteria shall be met:
1. Accessory structures shall not be used for human habitation (including working, sleeping, living, cooking, or restroom areas);
 2. Accessory structures shall not be temperature-controlled;
 3. Accessory structures shall be designed to have low flood damage potential;
 4. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
 5. Accessory structures shall be firmly anchored in accordance with the provisions of subsection 12-5-1 B;
 6. All service facilities, such as electrical, shall be installed in accordance with the provisions of subsection 12-5-1 E; and
 7. Flood openings to facilitate automatic equalization of hydrostatic flood forces shall be provided below Flood Protection Elevation in conformance with the provisions of subsections 12-5-1 I2a through I2f. An accessory structure with a footprint less than two hundred (200) square feet and is a minimal investment of seven thousand five hundred dollars (\$7,500.00) or less and satisfies the criteria outlined in subsections G1 through G7 above is not required to meet the elevation or floodproofing standards of subsection B.
- H. Tanks: When gas and liquid storage tanks are to be placed within a Special Flood Hazard Area, the following criteria shall be met:
1. Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the base flood, including the effects of buoyancy (assuming the tank is empty);
 2. Elevated above-ground tanks, in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse, or lateral movement during conditions of the base flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area;
 3. Not elevated above-ground tanks, that do not meet the elevation requirements of subsection B of this title shall be permitted in flood hazard areas provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood,

including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.

4. Tank inlets, fill openings, outlets and vents shall be:
 - a. At or above the flood protection elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the base flood; and
 - b. Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood.

I. Construction Of Below-Grade Crawlspace:

1. The interior grade of a crawlspace must not be below the BFE and must not be more than two feet (2') below the exterior lowest adjacent grade (LAG).
2. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall, must not exceed four feet (4') at any point.
3. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event.
4. The velocity of floodwaters at the site should not exceed five feet (5') per second for any crawlspace.

See Technical Bulletin 11 for further information.

Caution:

Buildings that have below-grade crawlspaces will have higher flood insurance premiums than buildings that have the preferred crawlspace construction, with the interior elevation of the crawlspace soil at or above the Base Flood Elevation (BFE).

J. Other Development In Regulated Floodways And Flood Fringe:

1. Fences that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, in regulated floodways and flood fringe shall meet the limitations of section 12-5-5 of this title.
2. Retaining walls, bulkheads, sidewalks, and driveways that involve the placement of fill in regulated floodways and flood fringe shall meet the limitations of section 12-5-5 of this title.
3. Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings, and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, which encroach into regulated floodways and flood fringe, shall meet the limitations of section 12-5-5 of this title.
4. Drilling water, oil, and/or gas wells including fuel storage tanks, apparatus, and any equipment at the site that encroach into regulated floodways and flood fringe shall meet the limitations of section 12-5-5 of this title.
5. Docks, piers, boat ramps, marinas, moorings, decks, docking facilities, port facilities, shipbuilding, and ship repair facilities that encroach into regulated floodways and flood fringe shall meet the limitations of section 12-5-5 of this title.

K. Subdivision Plats; Flood Zones:

1. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two (2) or more flood zones intersect over the property or properties being surveyed.
2. FEMA FIRM panel(s): #160xxxxxC, & 160xxxxxE, etc.

FIRM effective date(s): mm/dd/year

Flood Zone(s): Zone X, Zone A, Zone AE, Zone AO, Zone, AH, Zone D, etc.

Base Flood Elevation(s): AE . 0 ft., etc.

Flood Zones are subject to change by FEMA & all land within a floodway or floodplain is regulated by Title 12 of the Bellevue City Code.

Discussion

- The applicant is proposing to construct a new fence along the property boundaries of Lots 1 and 2, Block 1, Bramon Subdivision. Bellevue City Code Section 12-5-2(J)(1) prohibits the construction of fencing that would block the passage of floodwaters within the area of special flood hazard (ASFH). The applicant is proposing to construct a rail fence around Lot 2 and a rail fence with wire panels around the perimeter of Lot 1. The open rail fencing would not impede floodwaters, but the wire panels would. As such, any wire panels generally running perpendicular to the flow of the river should be required to be attached to the posts in a manner that allows for either breaking-away or hinging action without the need for human aid.
- The applicant commenced with development activities prior to the issuance of a floodplain development permit, in violation of Bellevue City Code Section 12-3-3. As the applicant has been working to bring the property back into compliance with Bellevue City Code since the violation has been identified, no corrective action has been required to date.
- The Broadford Levee is on the subject property. This levee is managed by Flood Control District #9 (District), and the District has an easement on the property to access the levee and perform maintenance. The District has reviewed the proposed fencing, development, and revegetation plan and has authorized the work in proximity to the levee, subject to the following conditions of approval:
 - Any fencing within thirty feet (30') of the ordinary high water mark (OHWM) of the Big Wood River shall be removable and subject to approval by the District.
 - The District is not responsible for any damage to fencing, landscaping, or property as a result of ordinary or emergency maintenance of the Broadford Levee.
- Plat Note #4 of the Bramon Subdivision plat states "The area within the floodplain shall not be disturbed and will remain in its natural condition. No more than one-half acre of each lot shall be disturbed or used for residential construction or landscaping. The area within the driveway shall not be included within this restriction." Lot 1 had pre-existing disturbed areas and non-natural vegetation in excess of one-half (1/2) acre. Further expansion of the non-natural vegetation is not permitted on this parcel. Lot 2 was subject to grading in excess of one-half (1/2) acre by the

applicant. The applicant is proposing to revegetate the disturbed areas to remediate the violation of the plat note. Staff is amenable to this so long as the work is completed and certified as installed correctly by a licensed landscape architect.

- It is likely that the installation of the fencing will require additional access by equipment and may damage any landscaping installed prior to the installation of the fencing. To mitigate the risk that the fencing is installed without appropriate remediation of the landscaping, the applicant and Staff have agreed upon a Security Agreement to place a performance bond for the 150% of the estimated expense of the outstanding work to be performed.

Decision

Pursuant to Bellevue City Code Section 10-3-1(H)(2), the Administrator hereby approves this application, subject to the conditions of approval identified below.

Conditions of Approval

1. This floodplain development permit is only applicable to fencing, associated grading, driveway grading as required by the Bellevue Fire Department and Flood Control District #9, and revegetation. Any additional development activity within the area of special flood hazard requires a separate application and permit.
2. Any wire panels generally running perpendicular to the flow of the river shall be required to be attached to the posts in a manner that allows for either breaking-away or hinging action without the need for human aid.
3. Any fencing within thirty feet (30') of the ordinary high water mark of the Big Wood River shall be removable and subject to approval by Flood Control District #9.
4. Flood Control District #9 is not responsible for any damage to fencing, landscaping, or property as a result of ordinary or emergency maintenance of the Broadford Levee.
5. All revegetation and landscaping shall be certified as correctly installed by a licensed landscape architect.
6. All landscaping shall be maintained in a state of good condition.
7. No fencing or obstructions shall be placed within the existing twenty-foot (20') fisherman's easement. In the event that the ordinary high water mark moves further inland, the fence shall be relocated to accommodate the new location of the fisherman's easement.
8. Prior to the issuance of a fence permit, the applicant shall provide a copy of the recorded Security Agreement and proof of funds deposited in an escrow account.

Notice of Expiration

Pursuant to Bellevue City Code Section 12-6-2, this approval shall expire if construction has not occurred within 180 days of the issuance of this decision.

Right to Appeal

Pursuant to Bellevue City Code Section 12-4-4(D), the applicant may appeal the Decision or portion of the Decision to the Bellevue Planning & Zoning Commission within ten (10) days of the issuance of this decision.

Prepared By:

A handwritten signature in blue ink, appearing to read "Brian Parker", is positioned above the printed name.

Brian Parker
Community Development Director, Floodplain Administrator
City of Bellevue
bparker@bellevueidaho.us
208-309-8949

City of Bellevue

100 Trout Lane Driveway
Proposal

05/28/2026 - 05/27/2027

Land Use

Land Use

Application Status
Under Review

Printed: 07/15/2026

Permit/License #
5855974

Reference Number
448834f0-5a1b-11f1-abaa-4f749d595c3a

Status
Active

Application Review Status

Pre-Review	Approved	Date Submitted
Community Development	Not Reviewed	05/27/2026
Final-Review	Not Reviewed	

Fees

Floodplain Development Permit Fee	\$500.00
Subtotal	\$500.00
Processing Fee	\$2.00
Total	\$502.00
Amount Paid	\$502.00
Total Due	\$0.00

Payments

05/28/2026	Online	\$500.00
Total Paid		\$502.00

Application Form Data

(Empty fields are not included)

Permit Type (select all that apply)
Floodplain Development

Structure Type
Other

Applicant First Name
Larry Lars

Applicant Last Name

Knudsen

Contact Phone



Contact Email



Are you the owner of the subject property?

Yes

Project Name

100 Trout Lane Driveway Proposal

Narrative - Describe Reason for Application and Explain Project Details

Permit issuance to widen the existing driveway serving 100 & 200 Trout Lane to a 20-ft running width as required by the corresponding fire district for emergency access. Scope includes 1) retaining the existing driveway and expanding where appropriate to 20 ft.; 2) an additional 3-5 ft flare at the Broadford Road entrance for safe turning radius; 3) extend the widened driveway north to serve the entrance of Lot 2 (200 Trout Ln); 4) install an entry gate at the Broadford Road entrance; 5) install an interior gate between 100 & 200 Trout Lane (see associated fence application for approximate placement).

Driveway base will be built up with 1-1/2" minus and 1/4" minus crushed road base, placed in lifts, compacts and leveled flush to match the existing driveway grade. No structure, no buildings, no impervious paving is proposed. Fill volume at immediate (southern) entrance and throughout the project area is estimated at 50 cubic yards of crushed-base fill. No rise in BFE is projected.

Legal Description of Property

Lots 1 & 2 Block 1 Trout Lane Subdivision

Project Address or Location

100 & 200 Trout Lane

Current Zoning

Residential

Property Size (sq ft)

367771

Development Activity (select all that apply)

Grading, Placement of Fill

Upload Site Plan

 **100 Trout Lane Proposed Driveway.pdf**

Upload any additional files or documents

 **IMG_8970.JPEG**

 **IMG_8971.JPEG**

- 📎 IMG_8969.JPEG
 - 📎 IMG_8968.JPEG
 - 📎 IMG_8967.JPEG
 - 📎 2026-05-26 06-48 driveway.pdf
-

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

Larry Lars Knudsen - 05/27/2026 4:27 pm

Messages

05/28/2026 7:43 am - Brian Parker

Please provide signed authorization from the property owner consenting to the submittal of the application.

Comments:

05/28/2026 15:20 pm - Applicant

Authorization form sent in please let me know if there's any additional questions

07/01/2026 12:55 pm - Applicant

Attached are the Permit application and drawing set for your use.

📎 100 & 200 Trout Lane COB Floodplain Dev Permit Application.pdf 📎 100 & 200 Trout Lane COB Floodplain Dev Permit Submittal Drawing Set 2026_07_01.pdf

07/09/2026 16:28 pm - Applicant

Updated drawings per comments from FCD #9.

📎 100 & 200 Trout Lane COB Floodplain Dev Permit Drawing Updates 2026_07_09.pdf

Revised License Agreement

PROPERTY ACCESS AND ALTERATION LICENSE

Effective Date: May 26, 2026

Licensor (Owner): David Donovanick

Licensee (Buyer): Lars Knudsen

Properties: 100 Trout Lane, 200 Trout Lane, Bellevue, ID 83313, and the adjacent river parcel (collectively, the "Properties").

This License Agreement ("License") grants Lars Knudsen permission to access and perform improvements on the Properties subject to the following terms:

1. **Grant of Authority:** Licensor authorizes Licensee to apply for necessary municipal permits, facilitate property improvements, and contract with licensed, bonded, and insured vendors to work onsite at the Properties.
2. **Indemnification & Hold Harmless:** In exchange for this License, Licensee agrees to defend, indemnify, and hold Licensor harmless from and against any and all claims, demands, liabilities, damages, losses, costs, or expenses (including reasonable attorneys' fees) arising out of, related to, or resulting from any activities, construction, or work performed on the Properties by Licensee, his agents, employees, or vendors.
3. **Compliance, Liens & Billing:** Licensee ensures all work complies with local building codes. Licensee shall keep the Properties free from any mechanic's or materialman's liens resulting from the work. Licensee shall be responsible for all payment associated with contracted improvements.
4. **No Transfer of Ownership:** This License does not transfer legal title or ownership rights prior to the official closing of the purchase contract. If the purchase contract terminates, this License immediately expires.
5. **Agreement Conflict:** This License is a supplement to the Purchase & Sale Agreement between the parties. If there are any conflicts, the Purchase & Sale Agreement shall prevail.

Licensor Signature: _____ Date: 5/26/26

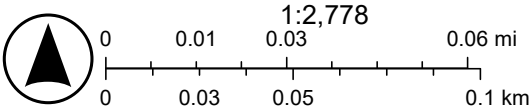
Licensee Signature: _____ Date: 5/26/26

100/200 Trout Lane Proposed Fencing



-  County Boundary
-  Parcels

-  Gate
-  Post & Rail Fence
-  Post & Rail "Critter" Fence (includes wire)



TROUT LANE LOTS 1 & 2

100 & 200 TROUT LANE

BELLEVUE, IDAHO



C N Y MAP



SHEET INDEX

DISCIPLINE	SHEET NUMBER	SHEET TITLE	ISSUANCE	ISSUANCE
			PERMIT SET (07.01.2026)	DELTA 1 (07.09.2026)
GENERAL	G-001	COVER	•	•
SURVEY	1	SURVEY	•	
	2	NOTES	•	
LANDSCAPE	L-001	CLEARING PLAN	•	•
	L-100	SITE PLAN	•	•
	L-150	PLANTING PLAN	•	
	L-151	PLANTING PLAN	•	•
	L-152	SEEDING/PHASING PLAN	•	•
	L-153	PLANTING ENLARGEMENT	•	•
	L-300	SECTIONS	•	•
	L-550	PLANTING DETAILS	•	
	L-650	PLANTING SCHEDULE	•	

GGLO

1301 First Avenue, Suite 301
Seattle, WA 98101
http://www.gglo.com



PROJECT:

TROUT LANE
LOTS 1 & 2

PROJECT ADDRESS:

100 & 200 TROUT LANE
BELLEVUE, ID 83313

OWNER:

L. L. KNUDSEN
100 TROUT LANE
BELLEVUE, ID 83313

△		
△		
△		
△	07/09/2026	UPDATES PER FCD #9

MARK DATE DESCRIPTION

REVISIONS

A 07/01/2026 PERMIT SUBMITTAL

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: 2026046
GGLO PRINCIPAL IN CHARGE: M. SINDELL
GGLO PROJECT MANAGER: B. YUEN
OWNER APPROVAL:

SHEET TITLE

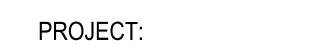
COVER

SHEET NO.

G-001

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ORIGINAL SHEET SIZE IS 36"X48"

1301 First Avenue, Suite 301
Seattle, WA 98101
<http://www.gglo.com>



PROJECT ADDRESS:
100 & 200 TROUT LANE
BELLEVUE, ID 83313

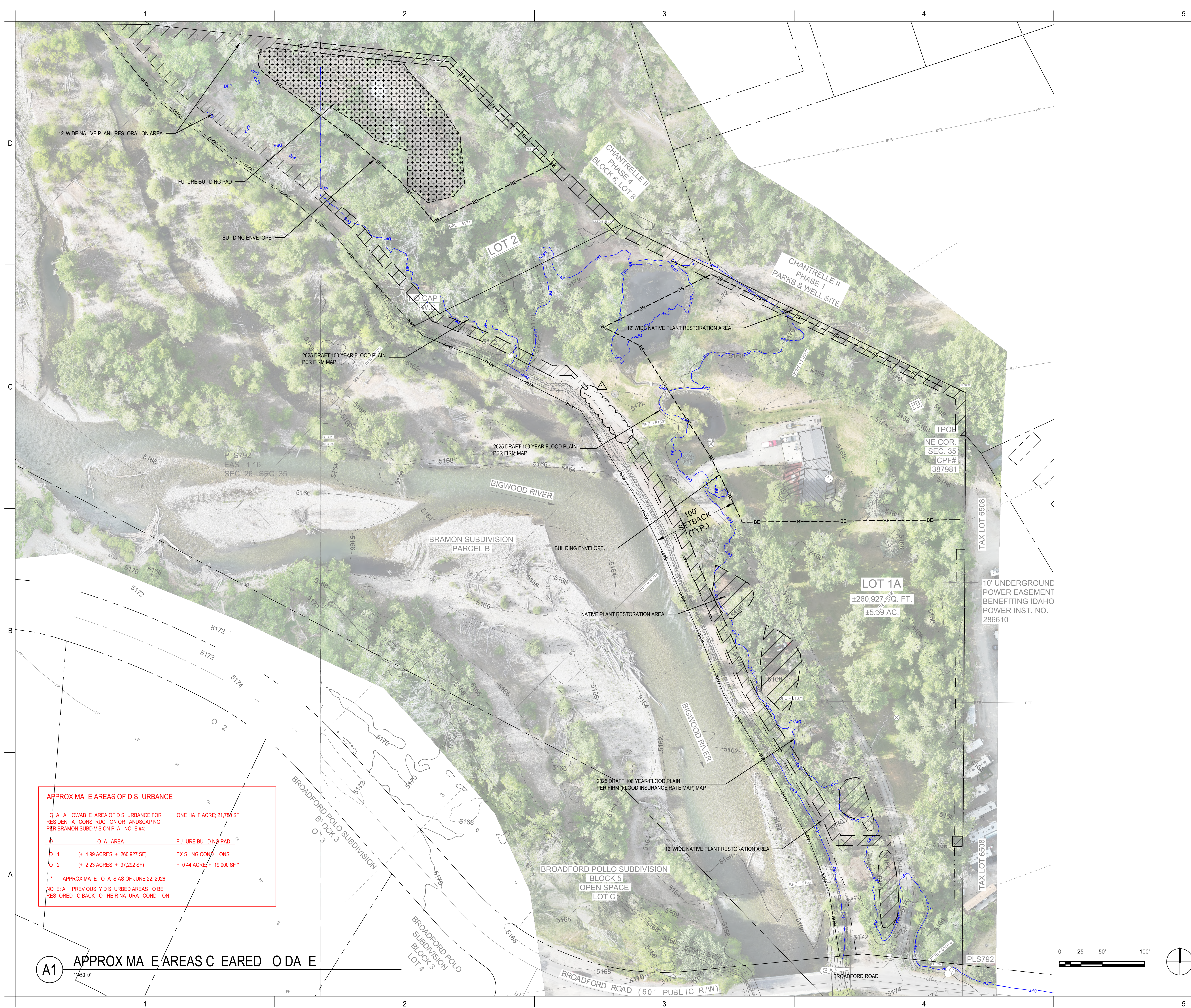
OWNER:
L. L. KNUDSEN
100 TROUT LANE
BELLEVUE, ID 83314

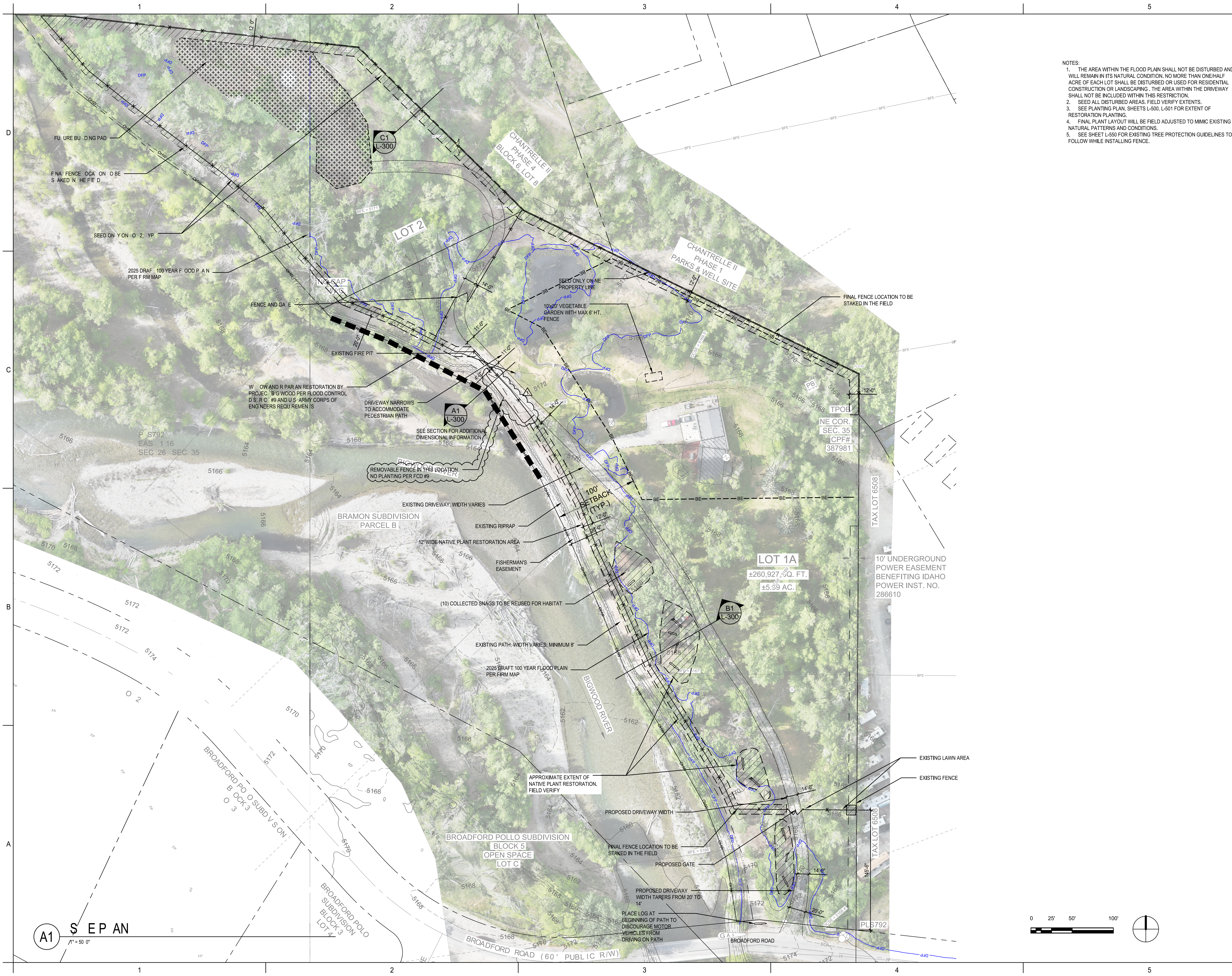
REVISIONS

ISSUE INFORMATION

SHEET NO.

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- NOTES:
- THE AREA WITHIN THE FLOOD PLAIN SHALL NOT BE DISTURBED AND WILL REMAIN IN ITS NATURAL CONDITION. NO MORE THAN ONE-HALF ACRE OF EACH LOT SHALL BE DISTURBED OR USED FOR RESIDENTIAL CONSTRUCTION OR LANDSCAPING. THE AREA WITHIN THE DRIVEWAY SHALL NOT BE INCLUDED WITHIN THIS RESTRICTION.
 - SEE ALL DISTURBED AREAS. FIELD VERIFY EXTENTS.
 - SEE PLANTING PLAN, SHEETS L-500, L-501 FOR EXTENT OF RESTORATION PLANTING.
 - FINAL PLANT LAYOUT WILL BE FIELD ADJUSTED TO MIMIC EXISTING NATURAL PATTERNS AND CONDITIONS.
 - SEE SHEET L-550 FOR EXISTING TREE PROTECTION GUIDELINES TO FOLLOW WHILE INSTALLING FENCE.

GGLO

1301 First Avenue, Suite 301
Seattle, WA 98101
<http://www.gglo.com>



PROJECT:
**C TROUT LANE
LOTS 1 & 2**

PROJECT ADDRESS:
100 & 200 TROUT LANE
BELLEVUE, ID 83313

OWNER:
L. L. KNUDSEN
100 TROUT LANE
BELLEVUE, ID 83313

△		
△		
△		
△	07/09/2026	UPDATES PER FCD #9
MARK	DATE	DESCRIPTION
REVISIONS		

A	07/01/2026	PERMIT SUBMITTAL
MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: **2026046**
GGLO PRINCIPAL IN CHARGE: **M. SINDELL**
GGLO PROJECT MANAGER: **B. YUEN**
OWNER APPROVAL:

SHEET TITLE
SITE PLAN

SHEET NO.

L-100

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ORIGINAL SHEET SIZE IS 36"X48"



A1 P AN NG P AN
1" = 10' 0"

PLANT LEGEND

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
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DECIDUOUS TREES

	POP NMN	POPULUS TREMULOIDES 'CLUMP FORM'	CLUMP FORM QUAKING ASPEN
	POP TRI	POPULUS TRICHOCARPA	BLACK COTTONWOOD

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
--------	------	----------------	-------------

SHRUBS

	ACE GLA	ACER GLABRUM	ROCKY MOUNTAIN MAPLE
	COR RE5	CORNUS SERICEA	RED TWIG DOGWOOD
	ERI NAU	ERICAMERIA NAUSEOSA	RUBBER RABBITBRUSH
	LON INV	LONICERA INVOLUCRATA	TWINBERRY
	PRU CHO	PRUNUS VIRGINIANA	CHOKECHERRY
	RIB GOL	RIBES AUREUM	GOLDEN CURRANT
	ROS WOO	ROSA WOODSII	WOODS' ROSE
	SAL EXI	SALIX EXIGUA	COYOTE WILLOW
	SYM ALB	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY

WILD FLOWERS, FORBES, AND GRASSES

	ACH OCD	ACHILLEA MILLEFOLIUM OCCIDENTALIS	WESTERN YARROW
	ART LDV	ARTEMISIA LUDOVICIANA	WHITE SAGEBRUSH
	AST SUB	ASTER SUBSPICATUS	DOUGLAS ASTER
	CHA ANG	CHAMERION ANGUSTIFOLIUM	FIREWEED
	FES ID2	FESTUCA IDAHOENSIS	IDAHO FESCUE
	IRI VER	IRIS VERSICOLOR	BLUE FLAG
	PEN HUM	PENSTEMON HUMILIS	LOWLY PENSTEMON
	SMI RAC	SMILACINA RACEMOSA	FALSE SOLOMON'S-SEAL

- NOTES:
1. FINAL PLANT LAYOUT WILL BE FIELD ADJUSTED TO MIMIC EXISTING NATURAL PATTERNS AND CONDITIONS.
 2. SEE SHEET L-550 FOR EXISTING TREE PROTECTION GUIDELINES TO FOLLOW WHILE INSTALLING PLANTS.
 3. PLANT COUNT INCLUDED ADDITIONAL PLANTS TO BE FIELD PLACED, AS NECESSARY, TO FILL GAPS NOT SEEN ON AERIAL.

GGLO

1301 First Avenue, Suite 301
Seattle, WA 98101
<http://www.gglo.com>



PROJECT:

**TROUT LANE
LOTS 1 & 2**

PROJECT ADDRESS:
100 & 200 TROUT LANE
BELLEVUE, ID 83313

OWNER:
L. L. KNUDSEN
100 TROUT LANE
BELLEVUE, ID 83313

	07/09/2026	UPDATES PER FCD #9

MARK	DATE	DESCRIPTION
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REVISIONS

A	07/01/2026	PERMIT SUBMITTAL
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MARK	DATE	DESCRIPTION
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ISSUE INFORMATION

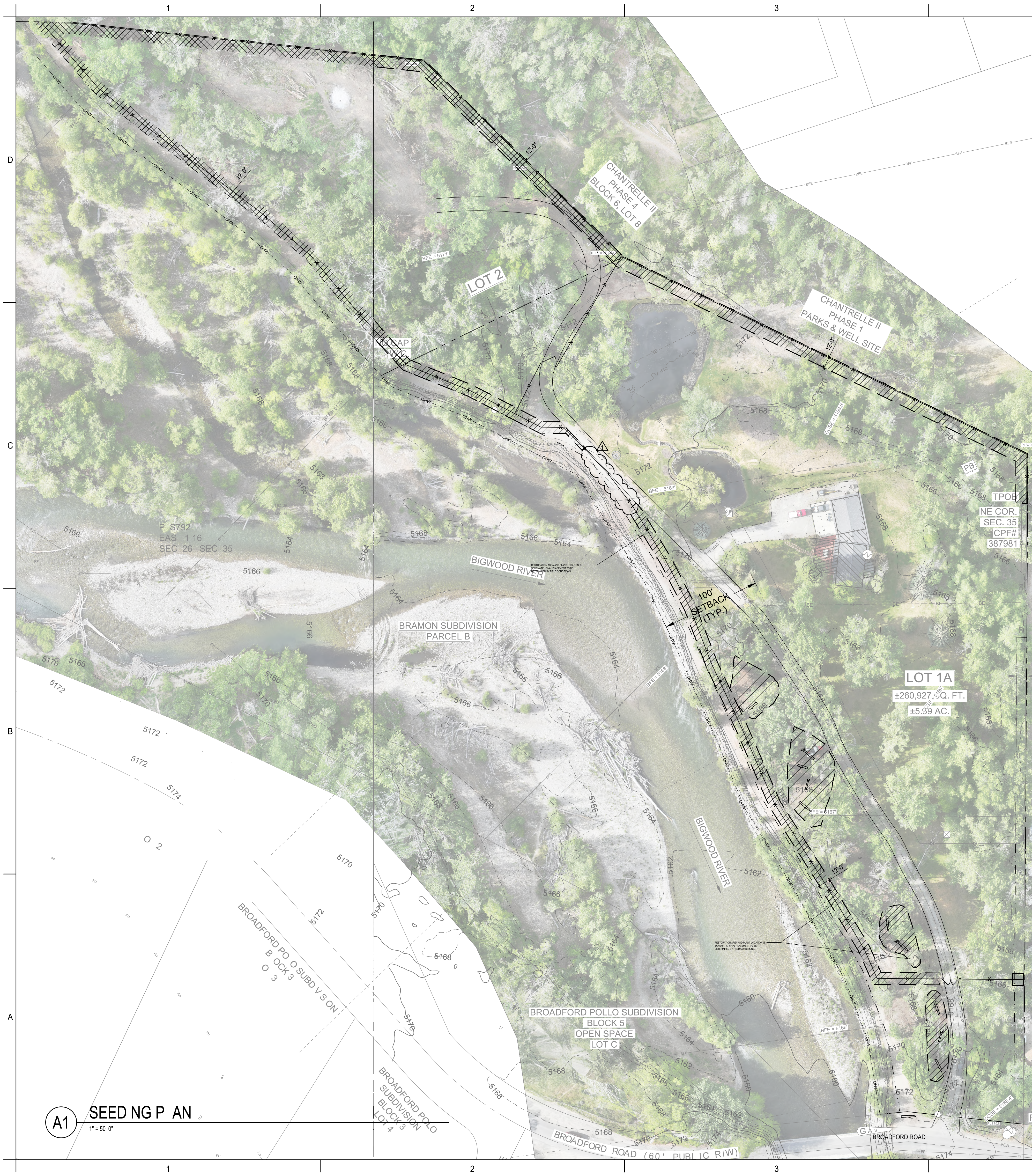
PROJECT NO.: **2026046**
GGLO PRINCIPAL IN CHARGE: **M. SINDELL**
GGLO PROJECT MANAGER: **B. YUEN**
OWNER APPROVAL:

SHEET TITLE
**PLANTING
PLAN**

SHEET NO.

L-151

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ORIGINAL SHEET SIZE IS 36"X48"



LEGEND

- AREA TO RECEIVE ONLY SEED 13,800 SF
- AREA TO RECEIVE SEED AND CONTAINER GROWN PLANTS 24,400 SF

PHASING

- PHASE 1
1. INSTALL FENCE AS NOTED ON PLANS.
 2. REALIGN DRIVEWAY AS NECESSARY AND WIDEN TO A CONSISTENT 14' EXCEPT WHERE NOTED OTHERWISE.
 3. REARRANGE SNAGS IN CLEARED OPEN AREAS.
 4. INSTALL ALL CONTAINER PLANTS.
 5. ALL SEEDED AND PLANTED AREAS TO BE IRRIGATED FOR ESTABLISHMENT.

- PHASE 2
1. OVERSEED ALL AREAS ON LOT 1A AND LOT 2 AFTER SEPTEMBER 20TH.

- PHASE 3
1. OVERSEED AREAS ON LOT 1 AND LOT 2 WHERE NECESSARY, AFTER SPRING THAW.

GGLO

1301 First Avenue, Suite 301
Seattle, WA 98101
http://www.gglo.com



PROJECT:
**C TROUT LANE
LOTS 1 & 2**

PROJECT ADDRESS:
100 & 200 TROUT LANE
BELLEVUE, ID 83313

OWNER:
L. L. KNUDSEN
100 TROUT LANE
BELLEVUE, ID 83313

△		
△		
△		
△	07/09/2026	UPDATES PER FCD #9

MARK	DATE	DESCRIPTION
REVISIONS		

A	07/01/2026	PERMIT SUBMITTAL
MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: **2026046**
GGLO PRINCIPAL IN CHARGE: **M. SINDELL**
GGLO PROJECT MANAGER: **B. YUEN**
OWNER APPROVAL:

SHEET TITLE
**SEEDING / PHASING
PLAN**

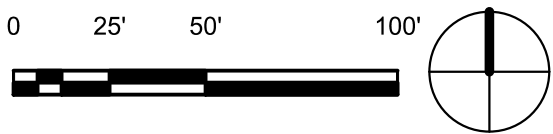
SHEET NO.

L-152

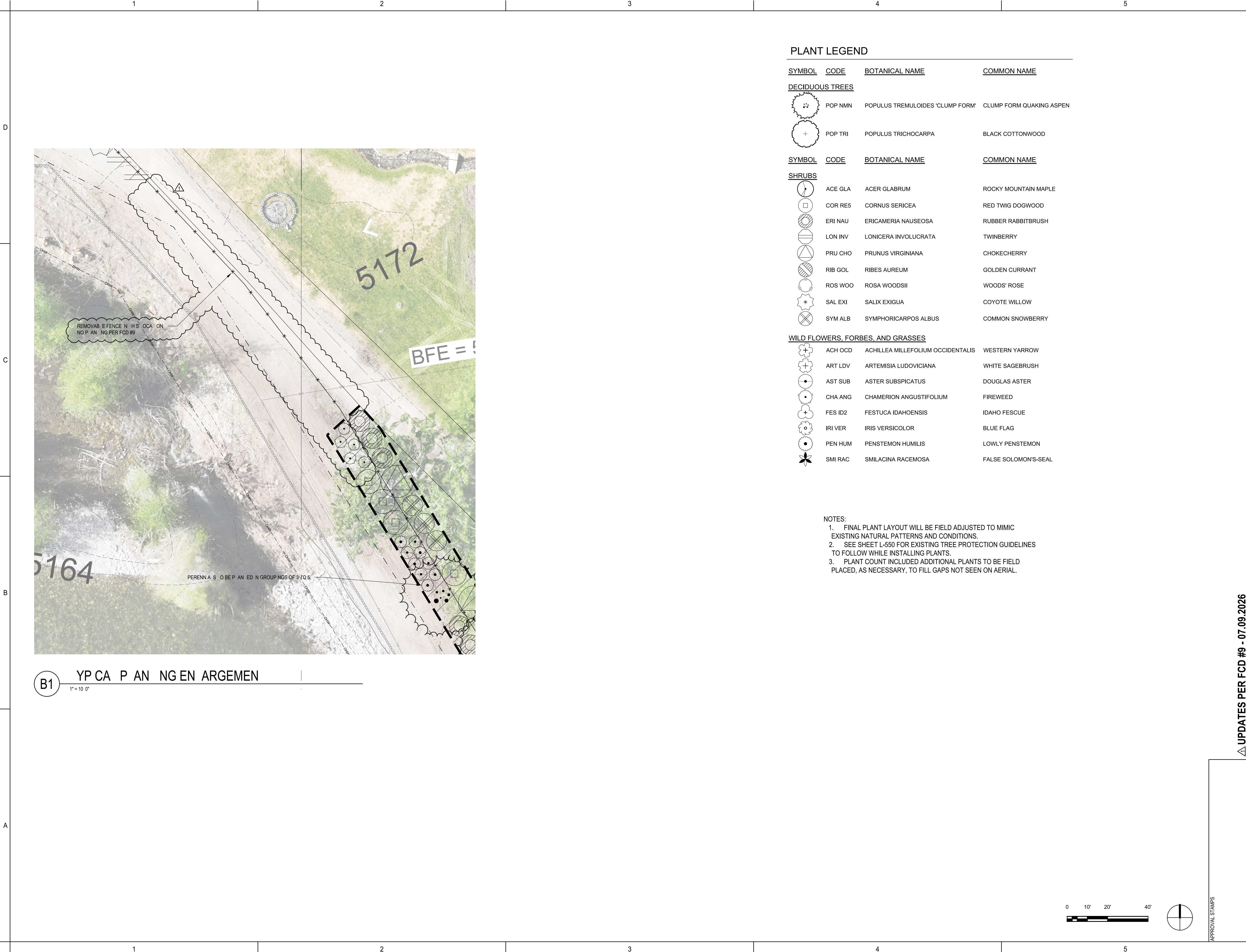
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ORIGINAL SHEET SIZE IS 36"X48"

△ UPDATES PER FCD #9 - 07.09.2026

APPROVAL STAMPS



A1 SEEDING PLAN
1" = 50' 0"



B1 YP CA P AN NG EN ARGEMEN
1" = 10' 0"

PLANT LEGEND

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
	POP NMN	POPULUS TREMULOIDES 'CLUMP FORM'	CLUMP FORM QUAKING ASPEN
	POP TRI	POPULUS TRICHOCARPA	BLACK COTTONWOOD
SHRUBS			
	ACE GLA	ACER GLABRUM	ROCKY MOUNTAIN MAPLE
	COR RE5	CORNUS SERICEA	RED TWIG DOGWOOD
	ERI NAU	ERICAMERIA NAUSEOSA	RUBBER RABBITBRUSH
	LON INV	LONICERA INVOLUCRATA	TWINBERRY
	PRU CHO	PRUNUS VIRGINIANA	CHOKECHERRY
	RIB GOL	RIBES AUREUM	GOLDEN CURRANT
	ROS WOO	ROSA WOODSII	WOODS' ROSE
	SAL EXI	SALIX EXIGUA	COYOTE WILLOW
	SYM ALB	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY
WILD FLOWERS, FORBES, AND GRASSES			
	ACH OCD	ACHILLEA MILLEFOLIUM OCCIDENTALIS	WESTERN YARROW
	ART LDV	ARTEMISIA LUDOVICIANA	WHITE SAGEBRUSH
	AST SUB	ASTER SUBSPICATUS	DOUGLAS ASTER
	CHA ANG	CHAMERION ANGUSTIFOLIUM	FIREWEED
	FES ID2	FESTUCA IDAHOENSIS	IDAHO FESCUE
	IRI VER	IRIS VERSICOLOR	BLUE FLAG
	PEN HUM	PENSTEMON HUMILIS	LOWLY PENSTEMON
	SMI RAC	SMILACINA RACEMOSA	FALSE SOLOMON'S-SEAL

- NOTES:
1. FINAL PLANT LAYOUT WILL BE FIELD ADJUSTED TO MIMIC EXISTING NATURAL PATTERNS AND CONDITIONS.
 2. SEE SHEET L-550 FOR EXISTING TREE PROTECTION GUIDELINES TO FOLLOW WHILE INSTALLING PLANTS.
 3. PLANT COUNT INCLUDED ADDITIONAL PLANTS TO BE FIELD PLACED, AS NECESSARY, TO FILL GAPS NOT SEEN ON AERIAL.

GGLO

1301 First Avenue, Suite 301
Seattle, WA 98101
http://www.gglo.com



PROJECT:

C TROUT LANE
LOTS 1 & 2

PROJECT ADDRESS:
100 & 200 TROUT LANE
BELLEVUE, ID 83313

OWNER:
L. L. KNUDSEN
100 TROUT LANE
BELLEVUE, ID 83313

	07/09/2026	UPDATES PER FCD #9

MARK DATE DESCRIPTION

REVISIONS

A	07/01/2026	PERMIT SUBMITTAL
MARK	DATE	DESCRIPTION

ISSUE INFORMATION

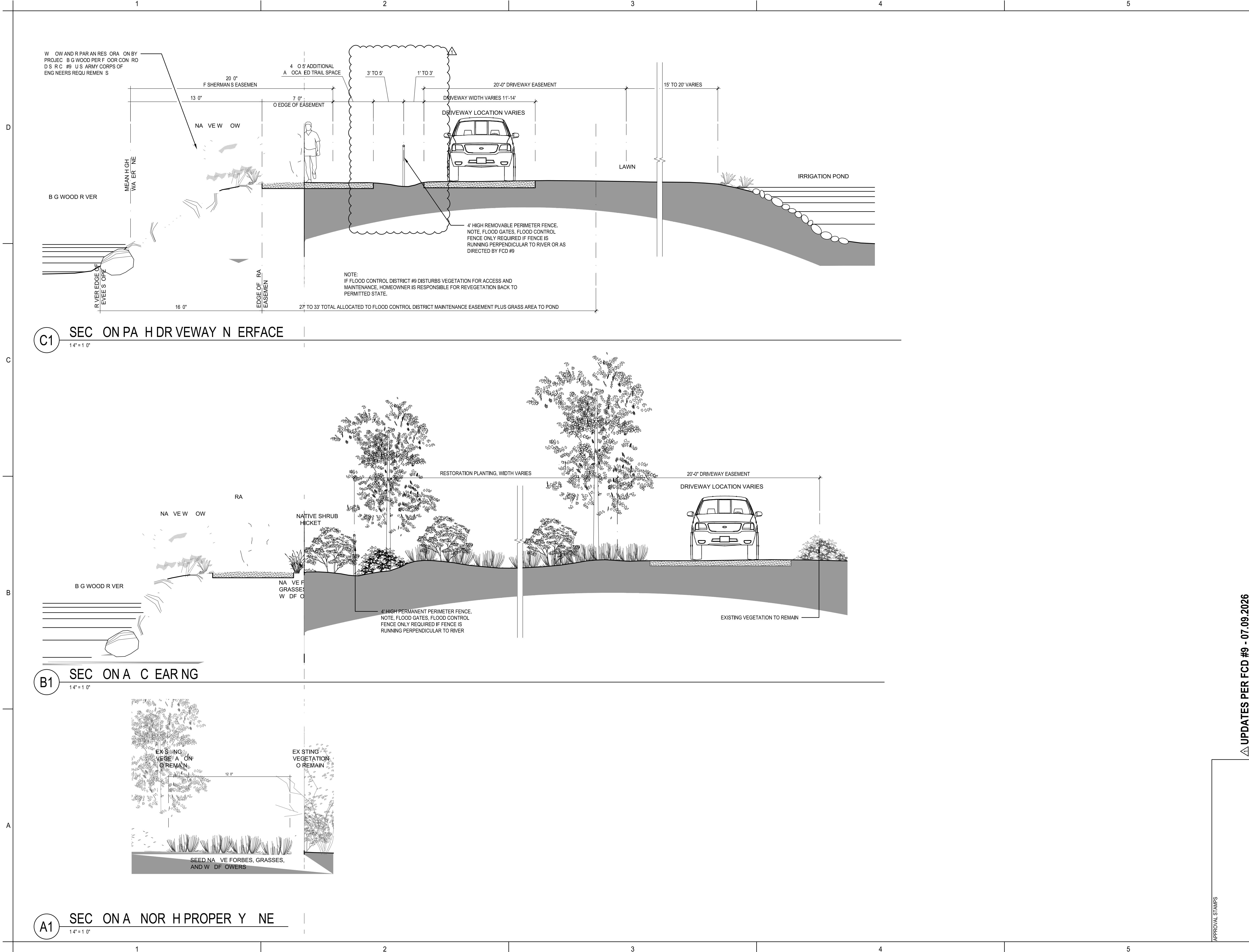
PROJECT NO.: 2026046
GGLO PRINCIPAL IN CHARGE: M. SINDELL
GGLO PROJECT MANAGER: B. YUEN
OWNER APPROVAL:

SHEET TITLE
PLANTING
ENLARGEMENT

SHEET NO.

L-153

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ORIGINAL SHEET SIZE IS 36"X48"



GGLO

1301 First Avenue, Suite 301
Seattle, WA 98101
http://www.gglo.com



PROJECT:

C TROUT LANE
LOTS 1 & 2

PROJECT ADDRESS:
100 & 200 TROUT LANE
BELLEVUE, ID 83313

OWNER:
L. L. KNUDSEN
100 TROUT LANE
BELLEVUE, ID 83313

△		
△		
△		
△	07/09/2026	UPDATES PER FCD #9

MARK DATE DESCRIPTION

REVISIONS

A 07/01/2026 PERMIT SUBMITTAL

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: 2026046
GGLO PRINCIPAL IN CHARGE: M. SINDELL
GGLO PROJECT MANAGER: B. YUEN
OWNER APPROVAL:

SHEET TITLE

SECTIONS

SHEET NO.

L-300

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ORIGINAL SHEET SIZE IS 36"X48"

RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:
Bellevue City Hall
ATTN: Bellevue City Clerk
115 E. Pine Street
P.O. Box 825
Bellevue, Idaho 83313

SECURITY AGREEMENT

RE: 100 / 200 Trout Lane

THIS SECURITY AGREEMENT RE: 100 / 200 Trout Lane is made and entered into as of the 14th day of July 2026 by and between the City of Bellevue, Idaho, a municipal corporation, (hereinafter referred to as "Bellevue"), and Lars Knudsen and Lise Shdo, a married couple (hereinafter referred to as "The Applicant").

WHEREAS, the Applicant has made application for floodplain development permit re 100 / 200 Trout Lane in Bellevue, Idaho, and incorporated herein by reference; and

WHEREAS, as a condition to completion of construction of certain infrastructure and related improvements as set forth on attached Exhibit A (hereinafter referred to as the "Improvements"), the Applicant is required by Bellevue to post security therefore consistent with the Bellevue City Code §11-4-3; and,

NOW, THEREFORE, the Applicant and Bellevue hereby covenant and agree as follows:

The Applicant, simultaneously with the execution of this Agreement, deposits with Blaine County Title, in Ketchum Idaho, to hold in escrow for the benefit of Bellevue:

A cash deposit ("Cash Deposit") in the amount of THIRTY-SEVEN THOUSAND TWO HUNDRED DOLLARS and No cents (\$37,200.00) (the Cash Deposit shall hereafter be referred to as the "Security") as security for complete performance and construction of the Improvements upon the following terms and conditions:

1. The Applicant shall complete construction of the Improvements on or before October 15, 2026, or, upon written notice of default and expiration of any applicable cure period provided by Bellevue, Bellevue may apply all or any portion of the Cash Deposit, in Bellevue's discretion, to complete the Improvements or any portion thereof and to pay reasonable administrative, engineering, inspection, legal, and other costs and expenses incurred by Bellevue in connection with completion of the Improvements.
2. The Cash Deposit shall be deposited in an escrow account at Blaine County Title maintained for that purpose by Bellevue and shall be held in escrow by Bellevue in lieu of the Applicant filing or depositing a performance bond with Bellevue. Any interest earned on the Cash Deposit shall accrue to the benefit of the Applicant, except that Bellevue may apply accrued interest to any sums properly chargeable to the Cash Deposit under this Agreement.

3. In the event the Applicant fails or refuses to complete the Improvements or any portion thereof on or before the date set forth in Paragraph 1 hereinabove, Bellevue shall have the right, but not the obligation, after written notice and expiration of any applicable cure period, to draw the funds from the Cash Deposit and apply them to construction of the Improvements or any portion thereof and to the reasonable administrative, engineering, inspection, legal, and other costs and expenses incurred by Bellevue in connection with such completion. To the extent the funds are drawn upon from the Security, they may be used for the construction of the Improvements and related costs, and any unused balance shall be returned to the Applicant.
4. In case of default by the Applicant, if the total cost of construction of the Improvements, together with the reasonable administrative, engineering, inspection, legal, and other costs and expenses incurred by Bellevue in connection with completion of the Improvements, is less than the amount of the Security, Bellevue agrees to return to the Applicant the unused portion of the Security funds. However, if the cost of installing or constructing the Improvements, together with such costs and expenses, is greater than the amount of the Security, the Applicant agrees to reimburse and hold harmless Bellevue for any and all additional costs and expenses incurred by Bellevue associated with installing and constructing the Improvements, including such reasonable administrative, engineering, inspection, legal, and other costs and expenses, and such obligation shall survive release or exhaustion of the Security.
5. In the event the Applicant completes construction of the Improvements on or before the date set forth in Paragraph 1 hereinabove, Bellevue shall release the funds from the Cash Deposit, including any and all interest accrued thereon, to the Applicant upon receiving written notice by the Community Development Director or other authorized City official that the Improvements have been installed according to applicable ordinances, regulations, plans and specifications, and that the same have been inspected and approved by the Community Development Director or other authorized City official. The Applicant may obtain a partial release of funds from Bellevue and hereby authorizes the release by the City Clerk of an appropriate proportion of the amount held as Security upon completion of a portion of the Improvements, and the inspection and approval thereof by the Community Development Director or other authorized City official. In such cases, Bellevue shall retain sufficient security for completion of all the still unfinished Improvements in compliance with this Agreement. In the event of a dispute with respect to completion, the parties agree to submit the matter to mediation.
6. This Agreement is not a guarantee that any of the Improvements will be constructed nor does it obligate Bellevue in any way to complete any of said Improvements. This Agreement is not intended nor shall it be construed as a third-party beneficiary contract or creating any third-party beneficiary rights.

IN WITNESS WHEREOF, the parties hereto have signed this document the day and year first written above.

APPLICANT,



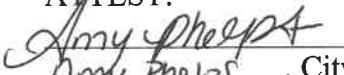
Lise Shdo

THE CITY OF BELLVUE, IDAHO



Brian Parker, City of Bellevue
Community Development Director

ATTEST:



Amy Phelps, City Clerk

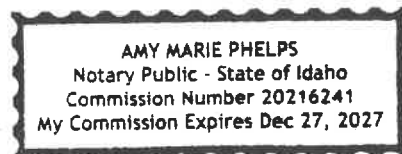
STATE OF IDAHO)
) ss.
COUNTY OF BLAINE)

On this 22nd day of July 2026, before me, a Notary Public, in and for said County and State, personally appeared Lise Shdo, known or identified to me on the basis on satisfactory evidence, to be the person who executed the instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



NOTARY PUBLIC FOR
Residing at: Bellevue, Idaho
My commission expires: 12/27/2027



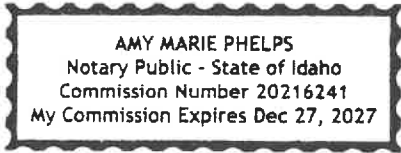
STATE OF IDAHO)
) ss.
COUNTY OF BLAINE)

On this ~~1st~~ ^{22nd} day of July 2026, before me, a Notary Public, in and for said County and State, personally appeared Brian Parker, known or identified to me on the basis on satisfactory evidence, to be the Community Development Director of the City of Bellevue, Idaho, a municipal corporation, the municipal corporation that executed the instrument or the person who executed the instrument on behalf of said municipal corporation, and acknowledged such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Amy Marie Phelps

NOTARY PUBLIC FOR
Residing at: Bellevue, Idaho
My commission expires: 12/27/2027



Memo

Date: July 14, 2026
Project: 100 & 200 Trout Lane Landscape
Project No.: 2026046

Below is a cost estimate for the landscape restoration at 100 & 200 Trout Lane.

Costs:

Remaining Work Value	Amount
Planting and Labor	
Native Plants (Container Stock)	\$7,400
Restoration (Native Seed) & Installation	\$2,400
Planting (Labor)	\$10,000
Subtotal	\$19,800
Construction Observation Fee	\$5,000
Total	\$24,800
Grand Total with Multiplier per COB Requirements (150%)	\$37,200



Memo

Date: July 14, 2026
Project: 100 & 200 Trout Lane Landscape
Project No.: 2026046

Below is a cost estimate for the landscape restoration at 100 & 200 Trout Lane.

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Construction Observation Fee	\$5,000
Total	\$24,800
Grand Total with Multiplier per COB Requirements (150%)	\$37,200



Blaine County Title, Inc.

ADDRESS: 360 Sun Valley Road, Ketchum, ID 83340
Tel (208) 726-0700 · Fax (208) 379-7920 · Email: info@blainecountytitle.com

RECEIPT FOR FUNDS

Receipt No.: 400430
D.L. Evans Bank Trust Account x9781

Date: July 16, 2026

File No.: 26-26615

Lender: CMG Mortgage, Inc. dba CMG Financial
Property: 100 & 200 Trout Lane, Bellevue, ID 83313
Buyer: Lars Knudsen and Lise Shdo

Amount Received: \$38,000.00

Settlement Agency: Blaine County Title, Inc.
Closer: Daryl Fauth

Seller: David Michael Donovanick

From: Lars Knudsen and Lise Shdo
For: Buyer

Instrument: Wire

Received By:


Daryl Fauth