



AGENDA

JOIN TEAMS MEETING

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Meeting ID: 296 592 476 369 10

Passcode: hu63ES6K

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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 August 13, 2026. (**Suggested Motion: I move the notice for the August 17, 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-26-04 – KB's Tenant Improvements – ACTION ITEM

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

ii. DR-26-05 – Silver Dragon Exterior Improvements – ACTION ITEM

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

iii. DR-26-06 – The Trader Mural – 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.

iv. 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.

b. Minutes

i. June 16, 2026

ii. July 6, 2026

5. NEW BUSINESS – ACTION ITEM

a. DR-26-08 - 217 North 2nd Street Residence – ACTION ITEM

An application for Design Review Approval for the placement of a manufactured home and the construction of a garage with an accessory dwelling unit at 217 North 2nd Street.

b. **DR-26-09 – Addition to 213 North 3rd Street – ACTION ITEM**

An application for Design Review Approval for a setback encroachment for an addition to a structure located at 213 North 3rd Street.

c. **CUP-26-02 – Family Health Services Parking Lot Expansion – ACTION ITEM**

A conditional use permit for a parking lot on a separate parcel from the existing medical facility.

d. **Howard Preserve Management Plan – ACTION ITEM**

A City-initiated update to the Howard Preserve Management Plan.

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. September 8, 2026

8. **ADJOURNMENT - ACTION ITEM**



CIUDAD DE BELLEVUE, IDAHO
Comisión de Planificación y Zonificación
Lunes, 17 de agosto de 2026, 17:30
115 Pine Street, Bellevue, Idaho 83313

AGENDA

UNIRSE A LA REUNIÓN DE EQUIPOS

[Únete a la reunión ahora](#)

ID de la reunión: 296 592 476 369

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Código de entrada: hu63ES6K

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTI4YjgzYTAtNmMxOS00ZWU0LTkxNGltZWQ2MTA0ZmJjNDc1%40thread.v2/0?context=%7b%22Tid%22%3a%224bf19b22-eade-47a0-a58b-8db6b13f043c%22%2c%22Oid%22%3a%22c5e34ffd-539c-475c-b8b7-172244c9c3d6%22%7d

LLAMADA AL ORDEN

PASE DE LISTA

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

*Constatando 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 13 de agosto de 2026. (**Moción sugerida: Propongo que el aviso para la reunión ordinaria del 17 de agosto 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-26-04 – Mejoras para los inquilinos de KB – PUNTO DE ACCIÓN

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

ii. DR-26-05 – Mejoras exteriores del Dragón Plateado – PUNTO DE ACCIÓN

Solicitud de aprobación para revisión de diseño por cambios en el color de pintura exterior de la estructura situada en el 121 de South Main Street y por cambios en la paisajística y la configuración del aparcamiento del lugar.

iii. DR-26-06 – El Mural del Comerciante – ACCIÓN

Solicitud de revisión de diseño Aprobación para cambios en el color exterior de la pintura para añadir un mural al lado sur de la estructura situada en el 509 de South Main Street y mantener en su lugar un contenedor de transporte en esta misma propiedad.

iv. 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.

b. Actas

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 **July 1, 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.**

- i. 16 de junio de 2026
- ii. 6 de julio de 2026

5. NUEVO NEGOCIO – ACCIÓN

a. DR-26-08 - Residencia 217 North 2nd Street – PUNTO DE ACCIÓN

Solicitud de aprobación de revisión de diseño para la ubicación de una casa prefabricada y la construcción de un garaje con una unidad de vivienda accesoria en 217 North 2nd Street.

b. DR-26-09 – Ampliación en 213 North 3rd Street – PUNTO DE ACCIÓN

Solicitud de aprobación de revisión de diseño por una invasión de retraso para una ampliación de una estructura situada en 213 North 3rd Street.

c. CUP-26-02 – Ampliación del aparcamiento de los Servicios de Salud Familiar – PUNTO DE ACCIÓN

Un permiso de uso condicional para un aparcamiento en una parcela separada de la instalación médica existente.

d. Plan de Gestión de la Reserva Howard – PUNTO DE ACCIÓN

Una actualización iniciada por la ciudad al Plan de Gestión de la Reserva Howard.

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. 8 de septiembre de 2026

8. SUSPENSIÓN - PUNTO DE ACCIÓN

CITY OF BELLEVUE
PLANNING & ZONING COMMISSION

REGARDING AN APPLICATION OF: An application for Design Review Approval for changes to the exterior of an existing structure located at 745 N. Main Street, including the removal of one (1) window and replacement of one (1) window with one (1) exterior door.	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION
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DESCRIPTION: An application for Design Review Approval for changes to the exterior of an existing structure located at 745 N. Main Street, including the removal of one (1) window and replacement of one (1) window with one (1) exterior door.

The Bellevue Planning and Zoning Commission held a regular meeting on May 4, 2026 at which time the Commission voted to approve the subject application, subject to conditions.

I. GENERAL BACKGROUND

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

Exhibit A—Application Materials

Document Name	Receipt of Last Revision
Application	April 14, 2026
Site and Building Plans	April 14, 2026
Renderings/Photos	April 14, 2026

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.

II. APPLICABLE DESIGN REVIEW STANDARDS & CRITERIA

BELLEVUE CITY CODE SECTION 10-17-5

The following list of design review criteria shall be met by each applicant seeking design review approval. The Planning and Zoning Commission shall use said criteria to determine whether a project is to be approved or denied. A building which is allowed by right in this title may be reduced in bulk, height or other physical dimension by requirement of the commission only if found necessary to protect the public health, safety and/or welfare. If a development project is to be built in phases, each phase shall be subject to the design standards and criteria described in this section, and each phase independently shall meet said criteria and standards.

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 subject application included a site plan, building plans, current

exterior photos, and proposed exterior renderings.

FINDINGS: The included materials met the needs of the Commission's Design Review process and demonstrated compliance with all applicable Design Review standards.

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 storefront design and construction shall reflect historical architecture styles and shall incorporate building materials, architectural design and features representative of that historical period in Bellevue between 1880 and 1910. That architectural style includes frame and brick construction, frame and shiplap siding construction, horizontal log construction, and similar westward expansion motifs. Also, building design and construction shall preserve and incorporate any such existing structures and features, signage, exterior fixtures and other items from that period.

b. A building exceeding eight thousand five hundred (8,500) square feet of building coverage shall incorporate a change in facade design, materials, color and/or height, or a combination thereof, that such building appears to be more than one building. These changes shall occur at a minimum of every fifty feet (50') of wall facade visible by the general public and at the ceiling line of the first floor on two-story buildings. In addition, the facade shall change in depth a minimum of two feet (2') at each such change in facade.

c. All buildings in the B Business District shall have a minimum setback from wall/foundation to property line adjacent to Main Street/Highway 75 of three feet (3'), providing

an area for covered seating, planters, special event advertising units and displays of merchandise, in addition to the specified requirements of subsection B1b of this section.

d. All exterior mechanical equipment shall be screened on all sides with materials and colors matching the approved structure.

e. Mechanical equipment and solar panels shall be hidden or de-emphasized.

f. Metal siding shall not be permitted on buildings on parcels of real property abutting Main Street (State Highway 75) unless deemed appropriate by the Planning and Zoning Commission. All such buildings shall be constructed of or faced with materials that are similar in texture, finish, and appearance to natural materials. The use of natural materials such as wood, brick and stone shall be encouraged, and exterior wall colors shall be of natural earth tones.

g. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.

h. Accessory dwelling unit sizes shall comply with section 10-2-1 of this title.

2. Multi-Family And Townhouses: Multi-family and townhouses shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and location of the site. Multi-family and townhouse design, style, scale, and aesthetics shall blend with its neighborhood. There shall be no repetitive side by side development of buildings. The City is looking for individual buildings by varying types and styles to make for a pleasant streetscape experience.

3. Accessory Dwelling Units (ADUs): ADUs shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and emulate the primary structure of the site. Design, style, scale, and esthetics shall blend with its neighborhood. Building materials and exterior architectural design shall be reflective of

existing structures on the subject site and take into consideration the architectural style and materials of the general vicinity.

FACTS: The subject application proposes to maintain the color, majority of exterior materials, and major architectural features of the existing structure.

The subject application proposes to remove one (1) window and replace one (1) window with an exterior door.

FINDINGS: The subject application would not change the architectural character of the structure nor add any other feature which would violate the requirements of 10-17-5(B).

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.

No additional landscaping or irrigation are proposed.

No screening is proposed.

Drainage needs at the site are not likely to change 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.

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 Heugly, and a unanimous vote, the Bellevue Planning and Zoning Commission hereby **approves with conditions** the subject application submitted by Michael Doty, 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. That a building permit be obtained.

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 17th day of August, 2026

John Kurtz
Chair

Brian Parker
Community Development Director

CITY OF BELLEVUE
PLANNING & ZONING COMMISSION

REGARDING AN APPLICATION OF: An application for Design Review Approval for changes to the exterior paint color of the structure located at 121 S. Main Street.	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION
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DESCRIPTION: An application for Design Review Approval for changes to the exterior paint color of the structure located at 121 S. Main Street, and for changes to the landscaping and parking configuration of the site.

The Bellevue Planning and Zoning Commission held a regular meeting on May 4, 2026 at which time the Commission voted to approve the subject application, subject to conditions.

I. GENERAL BACKGROUND

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

Exhibit A—Application Materials

Document Name	Receipt of Last Revision
Application	April 24, 2026
Proposed Paint Colors	April 24, 2026

Site Plan	April 24, 2026
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Exhibit B—Department Head Comments

Casey McGehee, City Assets Manager – Received April 29, 2026

Exhibit C— Public Comments

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

II. APPLICABLE DESIGN REVIEW STANDARDS & CRITERIA

BELLEVUE CITY CODE SECTION 10-17-5

The following list of design review criteria shall be met by each applicant seeking design review approval. The Planning and Zoning Commission shall use said criteria to determine whether a project is to be approved or denied. A building which is allowed by right in this title may be reduced in bulk, height or other physical dimension by requirement of the commission only if found necessary to protect the public health, safety and/or welfare. If a development project is to be built in phases, each phase shall be subject to the design standards and criteria described in this section, and each phase independently shall meet said criteria and standards.

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 subject application included a site plan, survey of the site, and

proposed exterior color samples.

FINDINGS: The included materials met the needs of the Commission's Design Review process and demonstrated compliance with applicable Design Review standards.

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 B1b of this section.

d. All exterior mechanical equipment shall be screened on all sides with materials and colors matching the approved structure.

e. Mechanical equipment and solar panels shall be hidden or de-emphasized.

f. Metal siding shall not be permitted on buildings on parcels of real property abutting Main Street (State Highway 75) unless deemed appropriate by the Planning and Zoning Commission. All such buildings shall be constructed of or faced with materials that are similar in texture, finish, and appearance to natural materials. The use of natural materials such as wood, brick and stone shall be encouraged, and exterior wall colors shall be of natural earth tones.

g. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.

h. Accessory dwelling unit sizes shall comply with section 10-2-1 of this title.

2. Multi-Family And Townhouses: Multi-family and townhouses shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and location of the site. Multi-family and townhouse design, style, scale, and aesthetics shall blend with its neighborhood. There shall be no repetitive side by side development of buildings. The City is looking for individual buildings by varying types and styles to make for a pleasant streetscape experience.

3. Accessory Dwelling Units (ADUs): ADUs shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and emulate the primary structure of the site. Design, style, scale, and esthetics shall blend with its neighborhood. Building materials and exterior architectural design shall be reflective of

existing structures on the subject site and take into consideration the architectural style and materials of the general vicinity.

FACTS: The subject application proposes to change the exterior color of the structure from grey, blue, and purple to white. The exterior doors would be painted yellow. Exterior materials would remain the same.

The existing structure was built in 1930 and features an ornamented façade.

FINDINGS: All colors proposed for the structure by the subject application would be of a natural earth tone. The exterior paint color change would not substantially shift the architectural character of the structure, which is a well-preserved example of nineteenth-century structure design in Bellevue in form, massing, ornamentation, and materiality.

All other requirements of 10-17-5(B) are found to be unapplicable or to have been met by the subject application.

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 new exterior lighting.

At the time of this application, no exterior signage had been proposed.

Fencing proposed for the subject property would be post and rail style

construction and no higher than four feet (4') tall.

No significant natural features exist on site.

Additional landscaping is proposed to include one (1) new maple tree, to be served by drip irrigation.

No new screening is proposed.

Drainage needs at the site are not likely to change due to the subject application, as determined by the City Engineer.

A new parking area is proposed to be located on the east side of the property, with space to accommodate two (2) perpendicular parking spaces.

Improvements to the water meter located within the adjacent alley right-of-way adjacent to the subject property have been identified as necessary by the City Assets Manager on behalf of the Public Works Director.

FINDINGS: The addition of Condition 1 of Approval would ensure that the subject application meets all requirements of 10-17-5(C) for approval.

CONCLUSION: The subject application will meet the requirements of 10-17-5(C) for Design Review approval when Condition 1 of Approval is fulfilled.

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 Heugly, and a unanimous vote, the Bellevue Planning and Zoning Commission hereby **approves with conditions** the subject application submitted by Santos Serva, 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. Prior to the approval of a new business license, the existing water meter on-site shall be modified to be traffic-rated, or removed and rebuilt in an alternate location, to the satisfaction of the City Engineer and in accordance with adopted Idaho Standards of Public Works Construction.
2. That the applicant furnish a drainage plan as required by the City Engineer.

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 17th day of August, 2026

John Kurtz

Chair

Brian Parker

Community Development Director

CITY OF BELLEVUE
PLANNING & ZONING COMMISSION

REGARDING AN APPLICATION OF:	FINDINGS OF FACT, CONCLUSIONS
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.	OF LAW, AND DECISION

DESCRIPTION: 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.

The Bellevue Planning and Zoning Commission held a regular meeting on June 15, 2026 at which time the Commission voted to approve the subject application, subject to conditions.

I. GENERAL BACKGROUND

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

Exhibit A—Application Materials

Document Name	Receipt of Last Revision
Application	April 24, 2026
Proposed Paint Colors	April 24, 2026
Site Plan	April 24, 2026

Exhibit B—Department Head Comments

None received.

Exhibit C— Public Comments

Andy Andrade & Maria Reyes – Received 6/13/2026

Meagan Carey & Jarod Langdon – Received 6/15/2026

II. APPLICABLE DESIGN REVIEW STANDARDS & CRITERIA

BELLEVUE CITY CODE SECTION 10-17-5

The following list of design review criteria shall be met by each applicant seeking design review approval. The Planning and Zoning Commission shall use said criteria to determine whether a project is to be approved or denied. A building which is allowed by right in this title may be reduced in bulk, height or other physical dimension by requirement of the commission only if found necessary to protect the public health, safety and/or welfare. If a development project is to be built in phases, each phase shall be subject to the design standards and criteria described in this section, and each phase independently shall meet said criteria and standards.

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 subject application includes renderings as well as a site plan with snow storage, parking areas, and other proposed elements shown.

No landscape plan is included in the subject application.

FINDINGS: With the addition and fulfillment of Condition of Approval 2, the included materials will meet the needs of the Commission's Design Review process and demonstrate compliance with applicable Design Review standards.

CONCLUSION: The subject application meets the requirements of 10-17-5(A) for Design Review approval upon fulfillment of Condition of Approval 2.

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 B1b of this section.

d. All exterior mechanical equipment shall be screened on all sides with materials and colors matching the approved structure.

e. Mechanical equipment and solar panels shall be hidden or de-emphasized.

f. Metal siding shall not be permitted on buildings on parcels of real property abutting Main Street (State Highway 75) unless deemed appropriate by the Planning and Zoning Commission. All such buildings shall be constructed of or faced with materials that are similar in texture, finish, and appearance to natural materials. The use of natural materials such as wood, brick and stone shall be encouraged, and exterior wall colors shall be of natural earth tones.

g. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.

h. Accessory dwelling unit sizes shall comply with section 10-2-1 of this title.

2. Multi-Family And Townhouses: Multi-family and townhouses shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and location of the site. Multi-family and townhouse design, style, scale, and aesthetics shall blend with its neighborhood. There shall be no repetitive side by side development of buildings. The City is looking for individual buildings by varying types and

styles to make for a pleasant streetscape experience.

3. Accessory Dwelling Units (ADUs): ADUs shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and emulate the primary structure of the site. Design, style, scale, and esthetics shall blend with its neighborhood. Building materials and exterior architectural design shall be reflective of existing structures on the subject site and take into consideration the architectural style and materials of the general vicinity.

FACTS: The subject application proposes to change the exterior color of a portion of the south face of the structure to include a large mural. The dominant colors of the proposed mural are to be dark blue, dark green, and white. Exterior materials would remain the same.

The subject application proposes to maintain on site a shipping container, placed on the southeast corner of the property. The shipping container is a structure and features tan-colored metal siding. No changes to the exterior of the shipping container are proposed.

The shipping container structure proposed by the subject application would be visible from the street, especially when moving north along Main Street, and from the residences across the rear alley.

FINDINGS: All new exterior colors proposed for the structure by the subject application would be of a natural earth tone. The exterior paint color change would not substantially shift the architectural character of the structure.

The shipping container structure proposed by the subject application

would not match the required historical era and would be entirely faced with metal siding. Thus, the subject application will not meet the requirements of 10-17-5(B)(1)(a) and 10-17-5(B)(1)(f) without the addition and fulfillment of Condition of Approval 1.

All other requirements of 10-17-5(B) are found to be unapplicable or to have been met by the subject application.

CONCLUSION: The subject application meets the requirements of 10-17-5(B) for Design Review approval upon fulfillment of Condition of Approval 1.

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 new exterior lighting, new signage, or fencing.

No significant natural features exist on site.

Additional landscaping is planned but no landscape plan has been received.

No new screening is proposed.

Drainage needs at the site are not likely to change due to the subject application, as determined by the City Engineer.

No improvements to adjacent public rights-of-way have been identified by the Public Works Director to be undertaken by the applicant.

FINDINGS: The addition of Condition 2 of Approval will ensure that the subject

application meets all requirements of 10-17-5(C) for approval.

CONCLUSION: The subject application will meet the requirements of 10-17-5(C) for Design Review approval when Condition 1 of Approval is fulfilled.

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 and does not require a building permit.

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 Heugly, and a unanimous vote, the Bellevue Planning and Zoning Commission hereby **approves with conditions** the subject application submitted by Santos Serva, 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. That, within fifteen (15) days, the shipping container be removed from the site. This may be replaced with a stick-framed storage structure less than two hundred (200) square feet in size which may be approved by Staff without further application.
2. That the applicant submit to Staff a landscape plan or species list for review.
3. That the applicant furnish to Staff an updated snow storage plan for review, with consideration of the parking area located west of the fence.

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 17th day of August, 2026

John Kurtz

Chair

Brian Parker

Community Development Director

CITY OF BELLEVUE
PLANNING & ZONING COMMISSION

REGARDING AN APPLICATION OF: An application for Design Review Approval for changes to the exterior paint color of the structure located at 120 N Main Street.	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION
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DESCRIPTION: An application for Design Review Approval for changes to the exterior paint color of the trim of the structure located at 120 N Main Street.

The Bellevue Planning and Zoning Commission held a regular meeting on July 6, 2026 at which time the Commission voted to approve the subject application, subject to conditions.

I. GENERAL BACKGROUND

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

Exhibit A—Application Materials

Document Name	Receipt of Last Revision
Application	June 23, 2026
Plans and Exterior Photos	June 23, 2026

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.

II. APPLICABLE DESIGN REVIEW STANDARDS & CRITERIA

BELLEVUE CITY CODE SECTION 10-17-5

The following list of design review criteria shall be met by each applicant seeking design review approval. The Planning and Zoning Commission shall use said criteria to determine whether a project is to be approved or denied. A building which is allowed by right in this title may be reduced in bulk, height or other physical dimension by requirement of the commission only if found necessary to protect the public health, safety and/or welfare. If a development project is to be built in phases, each phase shall be subject to the design standards and criteria described in this section, and each phase independently shall meet said criteria and standards.

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 subject application included photos of previously-completed and unauthorized exterior paint color changes.

Photos included with the subject application showed exterior lighting which was neither downcast nor shielded.

FINDINGS: The included materials met the needs of the Commission's Design Review process and demonstrated compliance with applicable Design Review standards, save for the requirements of 10-17-5(A)(6). The Commission found that this noncompliance would be rectified by applying Condition 1 of Approval.

CONCLUSION: The subject application will meet the requirements of 10-17-5(A) for Design Review approval when Condition 1 of Approval is fulfilled.

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 B1b of this section.

d. All exterior mechanical equipment shall be screened on all sides with materials and colors matching the approved structure.

e. Mechanical equipment and solar panels shall be hidden or de-emphasized.

f. Metal siding shall not be permitted on buildings on parcels of real property abutting Main Street (State Highway 75) unless deemed appropriate by the Planning and Zoning Commission. All such buildings shall be constructed of or faced with materials that are similar in texture, finish, and appearance to natural materials. The use of natural materials such as wood, brick and stone shall be encouraged, and exterior wall colors shall be of natural earth tones.

g. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.

h. Accessory dwelling unit sizes shall comply with section 10-2-1 of this title.

2. Multi-Family And Townhouses: Multi-family and townhouses shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and location of the site. Multi-family and townhouse design, style, scale, and aesthetics shall blend with its neighborhood. There shall be no repetitive side by side development of buildings. The City is looking for individual buildings by varying types and styles to make for a pleasant streetscape experience.

3. Accessory Dwelling Units (ADUs): ADUs shall maintain traditional rural, small town

development patterns and architectural styles in keeping with the existing character of the area and emulate the primary structure of the site. Design, style, scale, and esthetics shall blend with its neighborhood. Building materials and exterior architectural design shall be reflective of existing structures on the subject site and take into consideration the architectural style and materials of the general vicinity.

FACTS: The subject application proposes to change the exterior trim color of the structure from mint green to orange. Otherwise, the majority of exterior materials, and major architectural features of the existing structure are proposed to remain unchanged.

Exterior lighting has been added to the subject property which is neither downcast nor shielded. During the May 18, 2026 meeting of the Commission, Staff reported that nearby a resident previously opined that this lighting created glare, visible from their property.

FINDINGS: The new exterior trim color proposed by the subject application would be of a natural earth tone. The exterior paint color change would not substantially shift the architectural character of the structure.

The exterior lighting added to the structure violates the requirements of 10-17-5(B)(1)(g). This is the only aspect of the subject application found to violate the requirements of 10-17-5(B). The Commission found that this noncompliance would be rectified by applying Condition 1 of Approval.

CONCLUSION: As conditioned herein, the proposal satisfies the requirements of this section.

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 includes additional exterior lighting which is neither downcast nor shielded.

The subject application does not propose any signage or fences.

No significant natural features exist on site.

No additional landscaping or irrigation are proposed.

No screening is proposed.

Drainage needs at the site are not likely to change 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 all requirements of 10-17-5(C) for approval, save for the requirements of 10-17-5(C)(1). The Commission found that this noncompliance would be rectified by applying Condition 1 of Approval.

CONCLUSION: The subject application will meet the requirements of 10-17-5(C) for Design Review approval when Condition 1 of Approval is fulfilled.

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 Beiser and a second by Commissioner Heugly, and a unanimous vote, the Bellevue Planning and Zoning Commission hereby **approves with conditions** the subject application submitted by Santos Serva, 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. That the added exterior lighting on site be modified or removed to comply with the Bellevue Outdoor Lighting Ordinance to the satisfaction of Staff, and that Staff may review any resultant minor modifications to the Design Review.

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 17th day of August, 2026

John Kurtz
Chair

Brian Parker
Community Development Director



SPECIAL MEETING MINUTES

JOIN TEAMS MEETING

[Join the meeting now](https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F_%23%2Fmeet%2F268070852843081%3Fp%3Ds9IIJCOV8R82yEI%26anon%3Dtrue&type=meet&deeplinkId=28caccf2-12b2-4163-a631-b6fcbd6fed83&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true)

Meeting ID: 268 070 852 843 081

Passcode: Hn95kj9h

https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F_%23%2Fmeet%2F268070852843081%3Fp%3Ds9IIJCOV8R82yEI%26anon%3Dtrue&type=meet&deeplinkId=28caccf2-12b2-4163-a631-b6fcbd6fed83&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true

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 **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 Grootveld motioned that the notice for the June 16, 2026 special meeting was completed in accordance with Idaho Code Section 74-204.

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

No commissioners identified any conflict.

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

No public comment was requested or provided.

4. 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.

Chair Kurtz reopened the public hearing. He noted that he had met with Staff between this meeting and the prior meeting. Mr. Bullock presented the implementation of plan. Chair Kurtz asked if “licensed” should be changed to “licensed and registered.” Staff would check with the Marshals on the preferred language. Chair Kurtz asked about the feasibility of impounding dumpsters without an impoundment facility, and suggested working with the trash service provider on enforcement. Chair Kurtz asked for public comment regarding the proposed changes to Chapter 3. The following individuals provided comments on Chapter 3:

- Jeff Pfaffle, 409 Wall Street, Ketchum
- Jackie Peppard, 216 Beech Street, Bellevue
- Jana Six, Bellevue

Chair Kurtz asked about the prohibition on parking within ten feet (10') and suggested setting a seasonal date. The Commission was generally in agreement with the seasonal date, and suggested adding a 2-3' buffer for summer parking. Mr. Bullock noted that obstruction of travel lanes is already prohibited by 6-3-3(A). Commissioner Beiser noted that as this is an existing code that has not been enforced well, and adding seasonality may further reduce compliance. She suggested that reducing the width to a lesser width may be a more enforceable route. Commissioner Grootveld felt that aligning the code with the desired outcomes (not obstructing traffic or snow removal) would be preferable. Mr. Bullock noted that Hailey had a similar seasonal parking ordinance and could ask their staff for additional information. Chair Kurtz asked for clarification 6-3-

3(E)(2). Mr. Bullock stated that the current code does not technically allow for street parking at all within ten feet (10') of the edge of the roadway, while striped parking exists. Chair Kurtz suggested that explaining that 6-3-3(G)(2) is for street sweeping purposes. The Commission suggested reducing the allowable idling time from thirty (30) minutes to fifteen (15) minutes. Chair Kurtz suggested striking section 6-3-4 and 6-3-3(F) because of enforceability. Commissioner Grootveld suggested keeping 6-3-3(A). Mr. Parker suggested moving on from vehicle enforcement and coming back with a separate ordinance to enable ticketing by the Marshals, then observe implementation of the existing code. Commissioner Beiser suggested expanding the hours that construction vehicles may be placed in the right-of-way. The Commission suggested between 7:00 AM and 7:00 PM. Commissioner Grootveld suggested treating UTVs and similar recreational vehicles was inappropriate. The Commission discussed the for-sale provisions and suggested striking it and relying on maximum parking durations and overnight parking hours. Commissioner Grootveld suggested that completely exempting vehicles associated with infrastructure work may be overly flexible. Mr. Bullock would adjust prior to the next meeting. Chair Kurtz suggested codifying creative alternatives to towing.

Chair Kurtz opened the floor to public comment regarding Title 7. The following individuals provided comment:

- Jeff Pfaeffle
- Jackie Peppard
- Robin Lehat
- Tony Evans

Chair Kurtz asked for clarification between “public ways,” “pathways” and “rights-of-way.” Staff would revise for consistency and add additional definitions. Chair Kurtz discussed the nuisance declaration and that “property within the City” was overly broad. Chair Kurtz suggested adding electric bicycles to the provisions of 7-1-4 and referencing Idaho State Law. Staff would research and update.

Commissioner Beiser moved to continue the hearing to the July 20, 2026 meeting, Commissioner Grootveld seconded, all voted in favor, and the motion carried.

5. NEXT MEETING

- a. Regular Meeting – July 6, 2026

6. ADJOURNMENT - ACTION ITEM

Commissioner Grootveld motioned to adjourn, Commissioner Beiser seconded, and the meeting was adjourned at 7:47 PM.



MINUTES

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_MTI4YjgzYTAzMmMxOS00ZWU0LTkxNGltZWQ2MTA0ZmJjNDc1%40thread.v2/0?context=%7b%22Tid%22%3a%224bf19b22-eade-47a0-a58b-8db6b13f043c%22%2c%22Oid%22%3a%22c5e34ffd-539c-475c-b8b7-172244c9c3d6%22%7d

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 **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.**)*

Commissioner Beiser motioned that the notice for the July 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.

The following individuals provided general public comment:

- John Wright, 608 Lewis Lane
- Matt Thornton, 412 South 4th Street
- Kris Timme, 416 South 4th Street

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

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

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.

Mr. Bullock presented the Staff Report. The Commission discussed the string lighting and whether they were compliant if considered “holiday lighting.” Mr. Bullock noted that there are seasonal restrictions to holiday lighting, but they could be more permissible if relocated under the canopy.

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

- Matt Thornton, 412 South 4th Street
- Evan Stelma, 111 Tendoy Street

Upon concluding the public comment, the Commission discussed the proposed condition to include the removal of the string lighting or bring them into compliance with Bellevue City Code.

Commissioner Beiser motioned to approve the subject application with the amendment to Condition #1 to allow Staff to administratively approve minor modifications to the structure, and to direct Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents.

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.

Mr. Parker stated that the applicant is requesting to continue the matter. The Commission discussed the next available meeting date, and noted that the next two meetings were unlikely to have quorum.

Commissioner Grootveld motioned to continue the matter to a date uncertain, Commissioner Beiser seconded, and the motion carried.

7. NEXT MEETING

- a. July 20, 2026

8. ADJOURNMENT - ACTION ITEM

Commissioner Grootveld motioned to adjourn the meeting, Commissioner Heugly seconded, all voted in favor and the meeting was adjourned at 6:01 PM.



DR-26-08

Staff Report

217 North 2nd Street

Bellevue Planning & Zoning Commission

August 17, 2026

New Residence
and ADU

Executive Summary

Description

An application for Design Review Approval for the placement of a manufactured home and the construction of a garage with an accessory dwelling unit at 217 North 2nd Street.

Discussion

- The applicant is requesting to place a manufactured home on the subject property, as well as constructing a 652 square foot garage with a 596 square foot accessory dwelling unit. Bellevue City Code 10-17-3(A) requires design review approval for all structures within the LB/R - Limited Business/Residential zone.
- Bellevue City Code Section 10-8-3 permits accessory dwelling units in the LB/R provided that the lot is six thousand (6,000) square feet or larger. The Blaine County Assessor's GIS estimates this parcel to be 5,996 square feet. The GIS data is fairly accurate, but not survey grade. Prior to the issuance of a building permit for any structure containing an accessory dwelling unit, the applicant should provide a property boundary survey stamped by a licensed surveyor showing that the parcel is six thousand (6,000) square feet or larger.
- The site plan shows a twenty foot (20') deep by twenty seven foot (27') wide paver parking area located on the subject property capable of parking three (3) vehicles, a two (2) vehicle alley loaded garage, and an eighty two foot (82') long gravel parking area capable of parking three (3) cars, for a total of eight (8) parking spaces located on the subject property. Bellevue City Code Section 10-8-6 limits the maximum parking for to six (6) parking spaces for a two-family residence. Prior to the issuance of a building permit, the applicant shall provide a revised site plan with six (6) or fewer parking spaces located on the subject property.
- Bellevue City Code Section 10-17-5(A)(8) requires the visual impact of on-site parking to be minimized whenever possible by locating the areas to the rear of the building or screening them with landscaping. The parking area located at the front of the building does not have any screening. Prior to the issuance of a building permit, the applicant should provide a revised site plan with the parking area at the front of the building either removed or screened by landscaping.
- The applicant is proposing to utilize the alley for access to the garage. Bellevue City Code Section 10-17-5(A)(3) requires alleys to be improved by the applicant with asphalt or compacted gravel as required by the Public Works Director. Prior to the issuance of a building permit, the applicant should receive approval of the alleyway improvements, snow removal plan, and utility connection plan for the use of the alleyway by the Public Works Director.
- No exterior lighting specifications have been provided. Bellevue City Code Section 10-17-5(A)(7) requires the Commission to find that exterior lighting does not create glare or cast light on neighboring properties. Prior to the issuance of a building permit, the applicant should provide specifications exterior lighting compliant with Chapter 10-22B of Bellevue City Code.

Recommendations

Actions

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

1. Prior to the issuance of a building permit for any structure containing an accessory dwelling unit, the applicant shall provide a property boundary survey stamped by a licensed surveyor showing that the parcel is six thousand (6,000) square feet or larger.
2. Prior to the issuance of a building permit, the applicant shall provide a revised site plan with six (6) or fewer parking spaces located on the subject property.
3. Prior to the issuance of a building permit, the applicant shall provide a revised site plan with the parking area at the front of the building either removed or screened by landscaping.
4. Prior to the issuance of a building permit, the applicant shall receive approval of the alleyway improvements, snow removal plan, and utility connection plan for the use of the alleyway by the Public Works Director.
5. Prior to the issuance of a building permit, the applicant shall provide specifications exterior lighting compliant with Chapter 10-22B of Bellevue City Code.

Suggested motion:

“I move to approve DR-26-08 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



Project Analysis

Legal Description

Lot 8, Block C, 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	July 29, 2026
Site Plan	July 29, 2026
Manufactured Home Building Plans	July 29, 2026
Landscape Plan	July 29, 2026
Color Swatches	July 29, 2026
ADU and Garage Building Plans	July 31, 2026

Public Noticing

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

Required Findings Code Sections

Bellevue City Code Section 10-17-5(B): Architecture:

1. Generally:
 - a. Building and shopfront design and construction shall reflect historical architecture styles and shall incorporate building materials, architectural design and features representative of that historical period in Bellevue between 1880 and 1910. That architectural style includes frame and brick construction, frame and shiplap siding construction, horizontal log construction, and similar westward expansion motifs. Also, building design and construction shall preserve and incorporate any such existing structures and features, signage, exterior fixtures and other items from that period.
 - b. A building exceeding eight thousand five hundred (8,500) square feet of building coverage shall incorporate a change in facade design, materials, color and/or height, or a combination thereof, that such building appears to be more than one building. These changes shall occur at a minimum of every fifty feet (50') of wall facade visible by the general public and at the ceiling line of the first floor on two-story buildings. In addition, the facade shall change in depth a minimum of two feet (2') at each such change in facade.
 - c. All buildings in the B Business District shall have a minimum setback from wall/foundation to property line adjacent to Main Street/Highway 75 of three feet (3'), providing an area for covered seating, planters, special event advertising units and displays of merchandise, in addition to the specified requirements of subsection B1b of this section.

- d. All exterior mechanical equipment shall be screened on all sides with materials and colors matching the approved structure.
 - e. Mechanical equipment and solar panels shall be hidden or de-emphasized.
 - f. Metal siding shall not be permitted on buildings on parcels of real property abutting Main Street (State Highway 75) unless deemed appropriate by the Planning and Zoning Commission. All such buildings shall be constructed of or faced with materials that are similar in texture, finish, and appearance to natural materials. The use of natural materials such as wood, brick and stone shall be encouraged, and exterior wall colors shall be of natural earth tones.
 - g. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.
 - h. Accessory dwelling unit sizes shall comply with section [10-2-1](#) of this title.
2. Multi-Family And Townhouses: Multi-family and townhouses shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and location of the site. Multi-family and townhouse design, style, scale, and aesthetics shall blend with its neighborhood. There shall be no repetitive side by side development of buildings. The City is looking for individual buildings by varying types and styles to make for a pleasant streetscape experience.
 3. Accessory Dwelling Units (ADUs): ADUs shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and emulate the primary structure of the site. Design, style, scale, and esthetics shall blend with its neighborhood. Building materials and exterior architectural design shall be reflective of existing structures on the subject site and take into consideration the architectural style and materials of the general vicinity.

Code Sections of Interest

Bellevue City Code Section 10-8-3

The accessory uses for this district include the following:

Accessory dwelling unit (ADU), subject to the following criteria:

1. The gross square footage of the ADU shall not exceed the amount identified below:

Lot Size	Accessory Dwelling Unit Size (Gross Square Feet)
6,000 sq. ft. – 8,000 sq. ft.	600
8,000 sq. ft. – 10,000 sq. ft.	700
10,000 sq. ft. – 20,000 sq. ft.	850
20,000 sq. ft. - 1 acre	1,000
Over 1 acre	1,200

2. Only one ADU shall be allowed per parcel.

3. ADUs are not to be constructed as an addition to a duplex or multi-family dwelling structure.
4. Accessory dwelling units are subject to administrative design review approval.
5. Accessory dwelling units are subject to a separate water and sewer capitalization fee from the primary structure in accordance with Title 8 of this Code.

Bellevue City Code Section 10-8-6

All buildings shall be placed on a lot so that there shall be adequate parking for no fewer than two (2) cars placed exclusively on the private property. The maximum area for parking shall be four (4) spaces for a single-family residence and six (6) spaces for a multiple (two) family townhouse. All limited businesses shall provide adequate parking for the specific business type applied for. City street or alley rights-of-way shall not be included. See chapter 21 of this title for dimensional standards and definitions. Specific to the LB/R Limited Business/Residential District, the following shall apply:

Type Of Use	Number Of Parking Spaces
Bed and breakfast	For boarding or rooming houses, 1 per each sleeping room or every 3 beds, whichever is greater
Medical/dental offices	1 per each 200 square feet of net floor area used by patrons, plus 1 per employee on duty
Nursing homes	1 per each 3 beds
Restaurants	For small restaurants, 1 per each 250 square feet of net floor space used by patrons, plus 1 per employee on duty
Retail	For basic retail stores, 1 per each 500 square feet of net floor area used by customers or patrons, plus 1 per every 750 square feet of net storage area, plus 1 per employee on duty
Other	Parking shall be as set forth in chapter 21 of this title

Bellevue City Code Section 10-17-3

- A. Business, Limited Business/Residential, Light Industrial, Light Industrial/Mixed Business, And Transitional Districts: No person shall commence construction repairs on any new building, or placement of any building upon property, or construction of any addition, alteration, or 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 without first receiving applicable design review approval as required by this chapter. No application for a building permit, demolition permit or other permit shall be received or such permit issued by the City for such construction or other work, excluding necessary maintenance, until design review approval has been obtained as applicable herein.
- B. Change Of Use: Change of use shall require an approved large scale conditional use permit for any building exceeding a twenty eight thousand (28,000) square foot building per parcel or lot

and shall be in compliance with defined uses per sections [10-7-2](#) and [10-7-4](#) of this title and shall comply with chapter 16 of this title.

- C. ADU (Accessory Dwelling Unit), Multi-Family And Townhouses In All Zoning Districts: No person shall commence construction or placement of any ADU, multi-family dwelling or townhouse, or make any addition, alteration or change to the exterior of any such building, or commence demolition, excluding necessary maintenance thereof, within any zoning district within the City without first having obtained design review approval therefor under the procedures, requirements, standards and criteria of this chapter. The design review application shall provide all the information required in section [10-17-4](#) of this chapter. In order to receive approval, the application shall meet the standards and criteria set forth in subsections 10-17-5A1 through A10, inclusive; subsections 10-17-5B1b through B1d; and subsections 10-17-5C1 through C7, inclusive, of this chapter.

Application Review Status

Pre-Review	Approved	Date Submitted
Community Development	Not Reviewed	07/29/2026
Final-Review	Not Reviewed	

Fees

Design Review	\$700.00
Subtotal	\$700.00
Processing Fee	\$24.50
Total	\$724.50
Amount Paid	\$724.50
Total Due	\$0.00

Payments

08/03/2026	Online	\$700.00
Total Paid		\$724.50

Application Form Data

(Empty fields are not included)

Permit Type (select all that apply)

Design Review

Design Review Type

Residential

Applicant First Name

Jason

Applicant Last Name

Hoag

Contact Phone

(208) 720-6539

Contact Email

jsnhoag@gmail.com

Are you the owner of the subject property?

Yes

Project Name

217 2nd St Home

Business Name (If applicable)

N/A

Narrative - Describe Reason for Application and Explain Project Details

Install a manufactured home and construct a garage with an ADU over the top.

Legal Description of Property

217 2nd St, Bellevue ID Parcel Number: RPB000000C0080

Project Address or Location

217 2nd St, Bellevue ID

Current Zoning

Limited Business/Res

Property Size (sq ft)

6000

Current Square Footage of Structures (If Applicable)

0

Proposed Square Footage of Structures (If Applicable)

2652

Are Living Quarters Included?

Yes

Number of Units/Lots

1

Upload Site Plan

 **217_ plan 2026.pdf**

Upload Preliminary Building Plans

 **217 home plan.pdf**

Upload Proposed Landscape Plan

62

 217_landscape plan 2026.pdf

Upload any additional files or documents

 217 2nd streeet -color swatches home.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

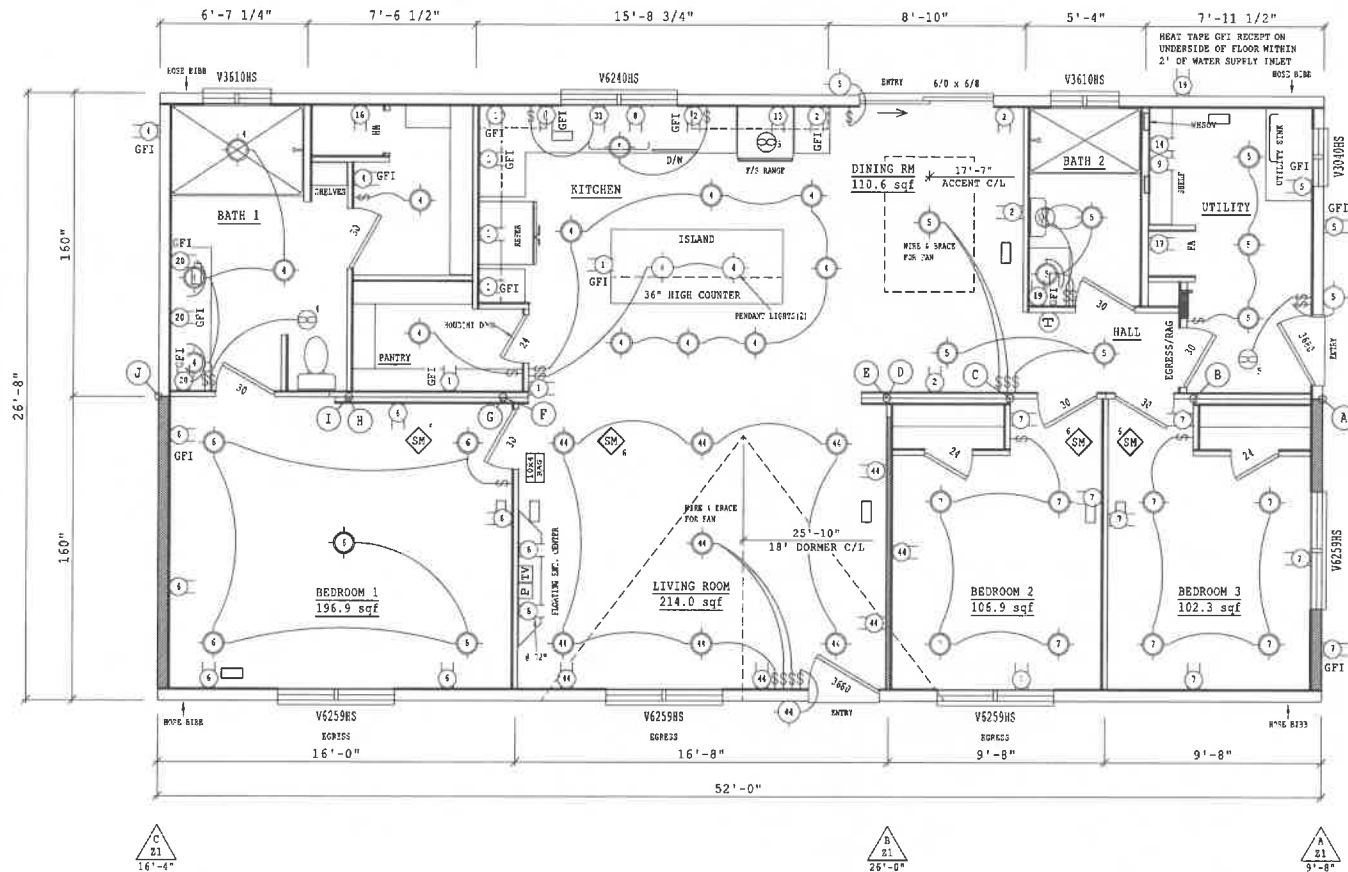
Jason Hoag - 07/29/2026 10:56 am

Messages

08/05/2026 13:59 pm - Applicant

uploading ADU drawings

 ADU and Garage drawing 7-31-26.pdf



THIS FLOOR PLAN AND ATTACHED OPTION DETAILS (IF APPLICABLE) IS DESIGNED TO MEET THE FOLLOWING STRUCTURAL REQUIREMENTS:
WIND ZONE(S) 1 ROOF LOAD(S) 100 LBS.



THIS APPROVAL EXPIRES 180 DAYS FROM DAFIA APPROVAL STAMPED DATE.

CUSTOMER: RUBIO 40323
ORDER NO: 2026-1158057

LEGEND

- RECEPTACLE
- THERMOSTAT
- SWITCH
- LIGHT FIXTURE
- RECESSED LIGHT
- EXHAUST FAN
- PANEL BOX
- SOLAR TUBE
- AIR SUPPLY
- 14" RETURN AIR
- RETURN AIR GRILLE
- OVERHEAD REGISTER
- FLOOR REGISTER
- CROSS-OVER LOCATION
- SUPPORT POST
- SHEARWALL
- SMOKE ALARM
- OPT CO ALARM (STD W/GAS)

- 160 x 52'-0"
- 160 x 52'-0"
- X

Cavco
INDUSTRIES, INC.

NAMPA
230

PRODUCT NAME
WAVERLY CREST
PRESTIGE

MODEL NO.

28483N

DRAWING TITLE

CUSTOM
FLOOR PLAN

DRAWN BY:

AIVAR K.

DATE:

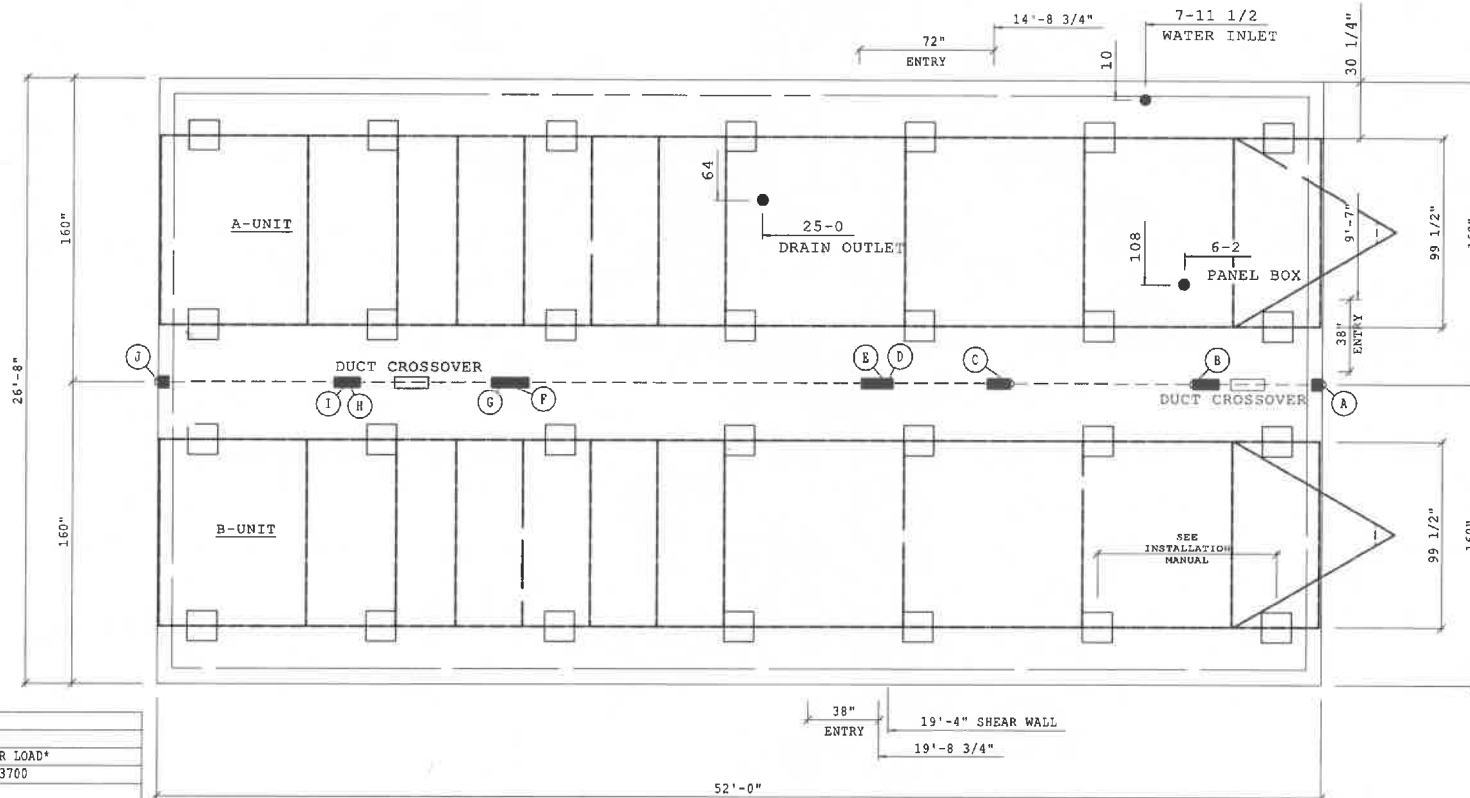
06/19/26

SHT

REV

FP.1c

23WT28483N658057



POST DATA			
LIVE LOAD: 100 LBS. 0			
LABEL	LOCATION	UNIT	PIER LOAD*
A		A	3700
A		B	
B	5'-9"	A	11600
B	5'-9"	B	
C	13'-11 1/4"	A	11400
C	13'-11 1/4"	B	
D	19'-5 1/4"	A	15300
D	19'-5 1/4"	B	
E	19'-5 1/4"	A	
E	19'-5 1/4"	B	
F	36'-7"	A	17700
F	36'-7"	B	
G	36'-7"	A	
G	36'-7"	B	
H	43'-5 3/4"	A	11400
H	43'-5 3/4"	B	
I	43'-5 3/4"	A	
I	43'-5 3/4"	B	
J	52'-0"	A	7000
J	52'-0"	B	

* EMPTY PIER LOAD IS COMBINED IN NUMBER ABOVE

STRAP DATA			
OVERHANGS (F/R): 6 / 6			
WIND ZONE: 1			
LOCATION	UNIT	STRAP	
	A&B	3 x 26 ga	
19'-10 1/2"	A&B	G-2	
52'-0"	A&B	3 x 26 ga	

LEGEND

STANDARD FOOTING

NOTES:
1. THIS DRAWING IS DESIGNED FOR THE STANDARD WIND ZONE AND IS TO BE USED IN CONJUNCTION WITH THE INSTALLATION MANUAL AND ITS SUPPLEMENTS.

2. FOOTINGS ARE SHOWN FOR EXAMPLE ONLY. QUANTITY AND SPACING MAY VARY BASED ON PAD TYPE, SOIL CONDITION, ETC.

3. NOTCH PERIMETER WALL WHERE NOTED TO ALLOW CHASSIS MAIN BEAM TO PASS THROUGH.

4. FOOTING PADS & PIERS ARE REQUIRED AT SUPPORT POSTS. SEE INSTALLATION MANUAL FOR REQUIREMENTS.

Cavco
INDUSTRIES, INC. ®

NAMPA
230

PRODUCT NAME
WAVERLY CREST
PRESTIGE

MODEL NO.
28483N

DRAWING TITLE
CUSTOM
PERMANENT FDN
100# ROOF LOAD

DRAWN BY:
AIVAR K.

DATE: 06/19/26

SNT REV
FP.1P.1c

CUSTOMER: RUBIO 40323
ORDER NO: 2026-1158057

ORD#658057/CUSTOMER: RUBIO 40323

23WI28483N658057

FRONTBACK

Cavco
INDUSTRIES, INC.

NAMPA
230

PRODUCT NAME
WAVERLY CREST
PRESTIGE

MODEL NO.
28483N

DRAWING TITLE
CUSTOM
EXTERIOR
ELEVATIONS

DRAWN BY: AIVAR K.

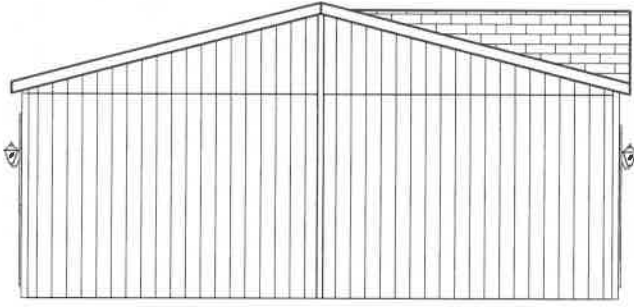
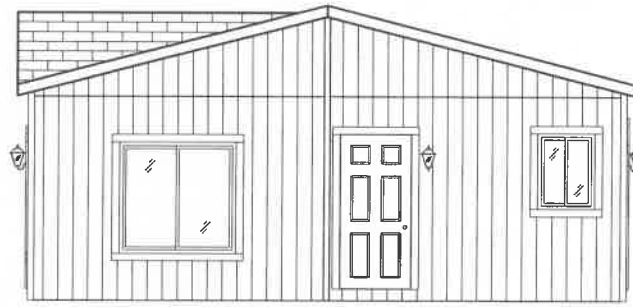
DATE: 06/19/26

SHT	REV
EE.1c	

CUSTOMER: RUBIO 40323
ORDER NO: 2026-1158057

ORD#658057/CUSTOMER:RUBIO 40323

23WI28483N658057

REARHITCH

Cavco
INDUSTRIES, INC.®

NAMPA
230

PRODUCT NAME
WAVERLY CREST
PRESTIGE

MODEL NO.
28483N

DRAWING TITLE
CUSTOM
EXTERIOR
ELEVATIONS

DRAWN BY: AIVAR K.

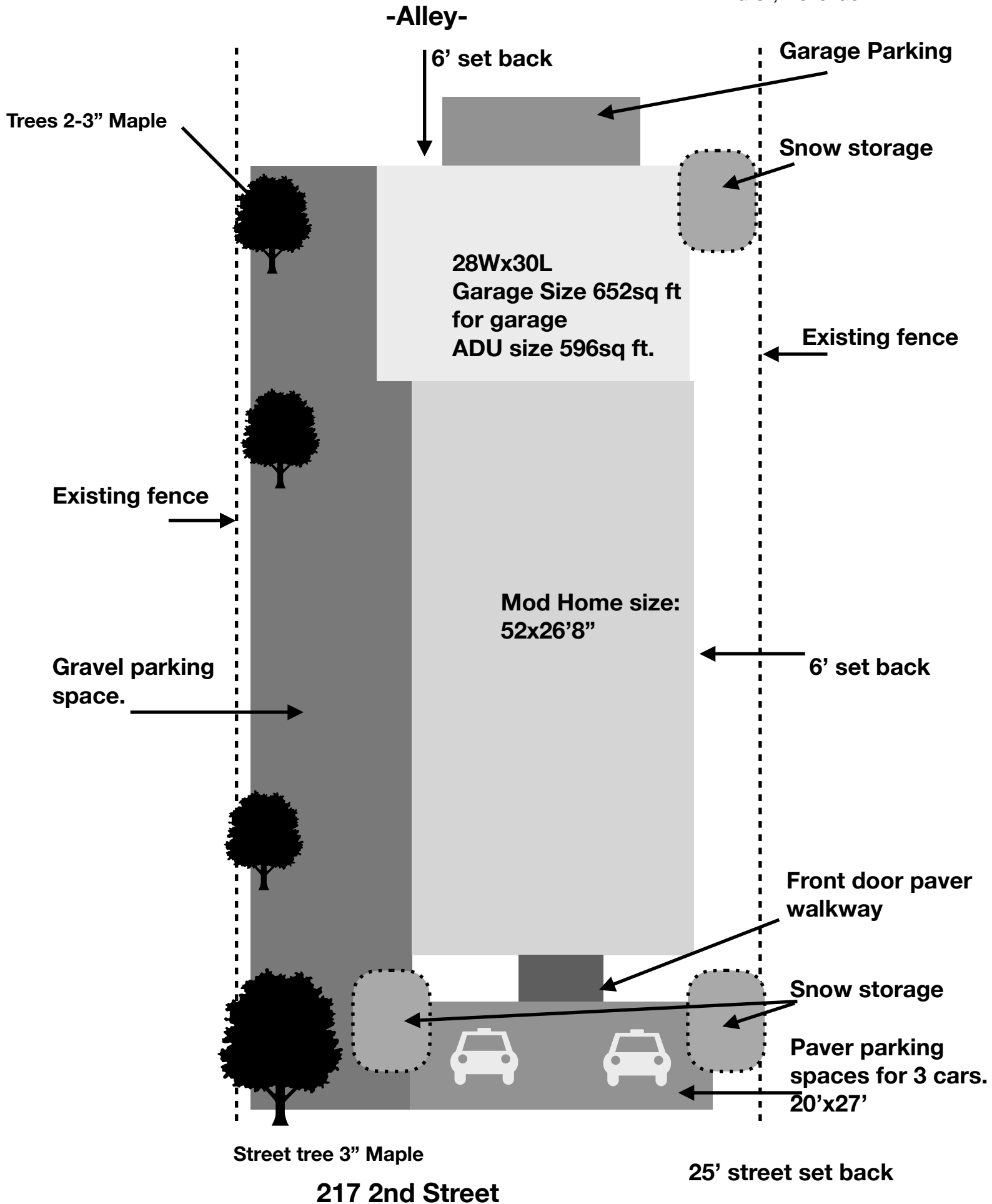
DATE: 06/19/26

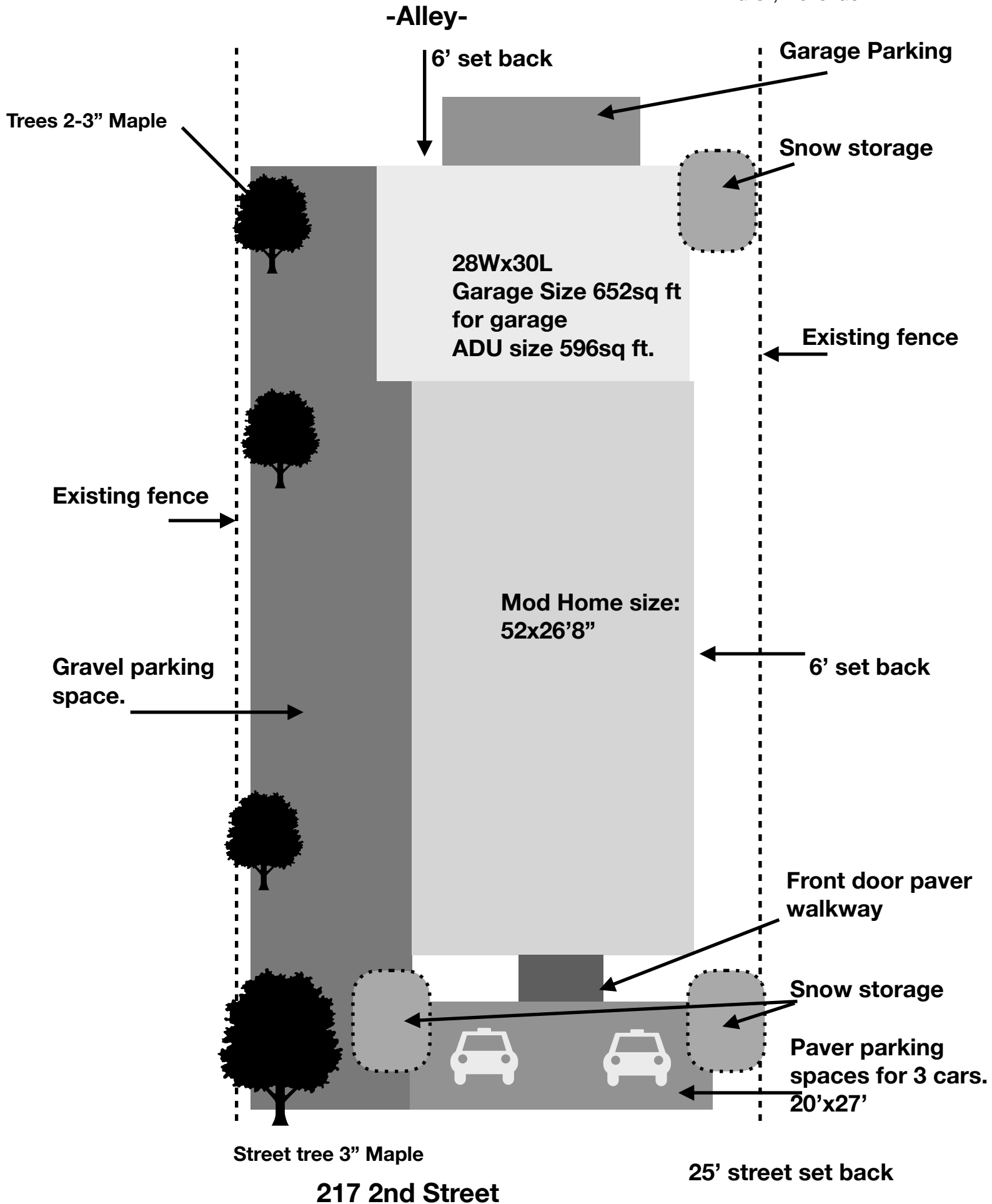
SHT	REV
EE.2c	

CUSTOMER: RUBIO 40323
ORDER NO: 2026-1158057

ORD#658057/CUSTOMER: RUBIO 40323

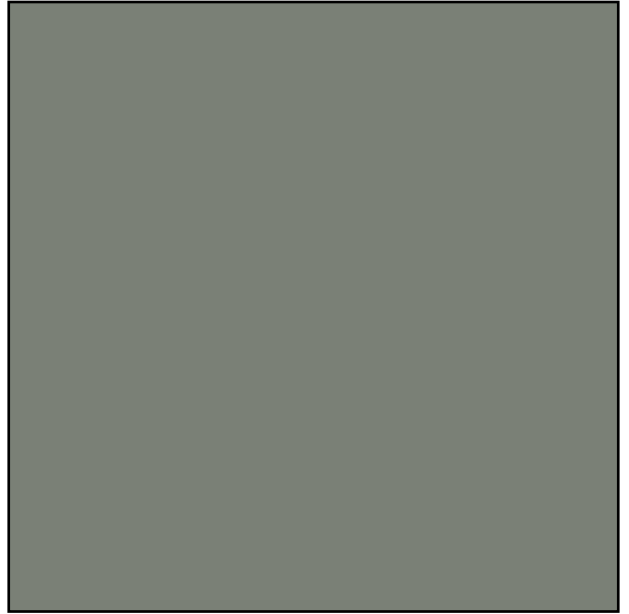
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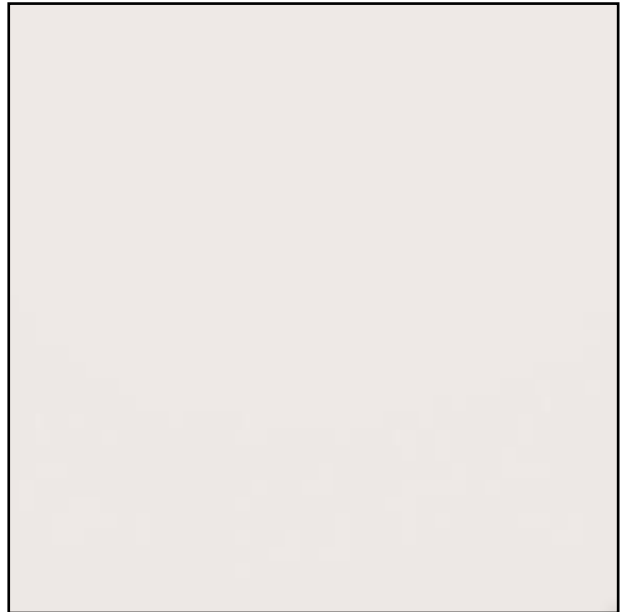


Color swatches: 217 2nd Street Bellevue Idaho

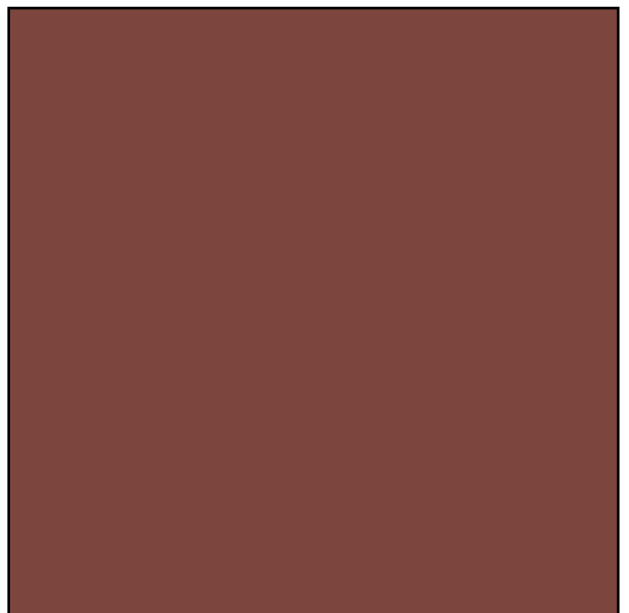
Main color: Body Retreat by Sherwin Williams Paint

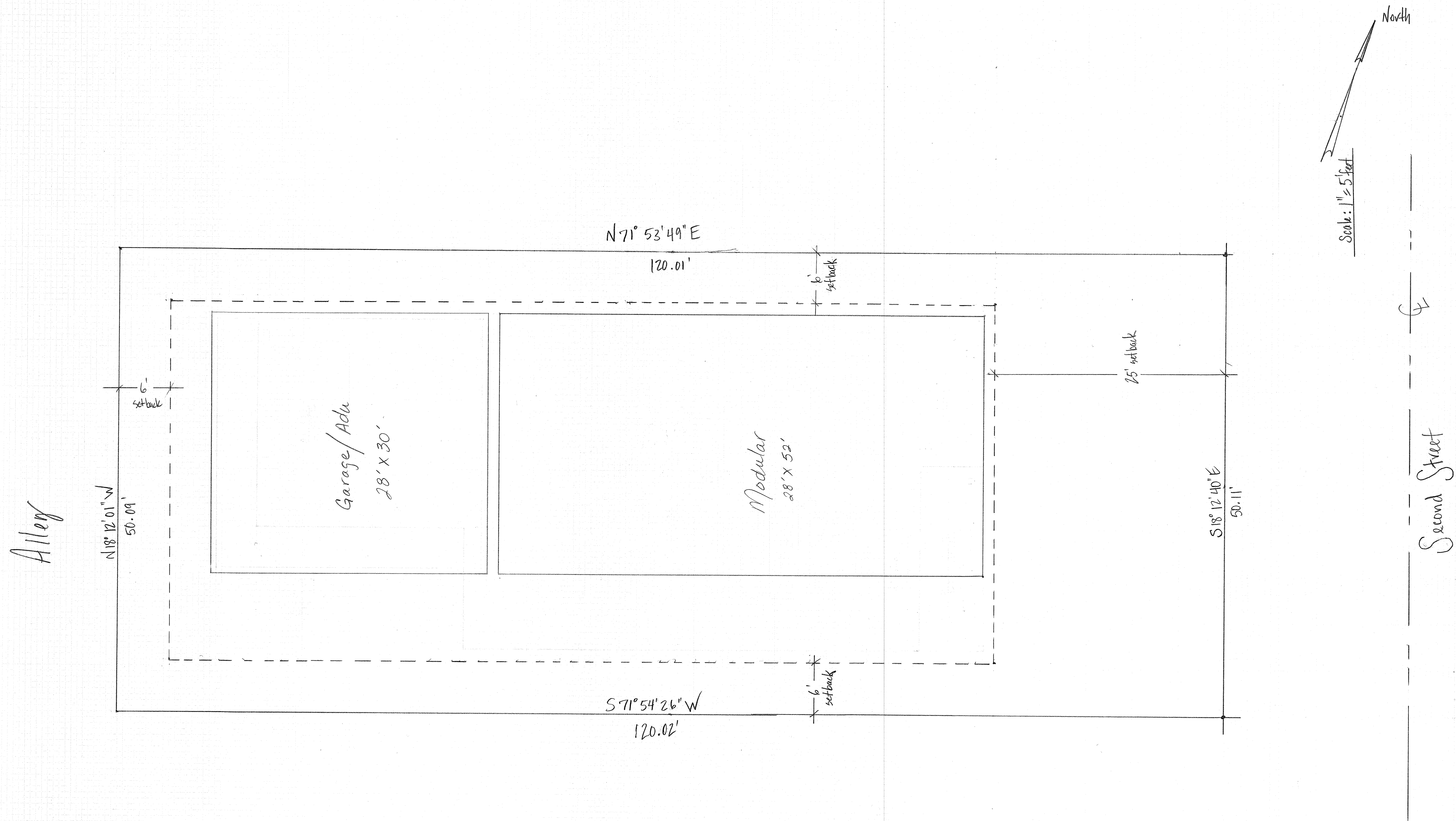


Trim: Snowbound by Sherwin Williams



Lower/base level: Red Barn by Sherwin Williams

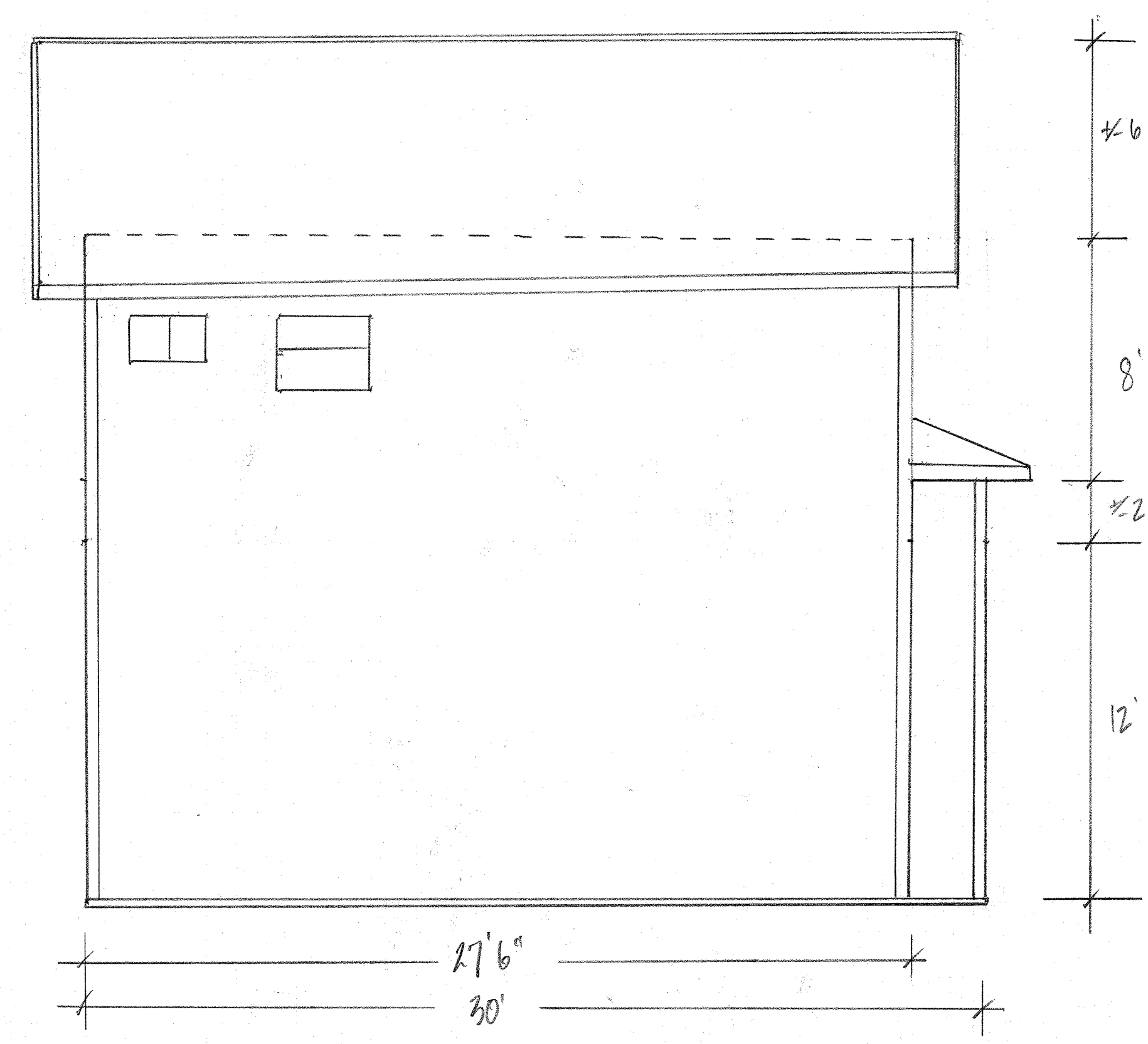




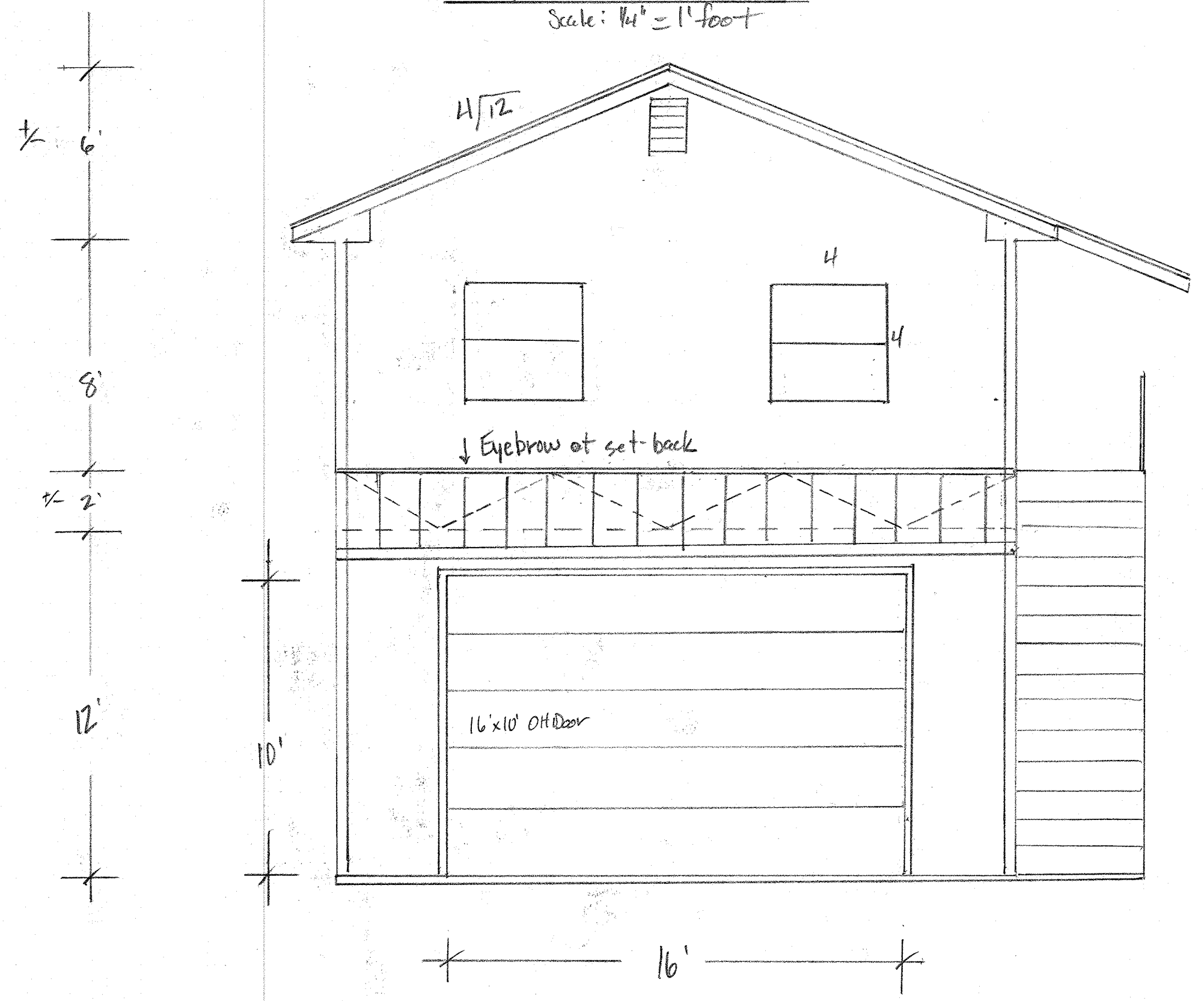
North
Scale: 1" = 5 feet

Site Plan

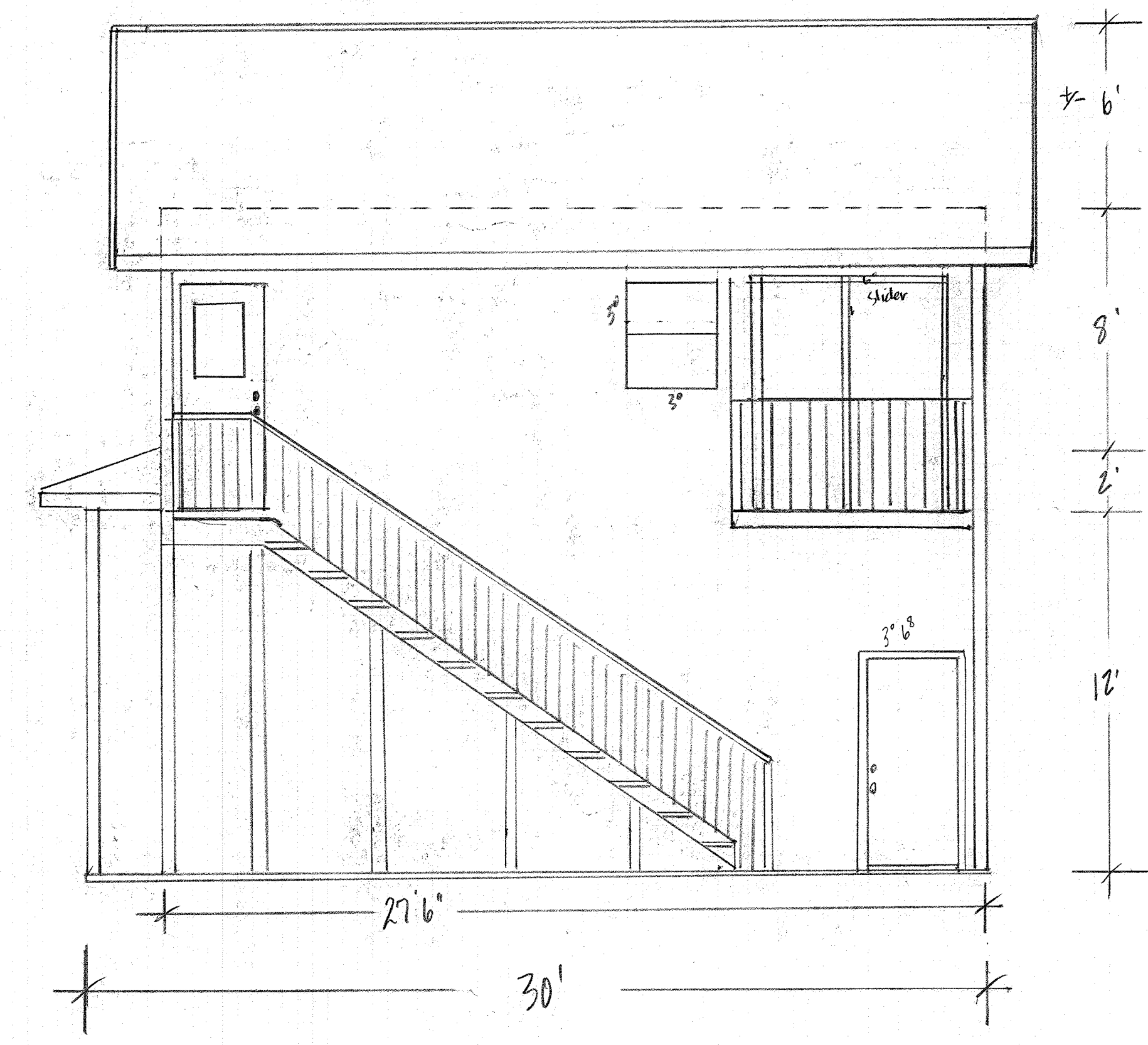
North Elevation
Scale: 1/4" = 1' foot



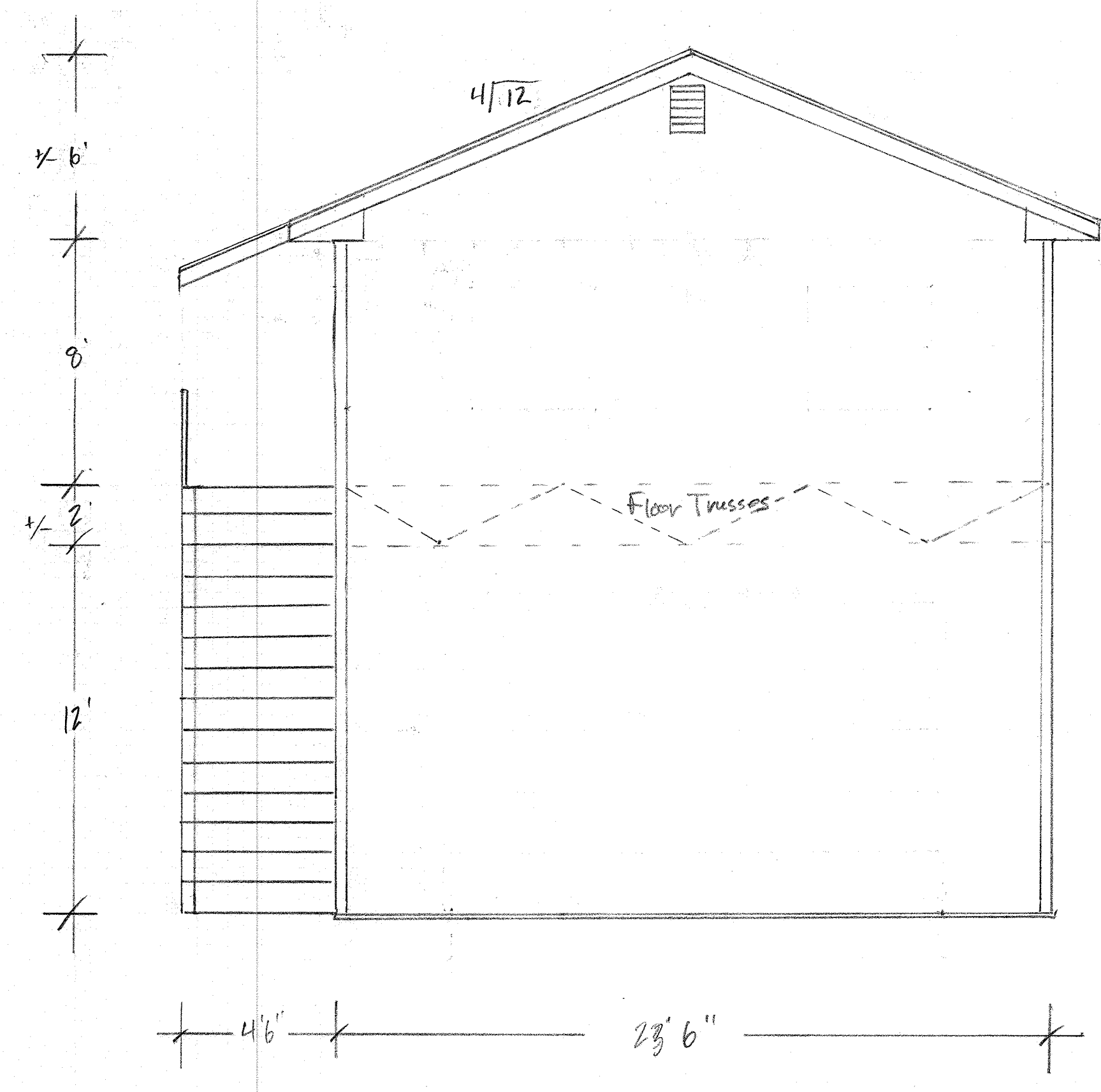
West Elevation
Scale: 1/4" = 1' foot

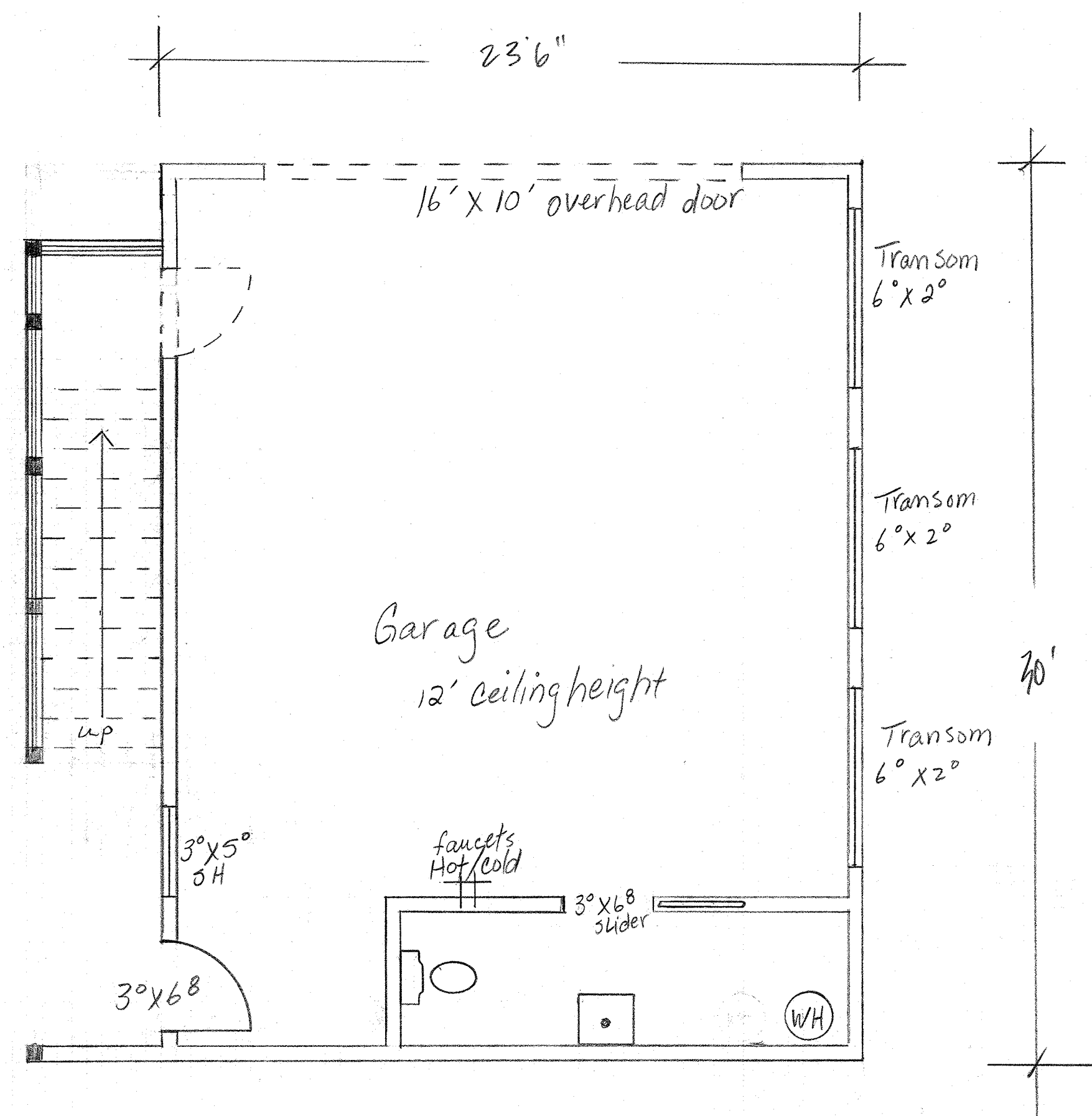


South Elevation
Scale: 1/4" = 1' foot

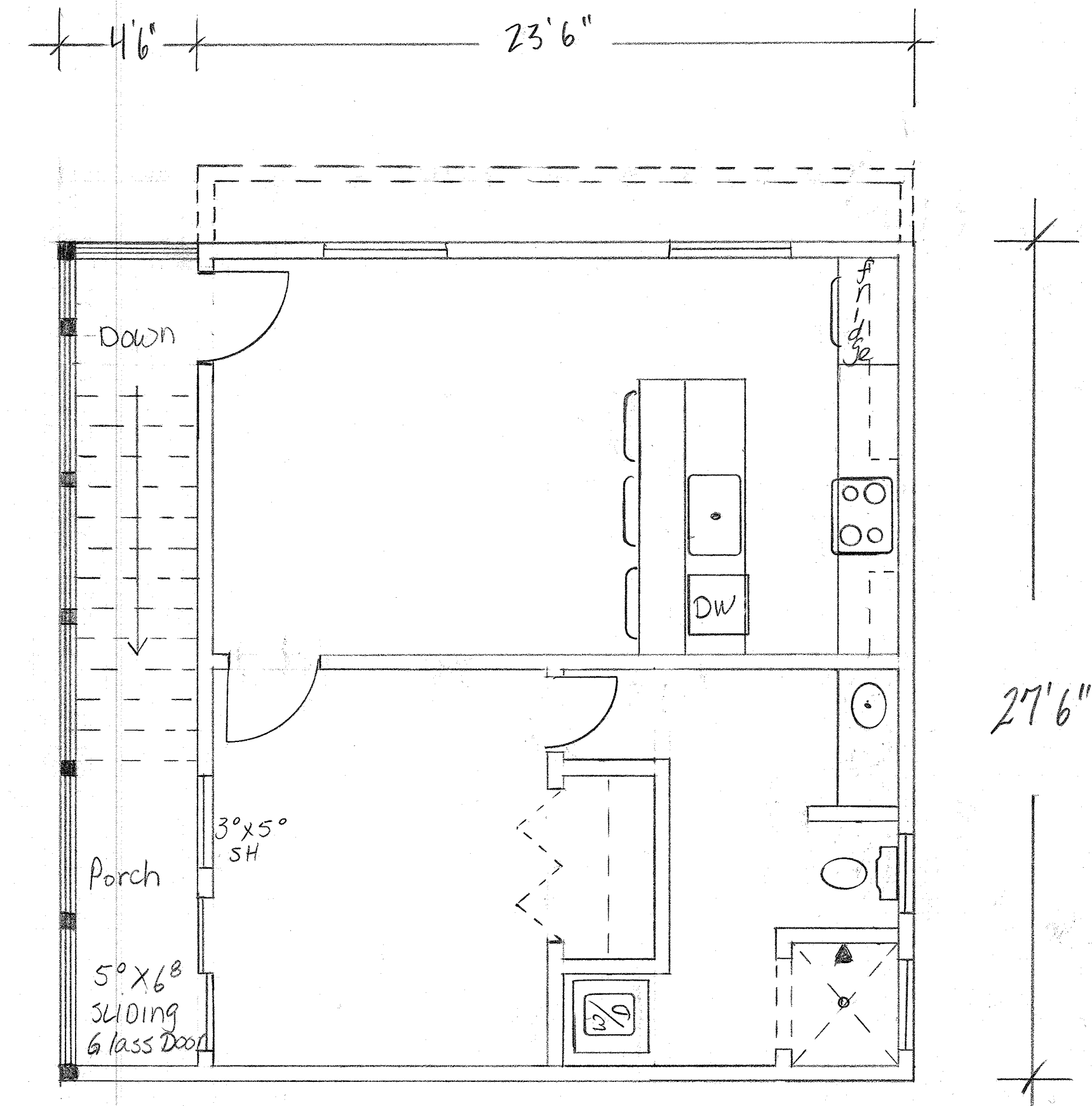


East Elevation (Alley)
Scale: 1/4" = 1' foot





652 sf garage



596 sf ADU

Notes:

- 2x6 construction
- fir in plumbing walls
- Counter depth fridge for space saver



DR-26-09

Staff Report

213 North 3rd Street

Bellevue Planning & Zoning Commission

August 17, 2026

Greenhouse
Addition

Executive Summary

Description

An application for Design Review Approval for a reduced setback for an addition to the existing structure located at 213 North 3rd Street.

Discussion

- The applicant is requesting to construct a 365 square foot attached greenhouse addition to the existing residence. The outer extremity of the eave is 5.5' from the side property boundary. Bellevue City Code Section 10-6-5(D)(2) requires design review approval for side yard setbacks less than six feet (6').
- The roof is designed to hold snow and the site is not at an intersection.

Recommendations

Actions

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

Suggested motion:

"I move to approve DR-26-09 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



Project Analysis

Legal Description

Lot 8, Block C, 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	August 6, 2026
Building Plans	August 6, 2026

Public Noticing

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

Required Findings Code Sections

Bellevue City Code Section 10-17-5(B): Architecture:

1. Generally:
 - a. Building and storefront design and construction shall reflect historical architecture styles and shall incorporate building materials, architectural design and features representative of that historical period in Bellevue between 1880 and 1910. That architectural style includes frame and brick construction, frame and shiplap siding construction, horizontal log construction, and similar westward expansion motifs. Also, building design and construction shall preserve and incorporate any such existing structures and features, signage, exterior fixtures and other items from that period.
 - b. A building exceeding eight thousand five hundred (8,500) square feet of building coverage shall incorporate a change in facade design, materials, color and/or height, or a combination thereof, that such building appears to be more than one building. These changes shall occur at a minimum of every fifty feet (50') of wall facade visible by the general public and at the ceiling line of the first floor on two-story buildings. In addition, the facade shall change in depth a minimum of two feet (2') at each such change in facade.
 - c. All buildings in the B Business District shall have a minimum setback from wall/foundation to property line adjacent to Main Street/Highway 75 of three feet (3'), providing an area for covered seating, planters, special event advertising units and displays of merchandise, in addition to the specified requirements of subsection B1b of this section.
 - d. All exterior mechanical equipment shall be screened on all sides with materials and colors matching the approved structure.
 - e. Mechanical equipment and solar panels shall be hidden or de-emphasized.
 - f. Metal siding shall not be permitted on buildings on parcels of real property abutting Main Street (State Highway 75) unless deemed appropriate by the Planning and Zoning Commission. All such buildings shall be constructed of or faced with materials that are similar in texture, finish, and appearance to natural materials. The use of natural materials

such as wood, brick and stone shall be encouraged, and exterior wall colors shall be of natural earth tones.

- g. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.
- h. Accessory dwelling unit sizes shall comply with section [10-2-1](#) of this title.
- 2. Multi-Family And Townhouses: Multi-family and townhouses shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and location of the site. Multi-family and townhouse design, style, scale, and aesthetics shall blend with its neighborhood. There shall be no repetitive side by side development of buildings. The City is looking for individual buildings by varying types and styles to make for a pleasant streetscape experience.
- 3. Accessory Dwelling Units (ADUs): ADUs shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and emulate the primary structure of the site. Design, style, scale, and esthetics shall blend with its neighborhood. Building materials and exterior architectural design shall be reflective of existing structures on the subject site and take into consideration the architectural style and materials of the general vicinity.

Code Sections of Interest

Bellevue City Code Section 10-6-5

The dimensional, bulk and building coverage standards and requirements for this district are the following:

- A. Minimum Lot Area: The minimum lot area in the City limits shall be six thousand (6,000) square feet in the platted portion and six thousand (6,000) square feet in the unplatted portion, unless a reduced lot size is approved by the City through a planned unit development, annexation agreement, development agreement or other similar process, or when the City deems it as a benefit for providing affordable housing. The approved reduced lot size shall not be less than three thousand (3,000) square feet per dwelling unit.
- B. Minimum Lot Width: Fifty feet (50'), unless otherwise approved by the City through a planned unit development, annexation agreement, development agreement or other similar process, or when the City deems it as a benefit for providing affordable housing which is linked to an affordable housing.
- C. Minimum Front Yard:
 - 1. Minimum distance of any building from the front lot line: Twenty (20) feet, except all garage portions of a building shall remain at twenty five (25) feet. (Ord. 2015-02, 4-20-2015, amended Ord. 2019-05, 6-24-2019)
 - 2. A ten foot (10') minimum distance of any building from the front lot line may be approved by the City through an approved design review application, a planned unit development, annexation agreement, development agreement or other similar process. Reduced setbacks shall be considered to encourage architectural features such as extended rooflines over entries, covered or enclosed on site parking and covered porches. All applications applying for reduced setbacks shall provide on site snow storage and parking. No building shall obstruct the vision triangle at an intersection. Setbacks shall be measured from the extremities of the building to the property line.

3. Garden buildings/portable storage shed structures and greenhouses which do not require a City building permit, are less than one hundred twenty (120) square feet and shall not be used to house farm animals may have a minimum (front) setback from the property line of ten feet (10'). Setbacks for garden buildings/portable storage shed structures on a lot having dual street frontage shall be not less than ten feet (10') from the property line. The property owner shall be responsible for determining his or her property lines prior to placing the structure. Structures shall not restrict the minimum number of required on site vehicle parking spaces. The property owner shall be responsible for removing the structure if it is placed over utilities. The property owner shall comply with applicable CC&Rs. Maximum square footage for the structures defined herein shall not exceed a single structure or multiple structures of two hundred (200) square feet per single-family dwelling, utilizing the reduced setbacks stated herein. All structures over one hundred twenty (120) square feet shall obtain an approved building permit.
- D. Minimum Side and Rear Yards: (Minimum distance of any building from each side and rear lot lines.) These restrictions shall be followed in all cases:
1. A ten foot (10') Minimum distance of any building from the front lot line may be approved by the city through an approved design review application, a planned unit development, annexation agreement, development agreement or similar process. Reduced setback shall be considered to encourage architectural features such as extended rooflines over entries, covered or enclosed on site parking and covered porches.
 2. No residence or outbuilding shall be placed closer than six feet (6') from any side or rear property line, unless otherwise approved by the City through an approved design review application, a planned unit development, annexation agreement, development agreement or other similar process. The reduced side and rear property line setbacks shall not be less than four feet (4'). All applications proposing to utilize reduced setbacks shall provide on site snow storage and not obstruct the vision triangle at an intersection. Setbacks shall be measured from the extremities of the building to the property line.
 3. There shall be nothing that would possibly obstruct the vision triangle placed closer than fifteen feet (15') from the property line at a corner or intersection. Any fences, shrubs, etc., that are placed on the property lines shall not exceed a height of three and one-half feet (3 1/2') where they could possibly interfere with vision at intersections.
 4. Minimum front, side and rear yards for a townhouse development, multi-unit housing, nursing home, condominium, educational facility, church, and other institutional housing shall meet the same setback requirements as indicated in subsections C-1, D1 and D2 of this section; except, that townhouse development, multi-unit housing, nursing home, condominium, educational facility, church, and other institutional housing complexes shall be allowed zero setbacks from common wall lot lines.
 5. Garden buildings/portable storage shed structures and greenhouses which do not require a City building permit, are less than one hundred twenty (120) square feet and shall not be used to house farm animals may have a minimum side and rear setback from the property line of ten feet (10'). Setbacks for garden buildings/portable storage shed structures on a lot having dual street frontage shall not be less than ten feet (10') from the property line. The property owner shall be responsible for determining his or her property lines prior to placing the structure. Structures shall not restrict the minimum number of required on site vehicle parking spaces. The property owner shall be responsible for removing the structure if it is placed over utilities. The property owner shall comply with applicable CC&Rs. The maximum square footage for the structures defined herein shall not exceed a single structure or multiple structures of two hundred (200) square feet per single-family dwelling,

utilizing the reduced setbacks stated herein. An approved building permit shall be obtained for all structures over one hundred twenty (120) square feet.

E. Maximum Floor Area:

1. The gross floor area for buildings in the GR zone shall not exceed thirty six thousand (36,000) square feet. All buildings in excess of twenty-eight thousand (28,000) square feet in gross floor area per lot or parcel shall apply for and obtain a conditional use permit, pursuant to chapter 10-15 of this Code. All buildings in excess of twenty-eight thousand (28,000) square feet shall have a minimum setback of ten feet (10').
2. Exemptions: Churches and public facilities, as defined in chapter 10-2, shall be exempt from the maximum floor area provision.

Application Review Status

Pre-Review	Approved	Date Submitted
Community Development	Not Reviewed	08/06/2026
Final-Review	Not Reviewed	

Fees

Administrative Design Review	\$200.00
Subtotal	\$200.00
Processing Fee	\$7.00
Total	\$207.00
Amount Paid	\$207.00
Total Due	\$0.00

Payments

08/06/2026	Online	\$200.00
Total Paid		\$207.00

Application Form Data

(Empty fields are not included)

Permit Type (select all that apply)
Administrative Design Review

Administrative Design Review Type
Other

Applicant First Name
Destino

Applicant Last Name

Contact Phone

(541) 591-2471

Contact Email

destitodaspinto@gmail.com

Are you the owner of the subject property?

Yes

Project Name

Greenhouse Addition – 213 N. 3rd Street

Narrative - Describe Reason for Application and Explain Project Details

Application for approval to construct a new 365-square-foot unconditioned greenhouse addition to the existing single-family residence. The work includes the foundation, structural framing, roofing, exterior walls, windows, doors and associated site work. Exterior log siding, asphalt shingles, green windows and architectural details will match the existing residence. The addition will not change the property's existing single-family residential use.

Legal Description of Property

Lot 8A, Block M, Bellevue Original Townsite, Blaine County, Idaho; recorded under Instrument No. 432491.

Project Address or Location

213 N. 3rd Street, Bellevue, Idaho 83313

Current Zoning

Residential

Property Size (sq ft)

9022

Upload Site Plan

 **GREENHOUSE ADDITION - PDF.pdf**

Upload Preliminary Building Plans

 **GREENHOUSE ADDITION - PDF.pdf**

Upload Proposed Landscape Plan

 **GREENHOUSE ADDITION - PDF.pdf**

Signature

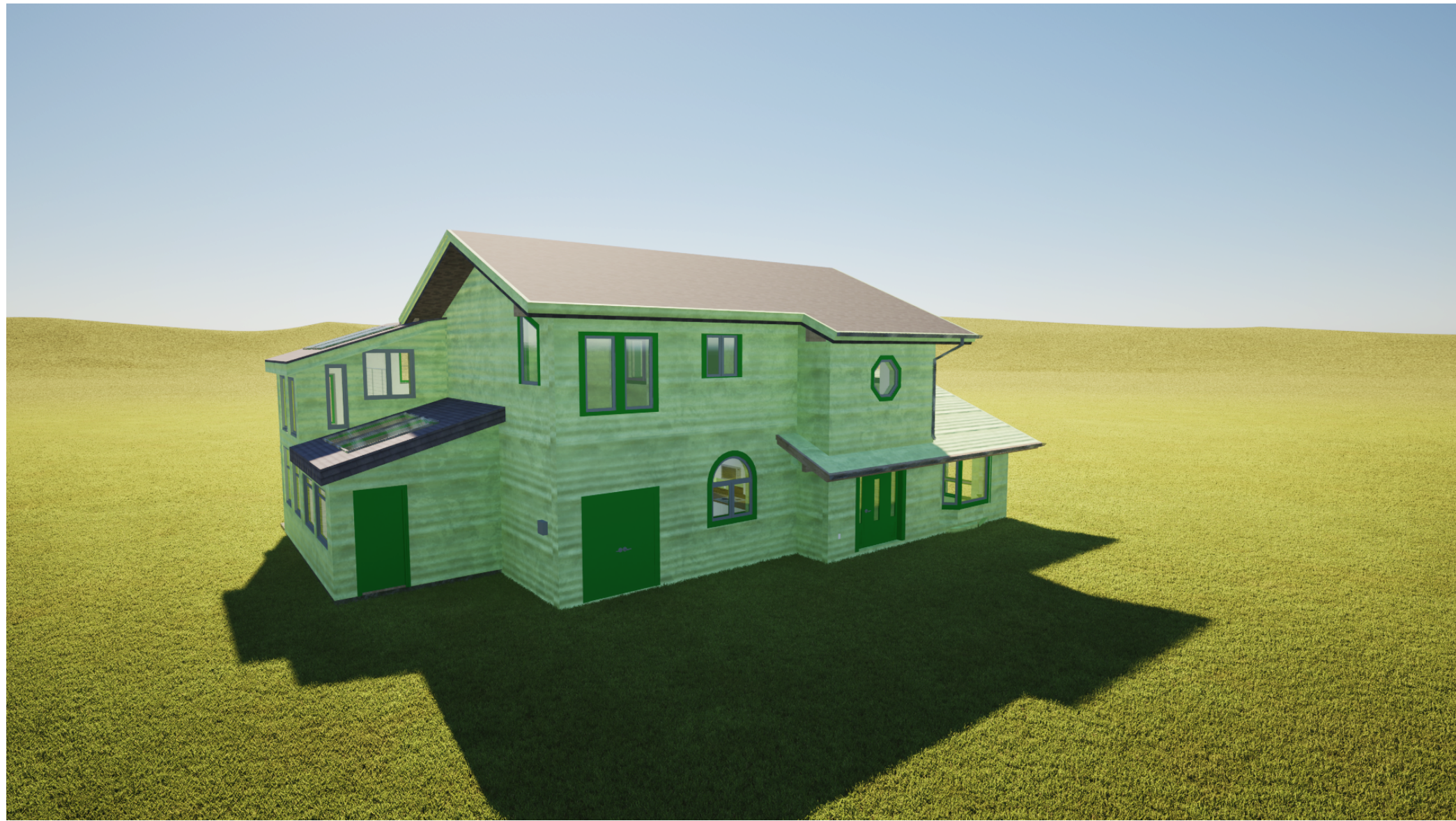
By signature hereon, the property owner or authorized representative acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant 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

Destino Das Stellavem - 08/06/2026 4:03 pm



Documented by Howland Architecture Studio, Inc. Design by others.

PROJECT INFORMATION

SCOPE OF WORK: UNCONDITIONED GREENHOUSE ADDITION

DESCRIPTION: BELLEVUE LOT 8A BLK M

ZONE: GR

EXISTING SETBACKS: FRONT: 24.889' BACK: 14.933'
SIDE SOUTH: 16.742' SIDE, NORTH: 6.584'

ADDITION SETBACKS: FRONT: 39.018' BACK: 55.915'
SIDE SOUTH: 5.661' SIDE, NORTH: 41.767'

ADDITION HEIGHT: 18' 10 1/4" MAX HEIGHT
ADDITION HEIGHT @ DRIP LINE: 15' 7"
ADDITION SF = 365 SF

BUILDING CODE SUMMARY

2018 IRC
BUILDING OCCUPANCY: SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE: VB
STORIES: 2
GROUND FLOOR: 1885 SF
2ND FLOOR: 720 SF
GARAGE: 480 SF
UNCONDITIONED ADDITION: 365 SF
SHED 96 SF

GENERAL NOTES

The Contractor shall visit the site and verify dimensions and conditions prior to commencing work.
The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract.
The Contractor shall secure and pay for the building permit and other permits necessary for proper execution and completion of the Work. The Contractor shall be responsible for scheduling required permit inspections.
The Contractor shall comply with manufacturer's recommendations for storing building materials.
The Contractor shall be responsible for trash removal and disposal.
The Contractor shall carry liability insurance and workman's compensation insurance.

SITE WORK

All utilities shall be underground.

LANDSCAPING & GRADING

Yard grading and landscaping shall be done by excavator or clients choice.

CONCRETE AND REINFORCING STEEL

See structural drawings

ROUGH CARPENTRY

Install rough carpentry work to comply with N.F.P.A. "Manual of House Framing, form E30".
Provide blocking for millwork, cabinets, and accessories as required.
Provide pressure treated plates for partition walls.
See structural drawings for additional notes.

FINISH CARPENTRY

Install finish carpentry work plumb, level, true and straight with no distortions. Scribe and cut finish carpentry items to fit adjoining work. Install standing and running trim with the minimum number of joints possible. Cope at returns, miter at corners to produce tight fitting joints. Anchor finish carpentry work securely to supports and substrates, using concealed fasteners and blind nailing where possible. Use fine finishing nails for exposed nailing, countersunk and filled flush with finished surface. Anchor all exterior siding and trim with stainless steel fasteners.

PAINTING

Comply with manufacturers' recommendations for preparation and application. Surfaces must be clean and free of dirt, dust, and oil. Repair holes, crevices, and cracks with appropriate patching compound. Dull glossy surfaces. For new construction sand rough surfaces smooth. Putty nail holes and cracks and caulk door and window trim after surfaces have been primed.
Interior Painting:
Walls: Prime coat (latex enamel underbody) and two finish coats (latex eggshell finish).
Painted Trim: Prime coat (latex enamel underbody) and two finish coats (latex semi-gloss enamel). Back prime all trim before installation.

UNDER SLAB VAPOR BARRIER

10-mil polyethylene film, rated 0.1 perms or less.

RADON MITIGATION SYSTEM

Per Blaine County Code

ROOFING

Asphalt Shingle
Underlayment and Ice & Water shield per manufactures recommendation.

FLASHING AND SHEET METAL

Comply with "Architectural Sheet Metal Manual" by SMACNA, for work required.

DOORS AND WINDOWS

WINDOWS
Comply with manufacturer's instructions and recommendations for installation of window units.

DOORS

Comply with manufacturer's instructions and recommendations for installation of door units. Align and fit doors in frames with uniform clearances and bevels. Machine doors for hardware. Seal cut surfaces after fitting and machining.

HARDWARE

Comply with manufacturer's instructions and recommendations for installation of each hardware item.

FINISHES

1/2" gypsum , tape and skim coat all joints and screw holes, smooth finish texture.

PROJECT TEAM

OWNER: DESTINO & MONIQUE STELLAVEM M
DESTINO STELLAVEM
541.591.2471
DESTINODASPINTO2GMAIL.COM
ARCHITECT: HOWLAND ARCHITECTURE STUDIO, INC
THOMAS HOWLAND
208.721.8246
THOMAS@HOWLANDARCHITECTURE.COM
STRUCTURAL ENGINEER: K&S ENGINEERING, PLLC
DAVE KONRAD
208.788.5036
KSE@KSENGR.NET

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G-002 MATERIALS PAGE
G-003 CONSTRUCTION ACTIVITY PLAN

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AS-003 BCGIS IMAGERY

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A-102 SECOND FLOOR EXISTING PLAN
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A-201 EXTERIOR ELEVATIONS - EXISTING
A-202 EXTERIOR ELEVATIONS - EXISTING
A-203 EXTERIOR ELEVATIONS - PROPOSED
A-204 EXTERIOR ELEVATIONS - PROPOSED

HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
07.17.2026 DESIGN REVIEW SET

SCALE AS NOTED ON 24X36

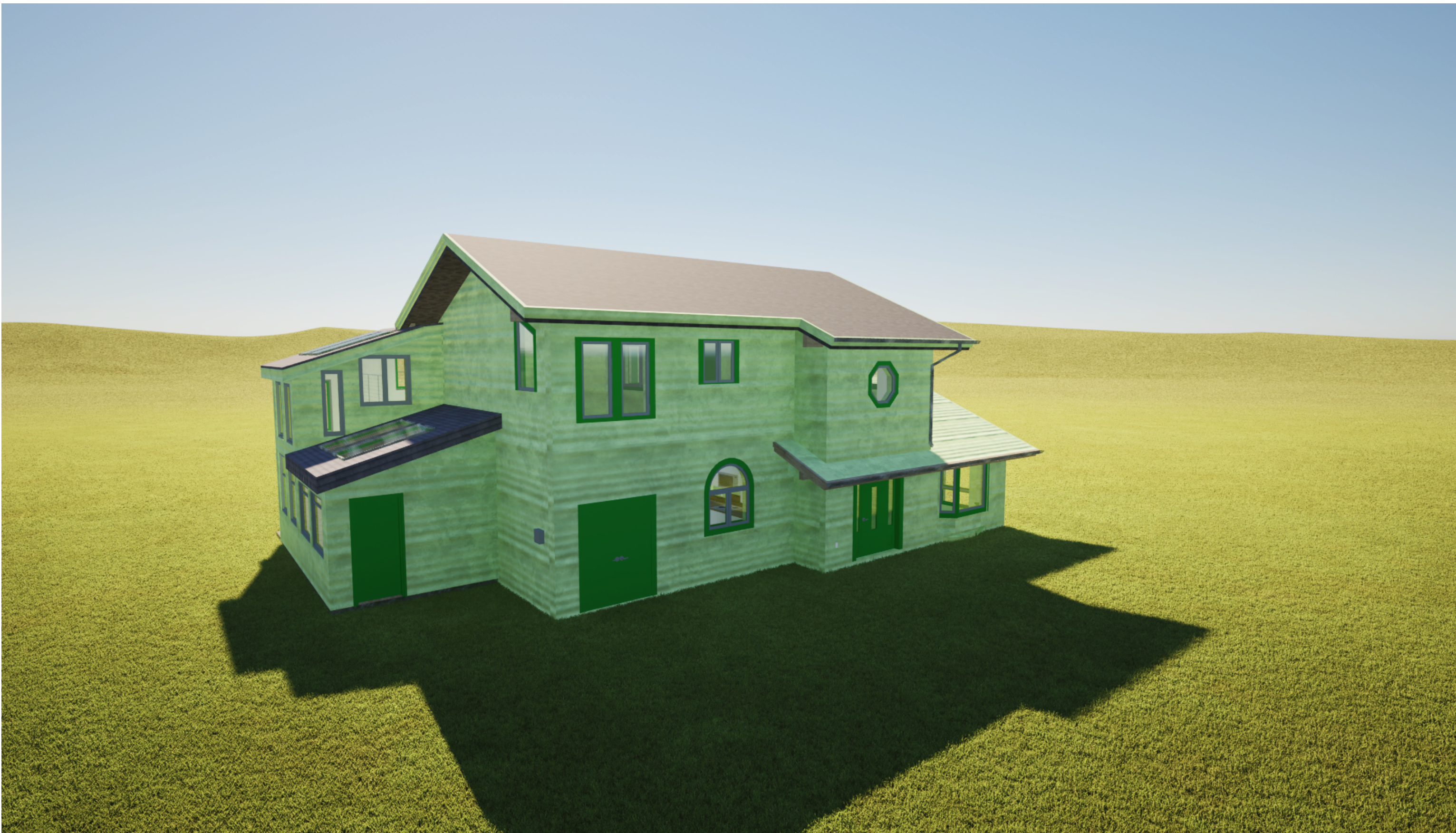
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NOT FOR CONSTRUCTION

GREENHOUSE ADDITION
213 N 3RD ST BELLEVUE ID 83313

PROJECT NO: #Pin
MODEL FILE:
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DRAWN BY: THOMAS HOWLAND
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SHEET TITLE
COVER SHEET

G-001
SHEET 13 OF 45

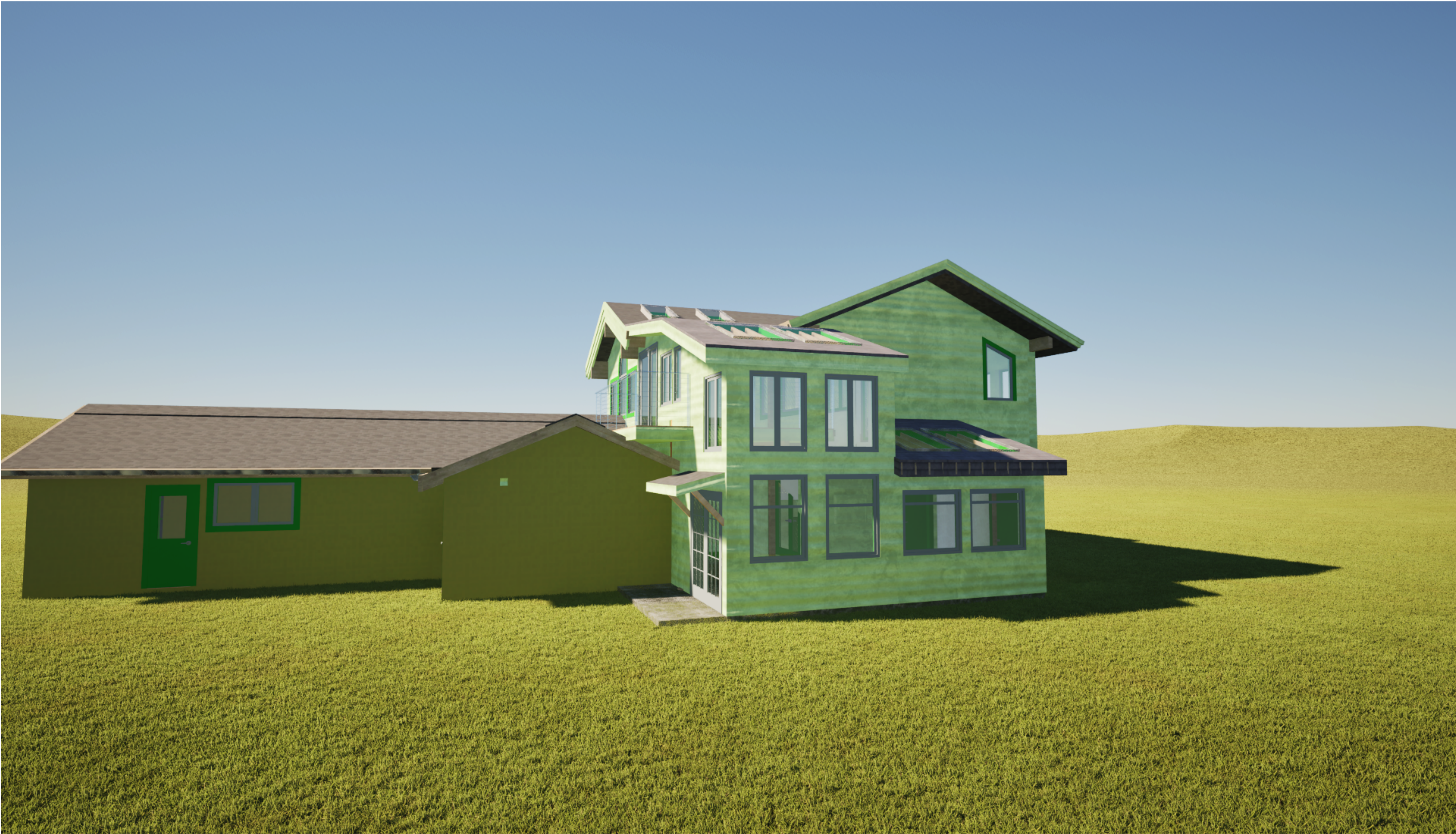


SOUTH EAST PERSPECTIVE



EXISTING STREET VIEW

SOUTH PERSPECTIVE



ADDITION SIDING TO MATCH EXISTING LOG
SHINGLES TO MATCH EXISTING
GREEN WINDOWS TO MATCH EXISTING

HAS

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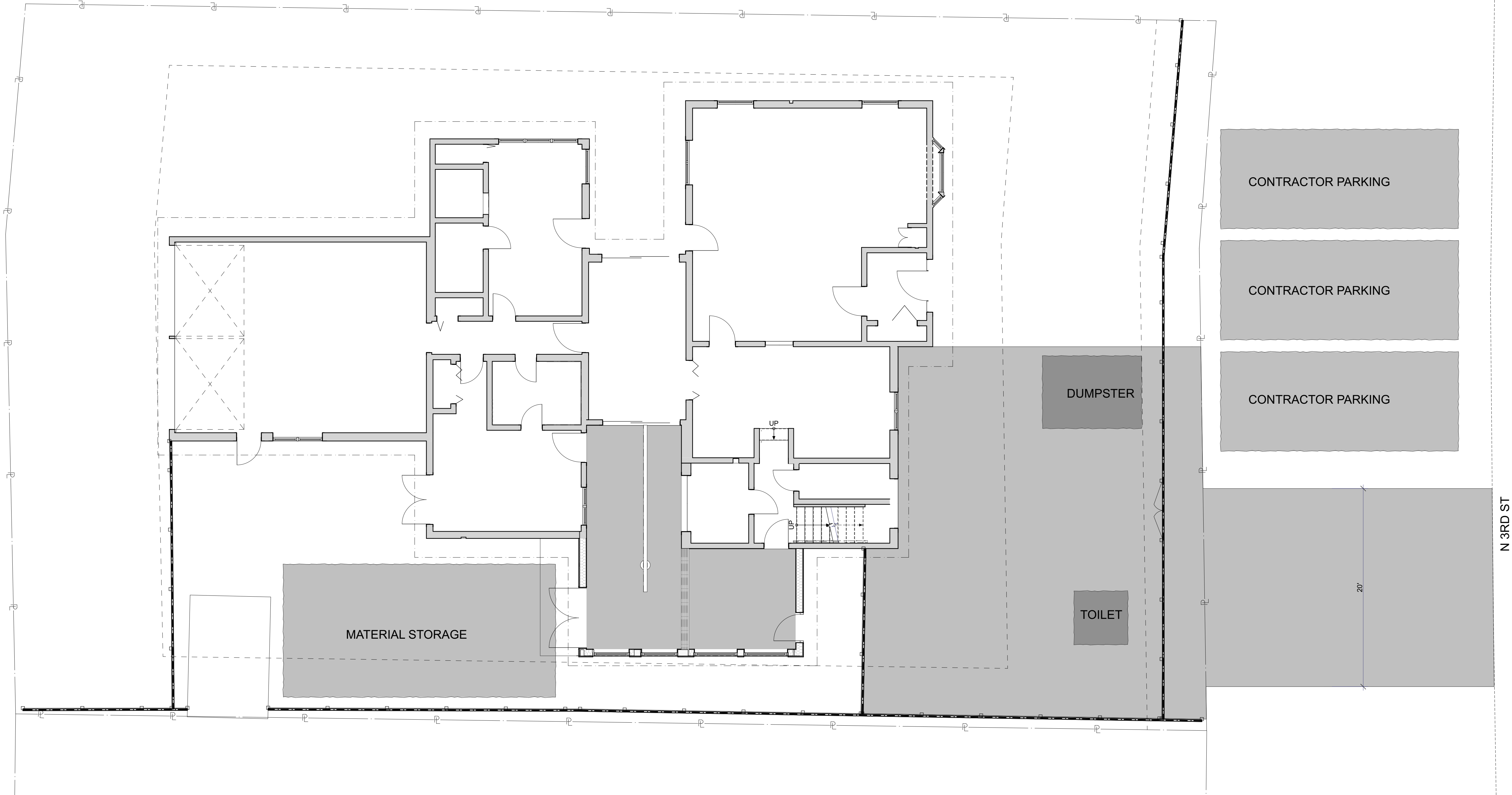
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SHEET TITLE
MATERIALS PAGE

G-002
SHEET 14 OF 45

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1
G-003 CONSTRUCTION ACTIVITY PLAN
SCALE: 3/16" = 1'-0"



HAS

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STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
07.17.2026 DESIGN REVIEW SET
SCALE AS NOTED ON 24X36

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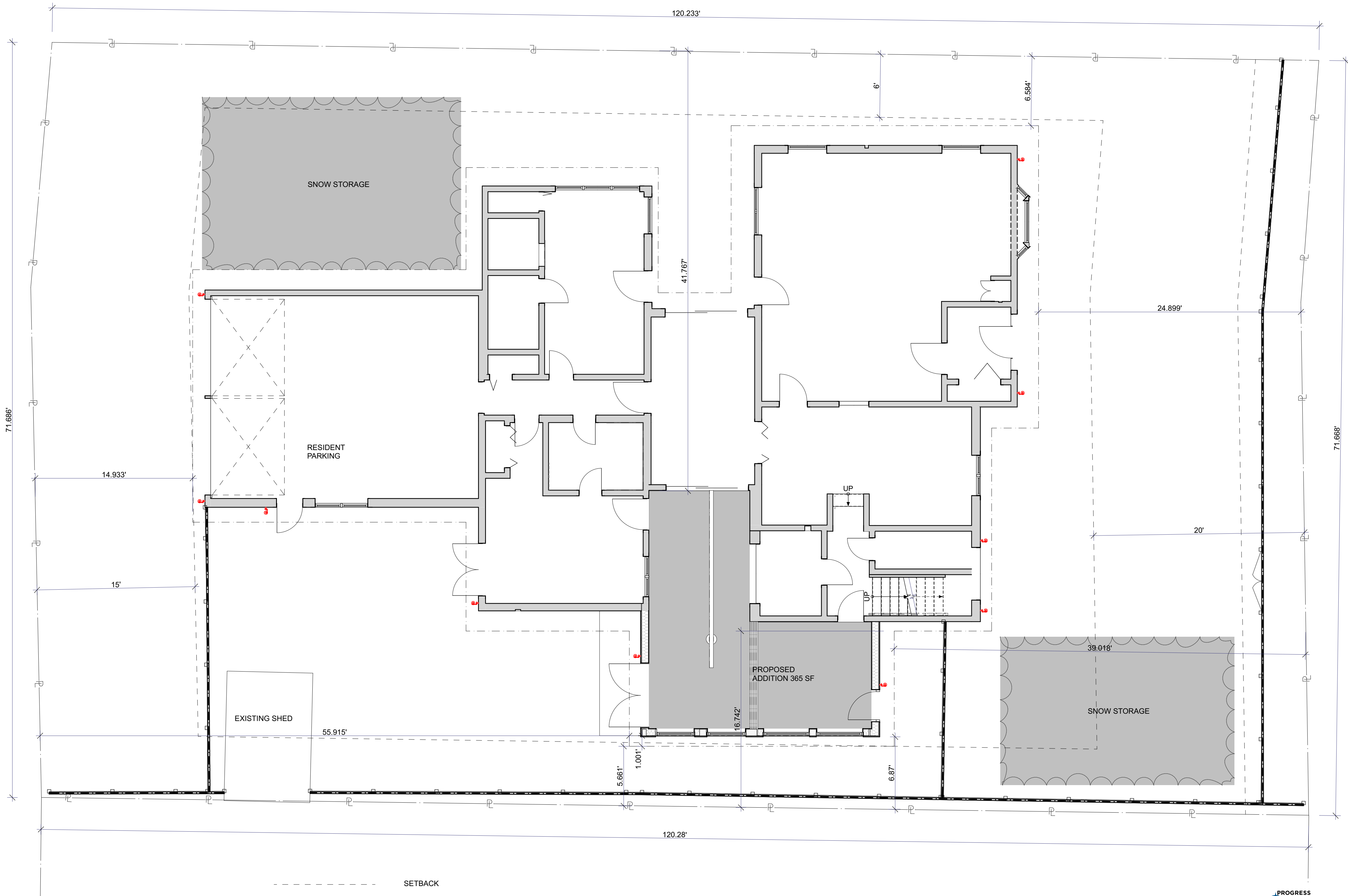
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213 N 3RD ST BELLEVUE ID 83313

PROJECT NO: #PIn
MODEL FILE: Greenhouse Addition PERMIT SET.pln
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SHEET TITLE
CONSTRUCTION ACTIVTY PLAN

G-003
SHEET 15 OF 45

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NOTE:
"ALL EXTERIOR LIGHTING TO MEET DARK SKY REQUIREMENTS"

1
L-001

EXTERIOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

0

4'

8'

12'

PROGRESS
LIGHTING

DATE: _____
TIME: _____
DATE: _____
TIME: _____
PROJECT: _____

DESCRIPTION
P5712-31
Cylinder
1" diameter non-metallic wall cylinder in a Black Finish. (C) Show listed for use in locations:
• Dark Roofs
• Exterior or interior use
• Wet location listed
• Non-hazardous atmospheres without oil, vent, water & sun damage
• Not for use in wet locations
Category: Outdoor
Finish: Black (exposed end only)
Construction: Polyethylene Construction

WEIGHT: 1.7
HEIGHT: 2.144"
DEPTH: 2.944"
HCFR: 2.144"



Material	Quantity	Unit Price	Material Cost
Wall Mounted Mounting plate for outdoor use Back plate meets a standard 4" diameter outdoor wall box	1	10.00	10.00
Back plate meets a standard 4" diameter outdoor wall box	1	10.00	10.00

DARK SKY COMPLIANT FIXTURE

HAS
HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
07.17.2026 DESIGN REVIEW SET

SCALE AS NOTED ON 24X36

DESIGN REVIEW SET.
NOT FOR CONSTRUCTION

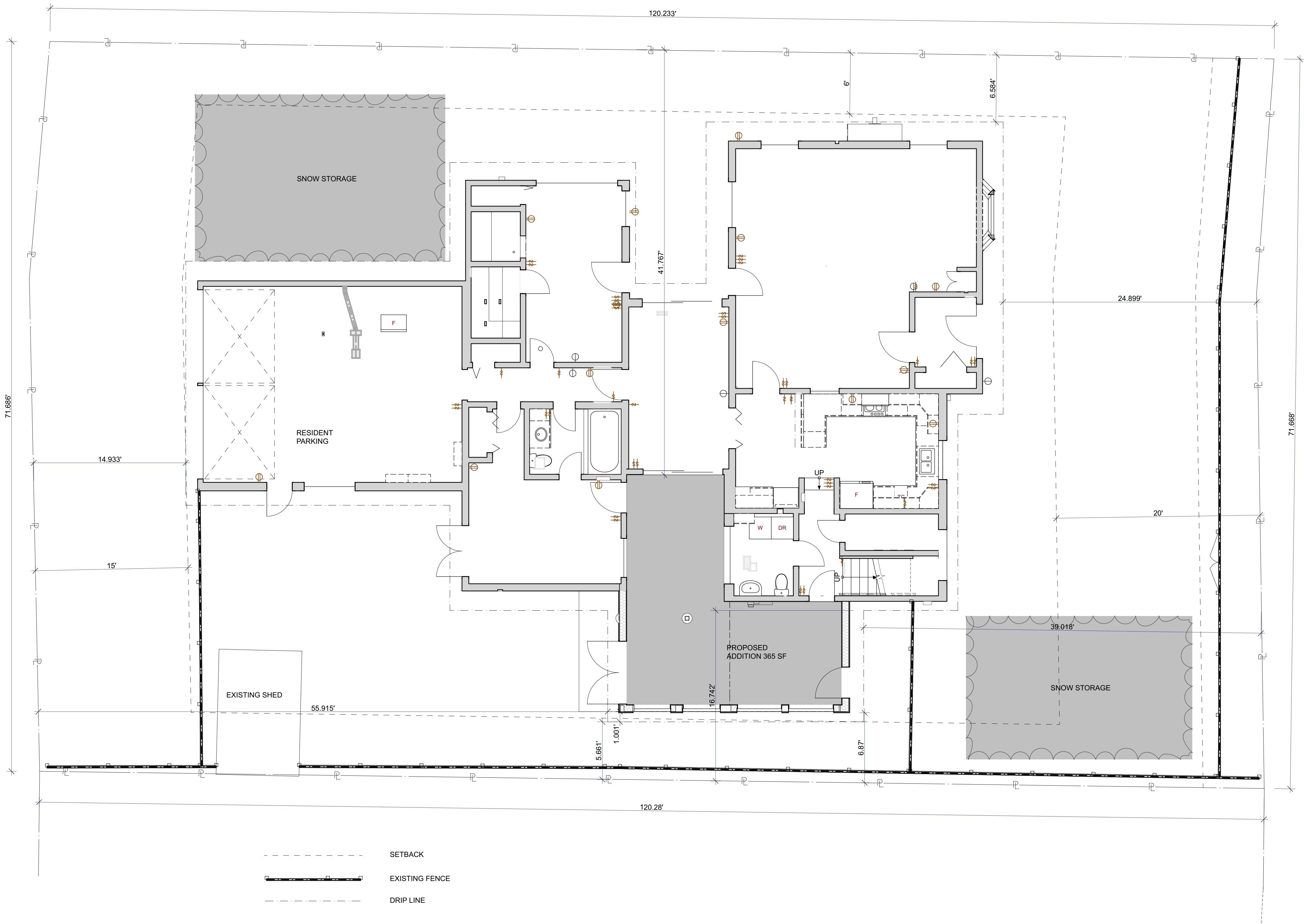
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213 N 3RD ST BELLEVUE ID 83313

PROJECT NO: #PIn
MODEL FILE:
Greenhouse Addition PERMIT SET.pln
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SHEET TITLE
EXTERIOR LIGHTING
PLAN

L-001
SHEET 16 OF 45

/Users/thomashowland/Documents/Job Files/2025 Job Files/Destino/Greenhouse Addition PERMIT SET.pln



HAS

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STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

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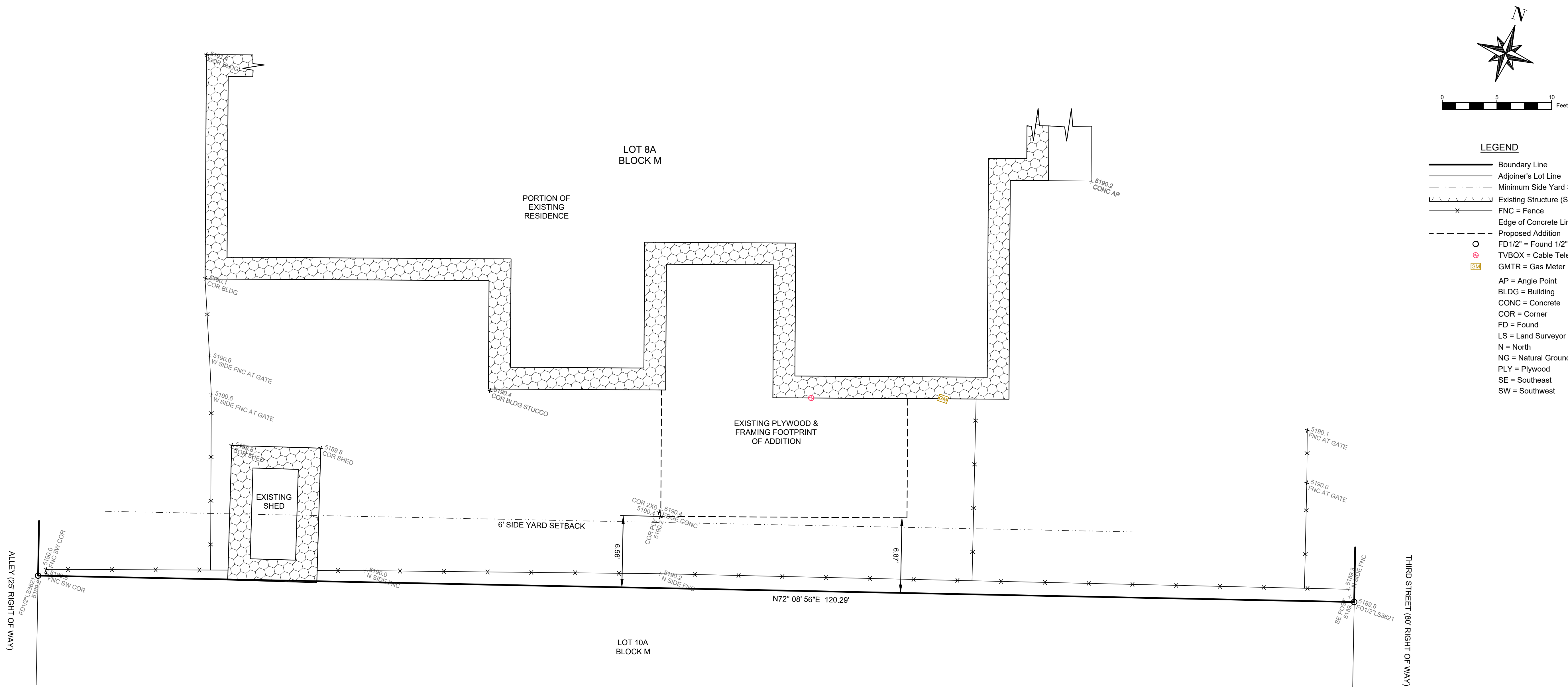
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SHEET TITLE
ARCHITECTURAL SITE
PLAN

AS-001

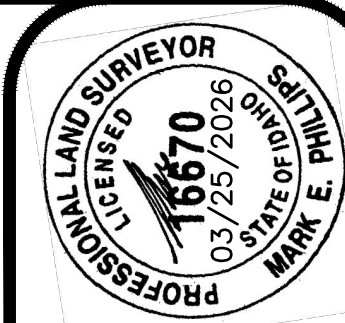
SHEET 17 OF 45



SURVEY NARRATIVE & NOTES:

- 1) THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHIC FEATURES BASED ON FIELD WORK GATHERED ON 03/23/2026 FOR SITE DESIGN AND THE CONTENT IS RELATIVE TO THE INTENDED USE. UNAUTHORIZED CHANGES OR ADDITIONS TO THE EXISTING DATA SHOWN ON THIS MAP IS STRICTLY PROHIBITED. ANY USES OF THIS MAP BEYOND THE STATED PURPOSE REQUIRES THE AUTHORIZATION OF PHILLIPS LAND SURVEYING, PLLC.
- 2) ONLY THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY WAS LOCATED AS A PART OF THIS SURVEY. TO VERIFY THE REQUIRED SIDE YARD SETBACK, REFER TO THE PLAT OF LOTS 7A & 8A, BLOCK M, BELLEVUE ORIGINAL TOWNSITE, INSTRUMENT NUMBER 432491, RECORDS OF BLAINE COUNTY, IDAHO. REFER TO SAID PLAT FOR THE NOTES, EASEMENTS, CONDITIONS, AND RESTRICTIONS THAT APPLY TO THE SUBJECT PROPERTY.
- 3) VERTICAL CONTROL: NAVD 1988. PROJECT BENCHMARK IS THE TOP OF THE 1/2" REBAR BY LS3621, MARKING THE SOUTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY, ELEVATION = 5189.8'
- 4) UNDERGROUND UTILITIES ARE NOT SHOWN. DIGILINE OR PRIVATE UNDERGROUND UTILITY LOCATING SERVICE SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION.
- 5) THE CURRENT ZONING IS GENERAL RESIDENTIAL. REFER TO THE CITY OF BELLEVUE ZONING ORDINANCE FOR SPECIFIC INFORMATION ABOUT THIS ZONE, INCLUDING BUT NOT LIMITED TO SETBACKS, BUILDING HEIGHTS, LOT COVERAGE, AND USES. (SEE CODE SECTION FOR SIDE YARD SETBACKS WITHIN GR ZONE.

- D. Minimum Side and Rear Yards: (Minimum distance of any building from each side and rear lot lines.) These restrictions shall be followed in all cases:
1. A ten foot (10') Minimum distance of any building from the front lot line may be approved by the city through an approved design review application, a planned unit development, annexation agreement, development agreement or similar process. Reduced setback shall be considered to encourage architectural features such as extended rooflines over entries, covered or enclosed on site parking and covered porches.
 2. No residence or outbuilding shall be placed closer than six feet (6') from any side or rear property line, unless otherwise approved by the City through an approved design review application, a planned unit development, annexation agreement, development agreement or other similar process. The reduced side and rear property line setbacks shall not be less than four feet (4'). All applications proposing to utilize reduced setbacks shall provide on site snow storage and not obstruct the vision triangle at an intersection. Setbacks shall be measured from the extremities of the building to the property line.
 3. There shall be nothing that would possibly obstruct the vision triangle placed closer than fifteen feet (15') from the property line at a corner or intersection. Any fences, shrubs, etc., that are placed on the property lines shall not exceed a height of three and one-half feet (3 1/2') where they could possibly interfere with vision at intersections.
 4. Minimum front, side and rear yards for a townhouse development, multi-unit housing, nursing home, condominium, educational facility, church, and other institutional housing shall meet the same setback requirements as indicated in subsections C-1, D1 and D2 of this section; except, that townhouse development, multi-unit housing, nursing home, condominium, educational facility, church, and other institutional housing complexes shall be allowed zero setbacks from common wall lot lines.
 5. Garden buildings/portable storage shed structures and greenhouses which do not require a City building permit, are less than one hundred twenty (120) square feet and shall not be used to house farm animals may have a minimum side and rear setback from the property line of ten feet (10'). Setbacks for garden buildings/portable storage shed structures on a lot having dual street frontage shall not be less than ten feet (10') from the property line. The property owner shall be responsible for determining his or her property lines prior to placing the structure. Structures shall not restrict the minimum number of required on site vehicle parking spaces. The property owner shall be responsible for removing the structure if it is placed over utilities. The property owner shall comply with applicable CC&Rs. The maximum square footage for the structures defined herein shall not exceed a single structure or multiple structures of two hundred (200) square feet per single-family dwelling, utilizing the reduced setbacks stated herein. An approved building permit shall be obtained for all structures over one hundred twenty (120) square feet.



REUSE OF DRAWINGS
This map, or any portion thereof, is not to be used for any project or extensions of this Project except by agreement in writing with Phillips Land Surveying, PLLC

DRN:	MEP:
CHK:	MEP:
PM:	MEP:
DATE:	03/25/26
JOB #:	2026-11

NO	DATE	BY	REVISIONS
PROJECT INFORMATION: C:\CIVIL_3D PROJECTS\2026-11 Destino - 213 N 3rd\Partial Topo.dwg 03/25/26 8:53:58 AM			

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO
Phone: (208) 720 - 3760
Email: pls16670.id@gmail.com

A TOPOGRAPHIC MAP SHOWING
**LOT 8A, BLOCK M,
BELLEVUE TOWNSITE**
LOCATED WITHIN SECTION 36, T.2 N., R.18 E., B.M.,
CITY OF BELLEVUE, BLAINE COUNTY, IDAHO
PREPARED FOR DESTINO & MONIQUE STELLAVEM

Parcel Information Map



6/19/2026, 9:53:04 AM

- County Boundary

Road Centerlines

Road

Parcels

Image

Red: Band_1

Green: Band_2

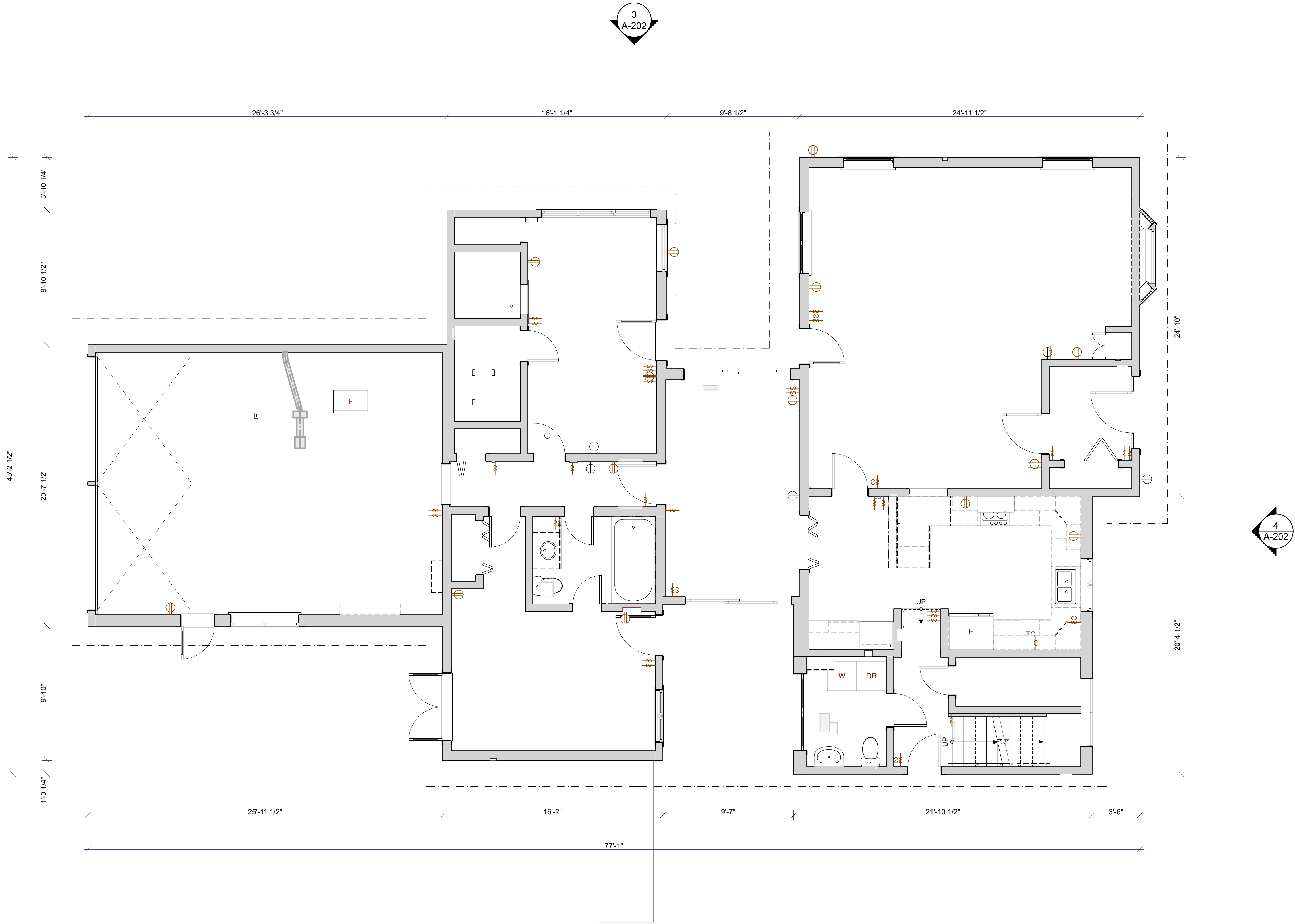
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- 1:356

00.010.01

00.010.02

mi

km
- SITE MAP BCGIS
- SCALE: 1:0.59
- NOTE: NO 5FT CONTOUR LINES ON THIS PROPERTY. SEE PARTIAL SITE SURVEY FOR ELEVATIONS.
- HAS
- HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333
- DRAWINGS ISSUED
07.17.2026 DESIGN REVIEW SET
- SCALE AS NOTED ON 24X36
- DESIGN REVIEW SET.
NOT FOR CONSTRUCTION
- GREENHOUSE ADDITION
213 N 3RD ST BELLEVUE ID 83313
- PROJECT NO: #PIn
MODEL FILE:
Greenhouse Addition PERMIT SET.pln
DRAWN BY: THOMAS HOWLAND
COPYRIGHT: 7/17/26
- SHEET TITLE
- BCGIS IMAGERY
- AS-003
- SHEET 19 OF 45
- /Users/thomashowland/Documents/Job Files/2025 Job Files/Destino/Greenhouse Addition PERMIT SET.pln



1
A-101

FIRST FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
07.17.2026 DESIGN REVIEW SET

SCALE AS NOTED ON 24X36

DESIGN REVIEW SET.
NOT FOR CONSTRUCTION

GREENHOUSE ADDITION
213 N 3RD ST BELLEVUE ID 83313

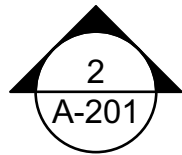
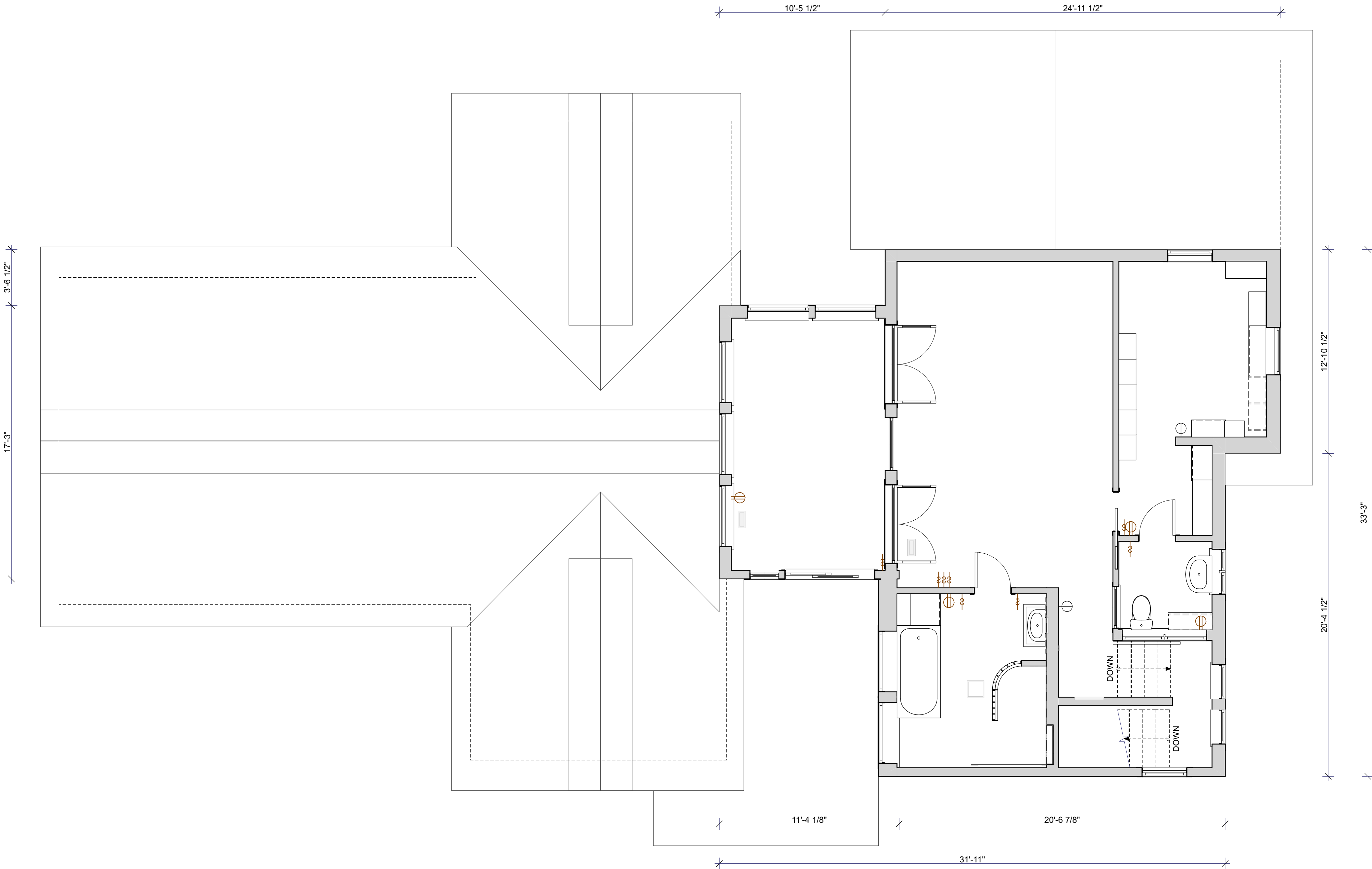
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MODEL FILE:
Greenhouse Addition PERMIT SET.pln
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SHEET TITLE

FIRST FLOOR
EXISTING PLAN

A-101

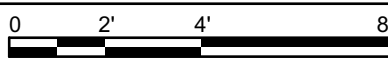
SHEET 20 OF 45



2
A-102

SECOND FLOOR EXISTING PLAN

SCALE: 1/4" = 1'-0"



HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

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07.17.2026 DESIGN REVIEW SET

SCALE AS NOTED ON 24X36

DESIGN REVIEW SET.
NOT FOR CONSTRUCTION

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213 N 3RD ST BELLEVUE ID 83313

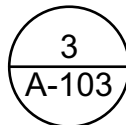
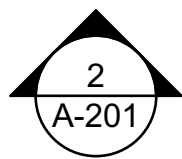
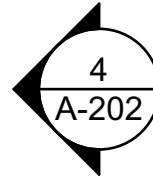
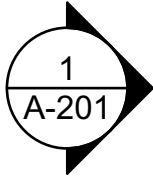
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SHEET TITLE

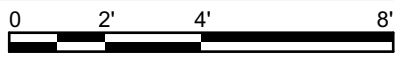
SECOND FLOOR
EXISTING PLAN

A-102

SHEET 21 OF 45



ROOF PLAN EXISTING
SCALE: 1/4" = 1'-0"



HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
07.17.2026 DESIGN REVIEW SET
SCALE AS NOTED ON 24X36

DESIGN REVIEW SET.
NOT FOR CONSTRUCTION

GREENHOUSE ADDITION
213 N 3RD ST BELLEVUE ID 83313

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SHEET TITLE
ROOF EXISTING PLAN

A-103
SHEET 22 OF 45



HAS

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DESIGN REVIEW SET.
NOT FOR CONSTRUCTION

GREENHOUSE ADDITION
213 N 3RD ST BELLEVUE ID 83313

213 N 3RD ST BELLEVUE ID 83313

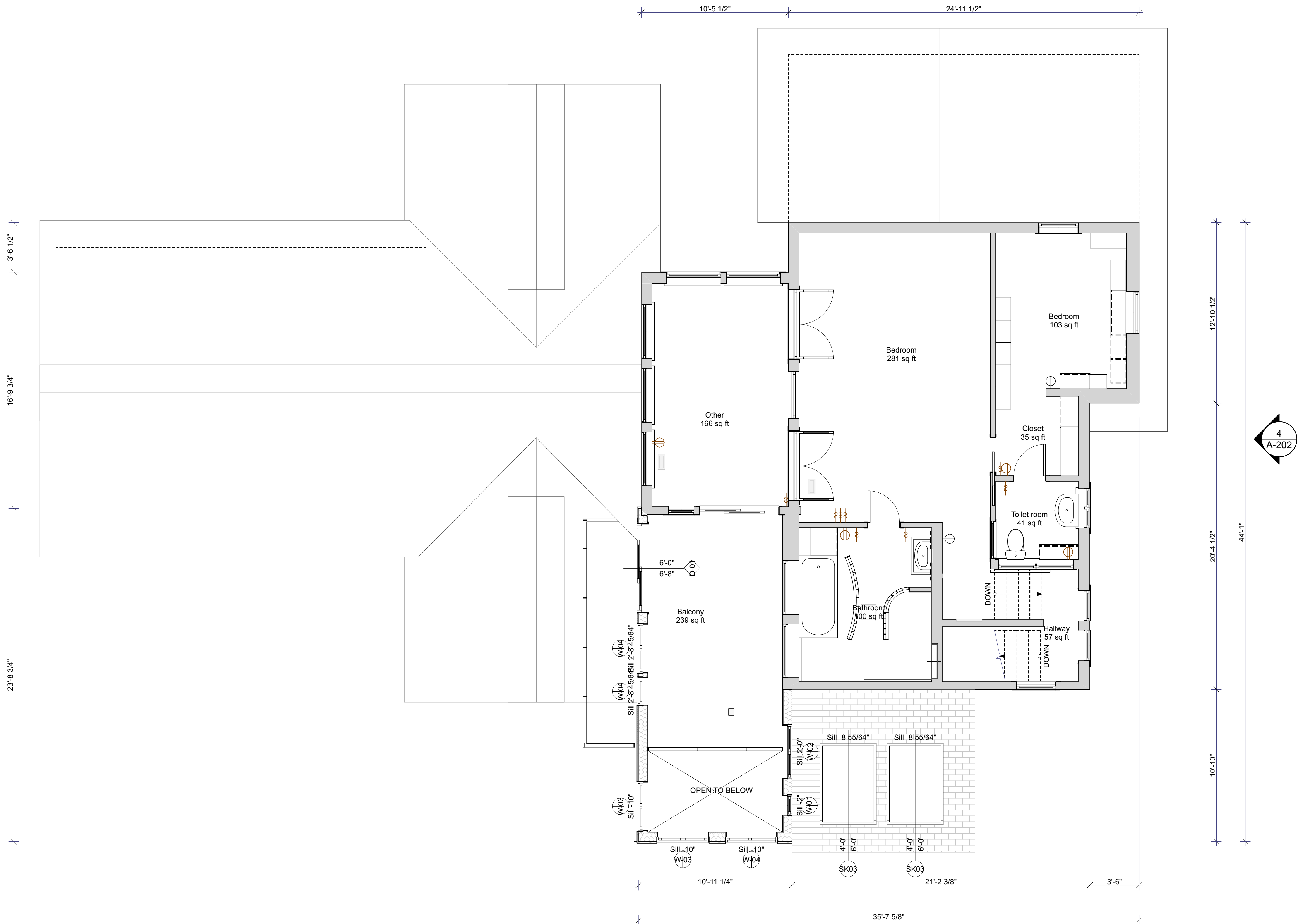
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MODEL FILE: Greenhouse Addition PERMIT SET.pln
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SHEET TITLE

FIRST FLOOR PLAN

A-104

SHEET 23 OF 45



1
A-105
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

HAS
HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
07.17.2026 DESIGN REVIEW SET

SCALE AS NOTED ON 24X36

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NOT FOR CONSTRUCTION

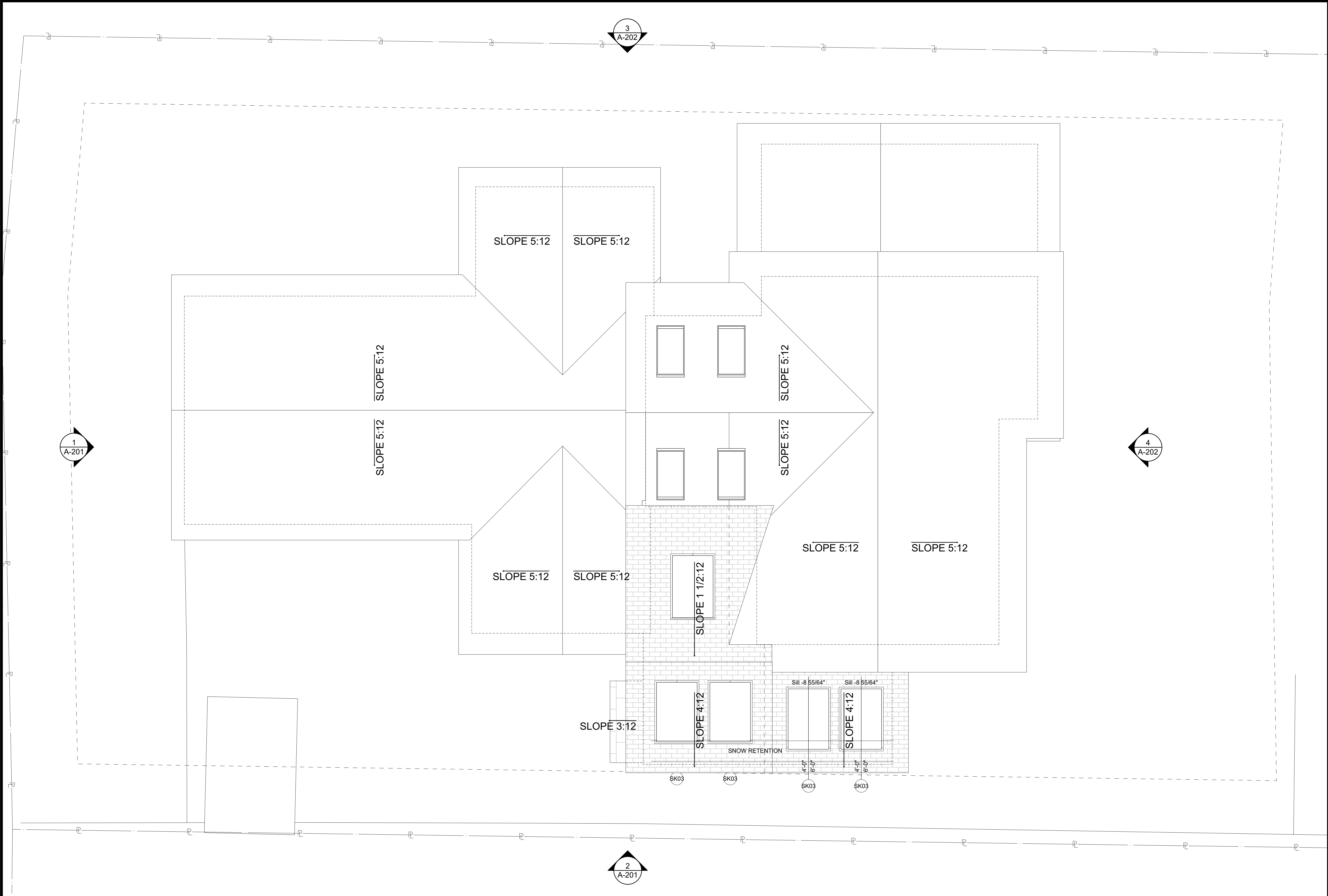
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213 N 3RD ST BELLEVUE ID 83313

PROJECT NO: #PIn
MODEL FILE:
Greenhouse Addition PERMIT SET.pln
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SHEET TITLE
SECOND FLOOR PLAN

A-105
SHEET 24 OF 45

/Users/thomashowland/Documents/Job Files/2025 Job Files/Destino/Greenhouse Addition PERMIT SET.pln



1
A-106

PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

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07.17.2026 DESIGN REVIEW SET

SCALE AS NOTED ON 24X36

DESIGN REVIEW SET.
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GREENHOUSE ADDITION
213 N 3RD ST BELLEVUE ID 83313

PROJECT NO: #PIn
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SHEET TITLE

ROOF PLAN

A-106

SHEET 25 OF 45



1 WEST ELEVATION
A-201 SCALE: 1/4" = 1'-0" 0 2' 4' 8'



2 SOUTH ELEVATION
A-201 SCALE: 1/4" = 1'-0" 0 2' 4' 8'

HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
07.17.2026 DESIGN REVIEW SET
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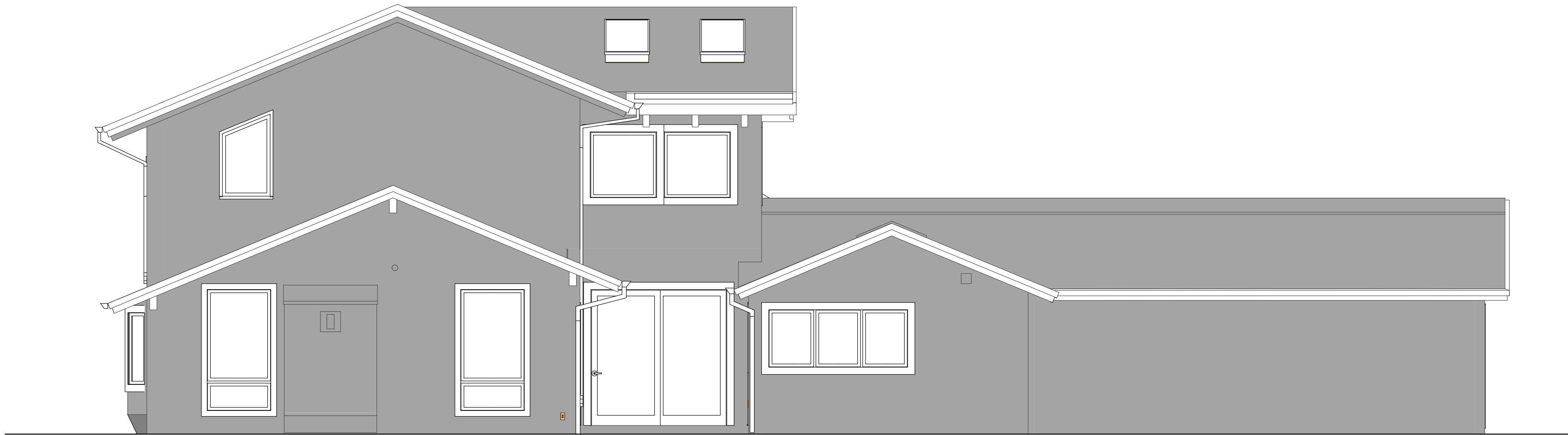
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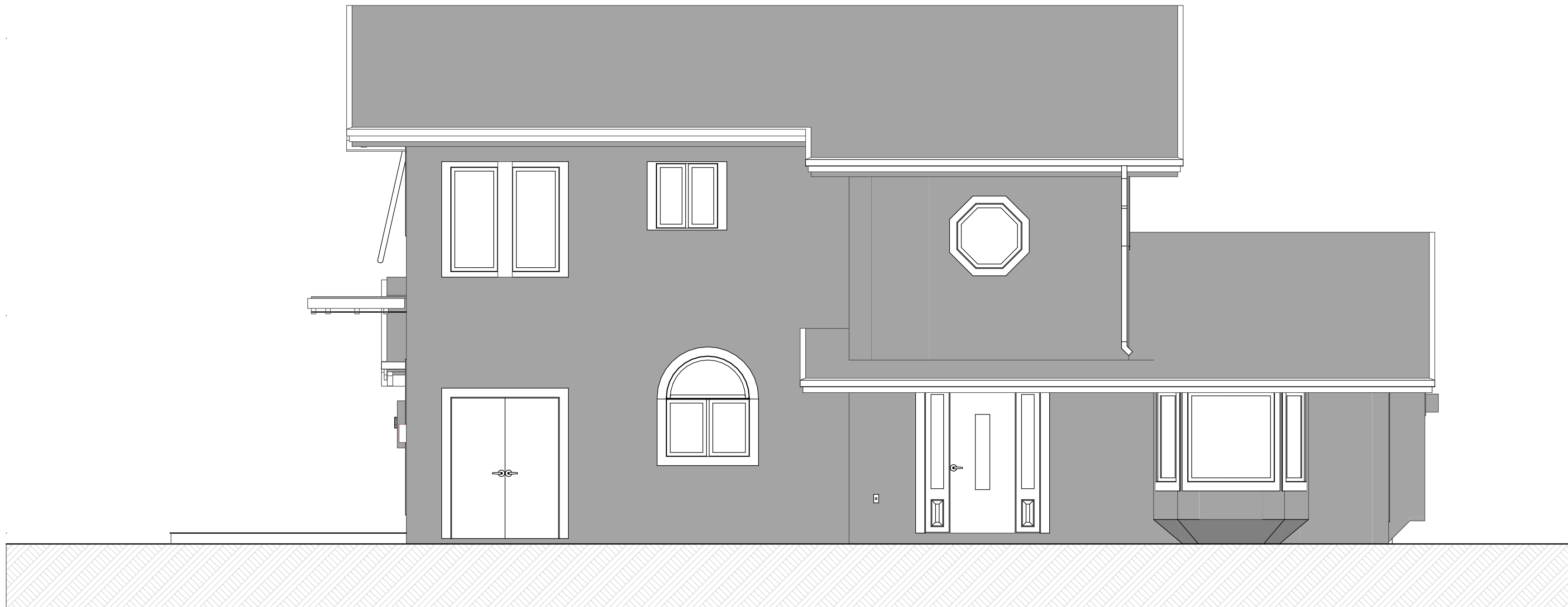
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MODEL FILE: Greenhouse Addition PERMIT SET.pln
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SHEET TITLE
EXTERIOR ELEVATIONS - EXISTING

A-201
SHEET 26 OF 45



3 NORTH ELEVATION
A-202 SCALE: 1/4" = 1'-0" 0 2' 4' 8'



4 EAST ELEVATION
A-202 SCALE: 1/4" = 1'-0" 0 2' 4' 8'

HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
07.17.2026 DESIGN REVIEW SET
SCALE AS NOTED ON 24X36

DESIGN REVIEW SET.
NOT FOR CONSTRUCTION

GREENHOUSE ADDITION
213 N 3RD ST BELLEVUE ID 83313

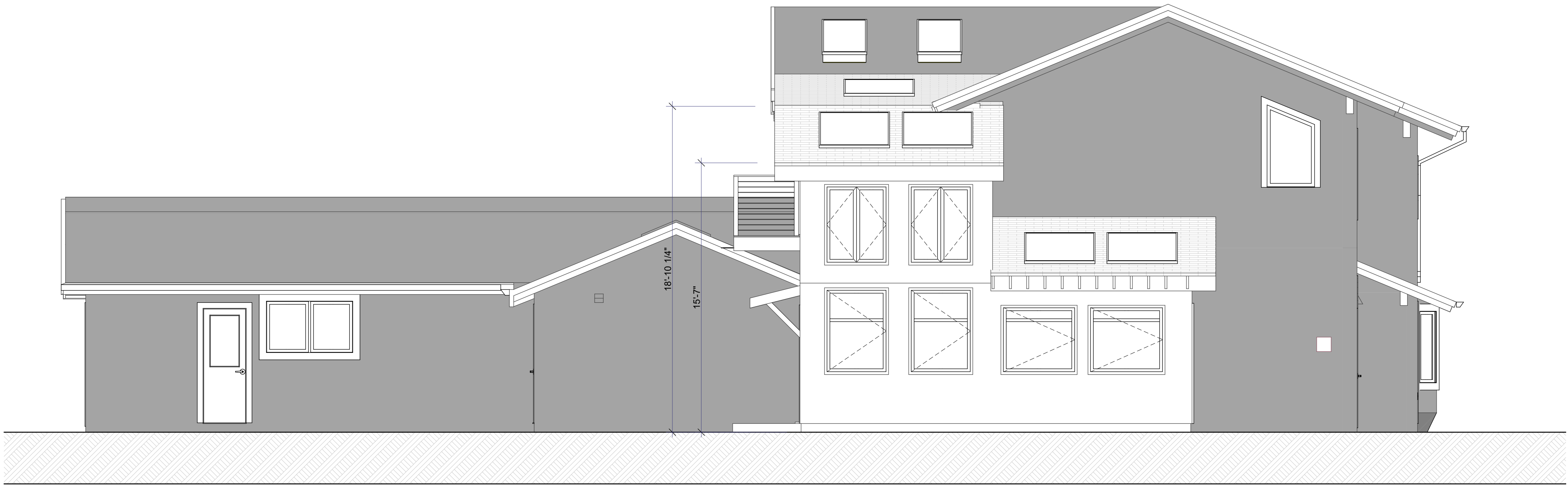
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MODEL FILE: Greenhouse Addition PERMIT SET.pln
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SHEET TITLE
EXTERIOR ELEVATIONS - EXISTING

A-202
SHEET 27 OF 45



1 WEST ELEVATION
A-203 SCALE: 1/4" = 1'-0" 0 2' 4' 8'



2 SOUTH ELEVATION
A-203 SCALE: 1/4" = 1'-0" 0 2' 4' 8'

HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
07.17.2026 DESIGN REVIEW SET

SCALE AS NOTED ON 24X36

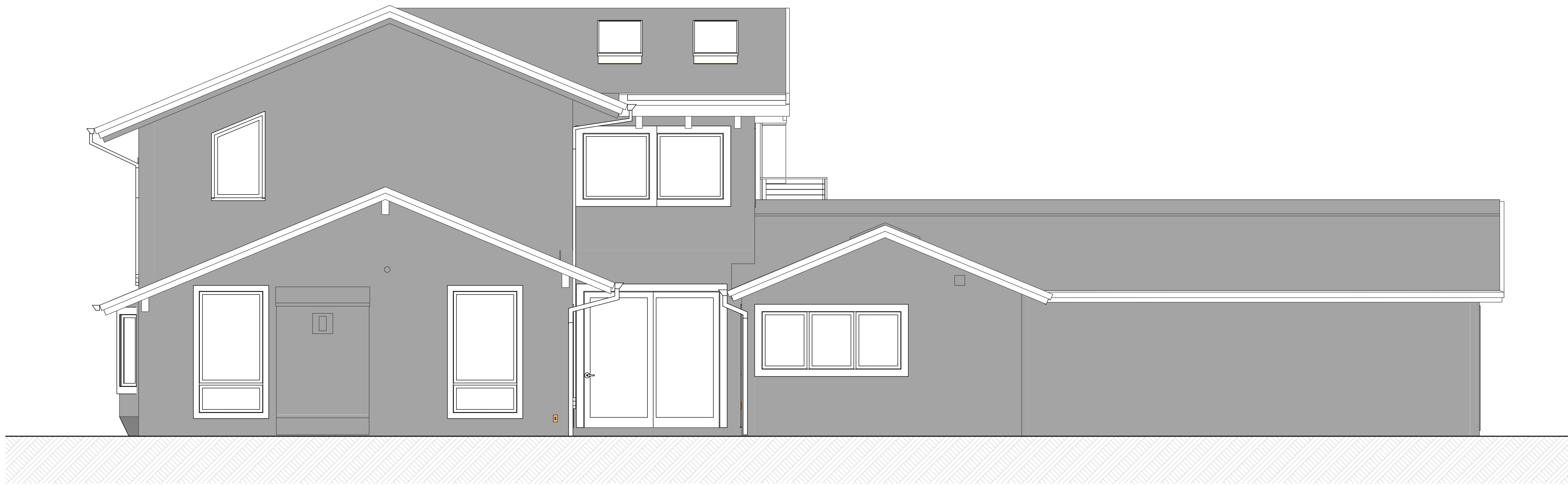
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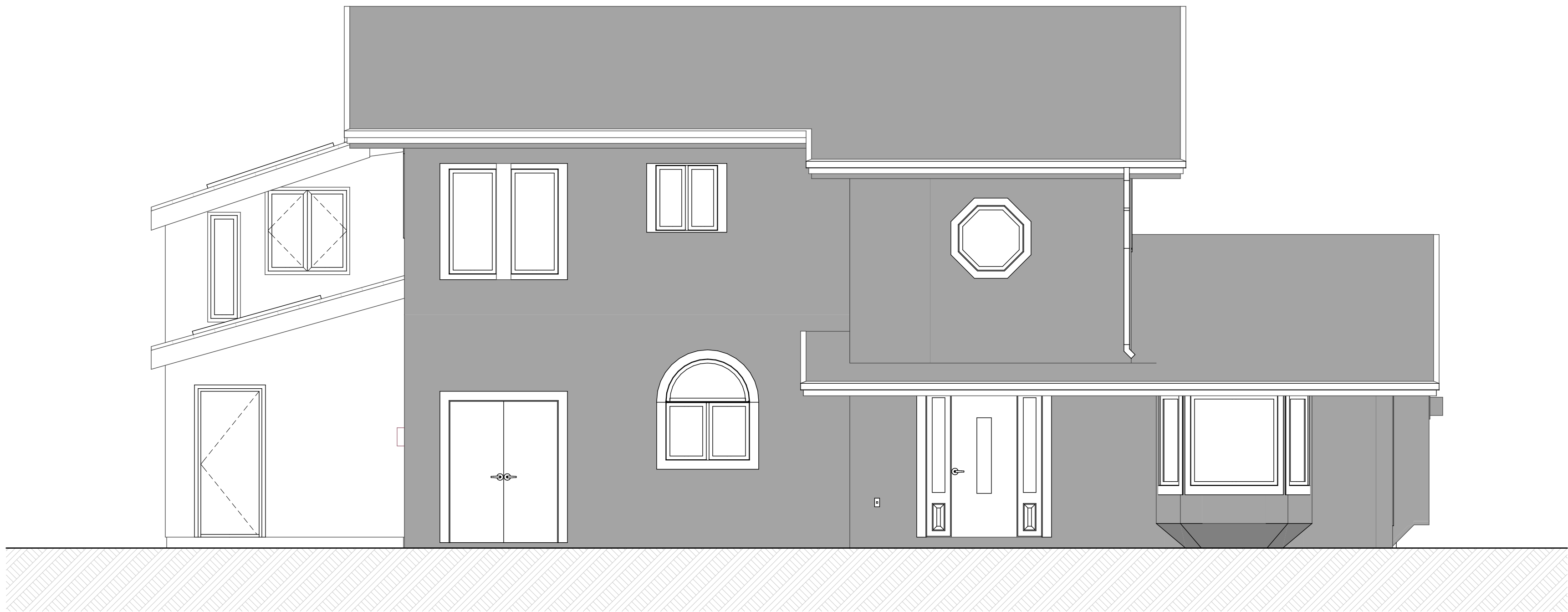
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MODEL FILE:
Greenhouse Addition PERMIT SET.pln
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SHEET TITLE
EXTERIOR
ELEVATIONS -
PROPOSED

A-203
SHEET 28 OF 45



3 NORTH ELEVATION
A-204 SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
A-204 SCALE: 1/4" = 1'-0"

HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
07.17.2026 DESIGN REVIEW SET

SCALE AS NOTED ON 24X36

DESIGN REVIEW SET.
NOT FOR CONSTRUCTION

GREENHOUSE ADDITION
213 N 3RD ST BELLEVUE ID 83313

PROJECT NO: #PIn
MODEL FILE:
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SHEET TITLE
EXTERIOR
ELEVATIONS -
PROPOSED

A-204
SHEET 29 OF 45



CUP-26-02

Staff Report

621 North Main Street

Bellevue Planning & Zoning Commission

August 17, 2026

Family Health
Services Parking
Lot Expansion

Executive Summary

Description

An application to expand the parking lot for the medical facility on to a separate parcel. The existing facility is 0.55 acres with a 4,136 square foot structure. The additional area is 0.28 acres. No new structures are proposed. The property is zoned B – Business.

Discussion

- The applicant is requesting to expand the existing parking lot to the parcel to the south of the existing site. As parking lots are a conditional use in the B zone, a conditional use permit is required for the parking to be on its own parcel.
- Pursuant to Bellevue City Code Section 10-15-3, to grant approval of a Conditional Use Permit application, the Commission must affirmatively find the following (staff analysis in *italics*):
 - o Will, in fact, constitute a conditional use as established for the zoning district involved;
Bellevue City Code Section 10-7-4 identifies “Parking lots and garages” as a conditional use in the B –Business zoning district.
 - o Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Plan and/or this title;
Relevant excerpts from the Bellevue Comprehensive Plan are included in the “Comprehensive Plan Sections of Interest” section of this Staff Report.
Title 10 of Bellevue City Code has its purpose stated in Section 10-1-2 as “promoting the public health, safety, morals, comfort, and general welfare; to conserve and protect property values; to secure the most appropriate use of lands; to control the density of population; to prevent undue traffic congestion; to preserve the scenic and aesthetic values of the City; to assure the economical provision of adequate public improvements; and to implement the policies set forth in the Bellevue Comprehensive Plan.”
 - o Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;
The subject property is located along Main Street. The design is consistent with and continues the existing parking lot on the adjacent property.
 - o Will not be hazardous or disturbing to existing or future neighboring uses;
The subject property is located at the top of an embankment adjacent to undeveloped right-of-way. It is unlikely that the use of the parking lot will create a disturbance to surrounding land uses. No lighting is proposed.
 - o Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
No deficiencies in service provision are apparent in the application. The applicant is required to receive final engineering approval prior to the issuance of a building permit.

- o Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community;

The public infrastructure impact is unlikely to be substantial. However, the proposed unimproved property is unlikely to generate significant revenue to public agencies relative to other potential permitted and conditional uses.

- o Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water pollution or safety hazards;

No excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water pollution or safety hazards appears likely to occur as a result of this application.

- o Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;

The applicant is proposing to utilize the existing drive aisle. No interference with traffic on public roads is likely to occur.

- o Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and

No impacts to natural, scenic, or historic features appear likely to occur.

- o Will be adequately screened from public ways and neighboring properties by means of fencing or landscaping.

The applicant is proposing to include landscaped islands and two (2) trees within the proposed parking area.

- As the expansion site is a distinct legal parcel from the existing facility, it is possible that it could be sold separately in the future. If that were to occur, the access would either need to be reconfigured or allowed by a cross-access easement.

-

Recommendations

Actions

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

“I move to approve CUP-26-01 for an expansion of the motor vehicle sales facility at 811/891 North Main Street and to direct Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this decision.”

Conditions of Approval

1. A building permit is required prior to commencing any site work.
2. Prior to the issuance of a building permit, the applicant shall receive final engineering approval.
3. If Lots 1 and 2, Block 42, Bellevue Townsite should be sold to a different owner than Lots 3-6, Block 42, Bellevue Townsite, the applicant shall either apply for a new conditional use permit or record a cross-access agreement to allow the parking lot to continue to utilize the .

Project Location



Project Analysis

Description

An application to expand the parking lot for the medical facility on to a separate parcel. The existing facility is 0.55 acres with a 4,136 square foot structure. The additional area is 0.28 acres. No new structures are proposed. The property is zoned B – Business.

Legal Description

Lots 1 and 2, Block 42, Bellevue Townsite located within Section 25, Township 2 North, Range 18 East, B.M., City of Bellevue, Blaine County, Idaho.

Associated Documents

Document Name	Receipt of Last Revision
Application	June 23, 2026
Site Plan	July 22, 2026
Findings of Fact, Conclusions of Law, and Decision for prior CUP	November 7, 2022

Public Noticing

Notice	Date
Property Owners within 300 feet	July 28, 2026
Site Posting	July 27, 2026
Publication in <i>Idaho Mountain Express</i>	July 29, 2026

Required Findings Code Sections

Bellevue City Code Section 10-15-3: Standards of Evaluation:

The commission shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

- A. Will, in fact, constitute a conditional use as established for the zoning district involved;
- B. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Plan and/or this title;
- C. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;
- D. Will not be hazardous or disturbing to existing or future neighboring uses;
- E. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools,

or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

- F. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community;
- G. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water pollution or safety hazards;
- H. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;
- I. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and
- J. Will be adequately screened from public ways and neighboring properties by means of fencing or landscaping.

Code Sections of Interest

Bellevue City Code Section 10-2-1: Definitions:

CONDITIONAL USE: A use permitted only upon issuance of a conditional use permit.

Bellevue City Code Section 10-7-4: Conditional Uses:

Conditional uses for this district are limited to the following:

Churches.

Governmental emergency service WCFs.

Motor vehicle sales and leasing with no use of banners, flags, balloons and other display techniques except signage which complies with this title.

Multiple family dwellings, including townhomes and condominiums as part of a mixed used development and approved through a planned unit development application.

Parking lots and garages.

Public facilities.

Small engine repairs and maintenance incidental to the primary use.

Buildings in excess of twenty-eight thousand (28,000) square feet in gross floor area, up to a maximum floor area not to exceed thirty-six thousand (36,000) square feet in gross floor area.

Comprehensive Plan Sections of Interest

Chapter 2: Population, Goal 1, Objective 1:

Promote Existing Business Growth and Encourage New Enterprises.

Actions:

1. Advertise the existing commercial and residential opportunities.
2. Enforce existing ordinances and add new ones to ensure Bellevue's commercial appeal.
3. Promote Bellevue via the Chamber of Commerce, City website, Bellevue Arts Commission, social media and other advertising outlets. Promotion should include public events such as parades, festivals and cultural activities.

Chapter 5: Land Use, Section 5.4: Concerns:

One of the unique qualities of Bellevue is its visual appeal as a western mountain town. Critical concerns in maintaining this asset are:

- Undeveloped lands north of city boundaries have served as a visual separation between Hailey and Bellevue; land between the two cities is in the county’s jurisdiction and is zoned R5. While it serves as an open space buffer between Hailey and Bellevue, it is used as an agricultural ranching operation.
- Recognizable gateway entrances are needed to define city limits and be reinforced by signage, beautification, and marked changes in the type, style, and intensity of land uses.
- Any rezoning of land outside the downtown core for business and light industrial uses must be carefully analyzed to avoid strip development along the highway and avoid a detrimental impact on current Main Street businesses. Capturing business and tourist dollars depends in part on the visual appeal of Main Street.
- The expansion and up-zoning of the LB/R land use to the east to encompass the blocks surrounding Memorial Park requires careful consideration of neighborhood impacts to an existing family-friendly recreational area, including parking, noise, and business scale.
- Few businesses downtown have adequate parking, which is a significant issue since the current business core lacks enough public and employee parking.
- Key to Bellevue’s visual appeal is the appearance of its residences and shared spaces including parks and public buildings. The parks and public buildings are generally well cared for and an asset to the community. However, poorly maintained properties detract from the overall impression of the town and must be improved to continue to make Bellevue attractive to prospective businesses and residents.

Chapter 5: Land Use, Goal 1, Objective 1:

Foster a business climate that prioritizes the retention of existing businesses to attract new independent local businesses into the downtown commercial area.

Actions

1. Encourage land use policies that support continued investment in the downtown commercial and retail core.
2. Promote infill (creation of new buildings on vacant sites in a built up area), and redevelopment (more intensive use of existing underutilized buildings and sites) in the downtown business zone.
3. Develop business in and near those areas where there is an established pattern of business use (i.e. Main Street).
4. Acquire property in the downtown business area to create parking and temporary snow storage space.
5. Discourage ‘strip’ commercial development.
6. Define terms such as retail, repair, services, etc.
7. Ensure that new development fits in with Bellevue’s historic small-town character and maintain its quality of life.
8. For the City to grow its Commercial development, annexing lands

Chapter 13: Community Design, Section 13.3: Future Conditions:

Bellevue has grown organically over time with an eclectic mix of home styles, from simple mining era homes to a broad range of residential design, from the modernism movement in the 1930’s, to more contemporary trends from the 1970’s to present.

The community can continue to strengthen its image and identity through preservation of historic buildings and sites, improvement of civic buildings, public and private places and streets as well as improved way finding. Well-placed enhancements such as landscaping and community signs concentrated along streets and gateways can convey a positive visual image. The appeal of the town can be improved further by the inclusion of public art which can be overseen by the Bellevue Arts Commission.

Bellevue must be mindful as it grows, the sense of place and small-town character may be disrupted if the design of new construction is not well managed. Future plans must support a balance of building types in keeping with the historic look and feel of the town if this character is to be maintained. The balance between creating the vitality and economic growth associated with larger, denser development, and the pattern of lower densities must be ensured. Bellevue should implement downtown infill through careful urban design analysis and compatibility standards. Infill and other redevelopment projects should be contextually appropriate to the neighborhood and development areas in which they occur. They should fit into the natural and man-made features adjoining a development site regardless of their architectural style. It is important to maintain and reinforce development quality, particularly in the built-up community core area.

One way to encourage investment in a particular section of a town is to designate it as an urban renewal area. The Bellevue Urban Renewal Area was formed by the City Council in November, 2006, to provide tax incentives and reinvestment advantages to the included area. That area takes in Main Street, the block to the east including Second Street, and the alley on the west of Main Street. For additional or different sections to benefit from the Urban Renewal designation, the time limit on the current renewal area must expire. These designations last for 24 years, and it will be a number of years before any changes can be made. In 2015, the Idaho State Legislature was considering altering qualification regulations for granting this status.

New development should convey a positive image for the community, particularly through high quality design of residential and commercial buildings. Each new project should be well designed, attractive, and complement surrounding land uses and existing neighborhood character. To ensure this, Bellevue needs to rigorously enforce current ordinances and adopt more specific standards for high-quality site planning and building design of residential, commercial and public areas. New ordinances may be needed to limit formula retail outlets, chain stores, and industrial encroachment upon established zoning. Standards should address transitions or setbacks between different land uses, landscaping, quality of architecture, building materials, and pedestrian amenities.

Preservation of quality public spaces is essential in creating a sense of community. Public buildings should be attractive and well located to best serve the public. They also should meet the highest performance standard for energy and water conservation and provide public amenities such as outdoor gathering spaces. Additionally, all designs must be mindful of the importance of natural beauty of the area and strive to protect and enhance the views of surrounding mountains by reducing, removing, or burying underground visual obstacles such as utility lines and equipment. Public art, such as that proposed by the Bellevue Arts Commission, can further enhance the overall appearance of Bellevue.

Comments

Agency/Department Comments

To date, Staff has received comment from the following departments:

- Building Official

All agency comments received to date are attached for reference.

Public Comments

No public comments have been received to date.

FHS Bellevue Parking Lot
06/30/2026 - 06/29/2027

Permit/License #
CUP-26-02

Land Use
Land Use

Reference Number
49b761e0-6f14-11f1-9c41-2ddf0e37a732

Application Status
Under Review

Status
Active

Application Review Status

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

Fees

Payments

Conditional Use Permit	\$800.00	06/30/2026	Online	\$800.00
Subtotal	\$800.00	Total Paid		\$828.00
Processing Fee	\$28.00			
Total	\$828.00			
Amount Paid	\$828.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Permit Type (select all that apply)
Conditional Use Permit

Applicant First Name
Mirela

Applicant Last Name
Avalos

Contact Phone
(208) 358-0243

Contact Email

mavalos@fhsid.org

113

Are you the owner of the subject property?

No

Project Name

FHS Bellevue Parking Lot

Narrative - Describe Reason for Application and Explain Project Details

Conditional Use Permit to establish a parking lot for Family Health Services. The legal description is LOTS 1 & 2 BLK 42, Bellevue Townsite. The property owner also owns LOTS 3,4,5 &6 BLK 42, Bellevue Townsite and the approval of this application will expand the current parking lot in accordance with the requirements and standards in the Business Zone Note: a portion of the proposed expanded parking lot is on LOTS 3-6 BLK 42. This portion of proposed plan does not require a conditional use permit as the parking lot is accessory to the structure located on that lot.

Legal Description of Property

The legal description is LOTS 1 & 2 BLK 42, Bellevue Townsite

Project Address or Location

Property is not addressed and is located south of 621 N. Main Street in Bellevue Idaho. The Property is zoned Business.

Current Zoning

Business

Property Size (sq ft)

0

Current Square Footage of Structures (If Applicable)

0

Proposed Square Footage of Structures (If Applicable)

24000

Detail Current Use

It is currently sitting empty.

Describe Proposed Conditional Use

A Conditional Use permit is required for the project because the Parking lot expansion or "Parking Lot" is listed as a "Conditional Use" in the Business District.

Describe how this use will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Plan and/or this title

The proposed Conditional Use will not change the appearance or character of the area because there are currently compatible businesses along Highway 75 on both the west and east side of the highway. The lot is currently undeveloped and zoned Business.

Describe how this use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Outline how you'll ensure this use will not be hazardous or disturbing to existing or future neighboring uses

The proposed Conditional Use will not change the appearance or character of the area because there are currently compatible businesses along Highway 75 on both the west and east side of the highway. The lot is currently undeveloped and zoned Business.

Describe how this use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

The lots are currently undeveloped with no connections to the city's water or sewer services being proposed. The lot will be serviced by Emergency services by the existing entrance at 621 N Main Street on State Highway 75.

Describe how you'll ensure this project will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community

This Conditional Use Application will not create additional requirements at public cost, as will it not be detrimental to the economic welfare of the community. The parking lot will benefit the public by allowing more parking at the medical clinic.

Describe how this use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water pollution or safety hazards. Mention how you'll ensure the use will be adequately screened from public ways and neighboring properties by means of fencing or landscaping

The proposed use of the property is a parking lot. It will not create excessive traffic. No additional lighting is proposed so no glare or other hazards listed in this standard will be created.

Detail how this use will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfare and how you'll ensure this use won't result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance;

The property is located on HWY 75 and has approval from ITD to use the existing curb cut on LOT 5 that is used for the existing business. This existing access will be able to accommodate the additional parking capacity.

Upload Site Plan

 2026-07-22 FHS Parking Lot_REV 2 for CUP Submittal_signed.pdf

Upload any additional files or documents

 FOF CUP Health Services- Signed.pdf

Property Owner Name

SLWRF II LLC

Contact Email

thomasme@slhs.org

Contact Phone

(208) 727-8444

115

Mailing Address

P.O. Box7005

City

Ketchum

State

ID

Zip Code

83340

Upload Written Owner Consent Below

 Megan Tanous.jpg

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

Mirela Avalos - 06/23/2026 9:00 am

Messages

07/15/2026 7:43 am - Brian Parker

Good morning,

We are running into a lack of quorum for the next two Planning & Zoning Commission meetings, so the next available hearing date for this item is August 17th. Please let me know if you have any questions.

Comments:

07/15/2026 9:26 am - Applicant

Hello,

Thanks for the update. We will plan for that.

FAMILY HEALTH SERVICES- PARKING LOT EXPANSION

BELLEVUE, IDAHO

AUGUST 2022

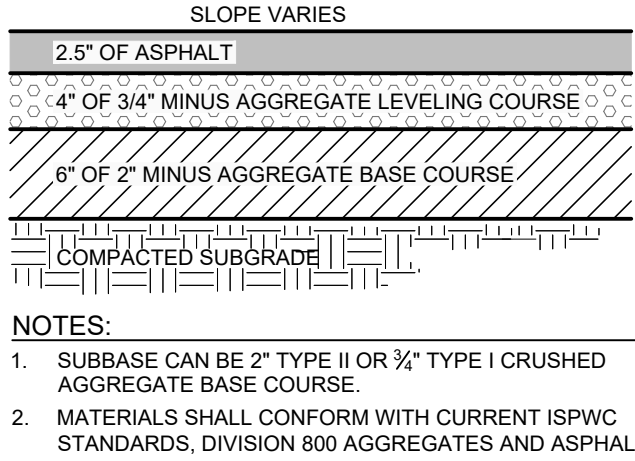
GENERAL CONSTRUCTIONS NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC) AND CITY OF BELLEVUE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC AND CITY OF BELLEVUE STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPMC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
- PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
- IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPMC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONCRETE WORK SHALL CONFORM TO ISPMC SECTIONS 701, 703, AND 705 AND CITY OF BELLEVUE STANDARD SPECIFICATION. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 703, TABLE 1 WITH A MINIMUM OF 1.5 LBS/CY FIBER REINFORCEMENT. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE MIX DESIGN, CURING AND PROTECTION PLAN (ISPMC 703.3.5), AND POST POUR CURE SEALING COMPOUND TYPE AND APPLICATION PLAN TO CITY OF BELLEVUE PRIOR TO INSPECTIONS.
- ALL TRENCHING SHALL CONFORM TO ISPMC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY ALPINE ENTERPRISES, INC. DATED MAY 2019 AND SUPPLEMENTED JULY 29, 2022.

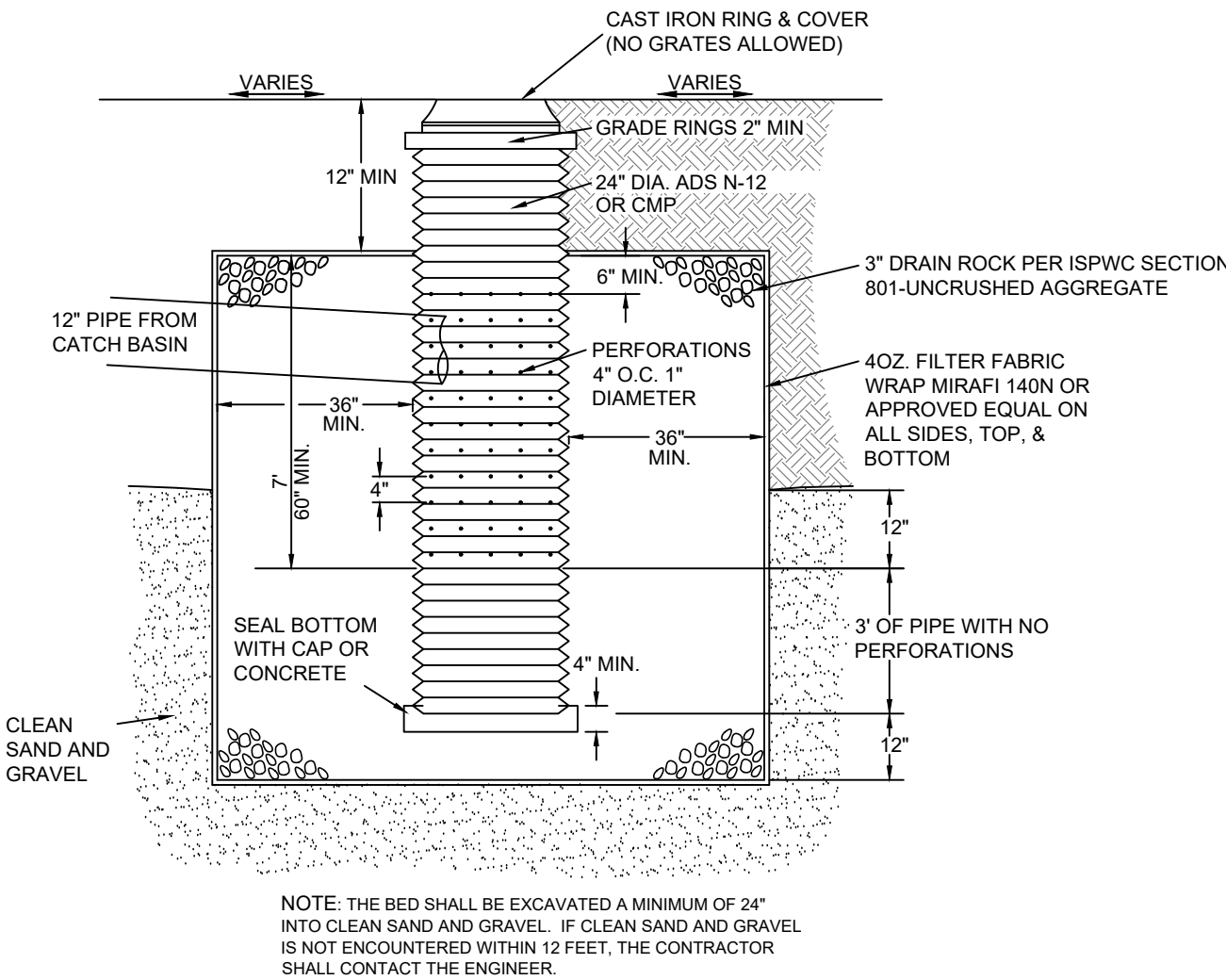
SHEET INDEX

SHEET# DESCRIPTION

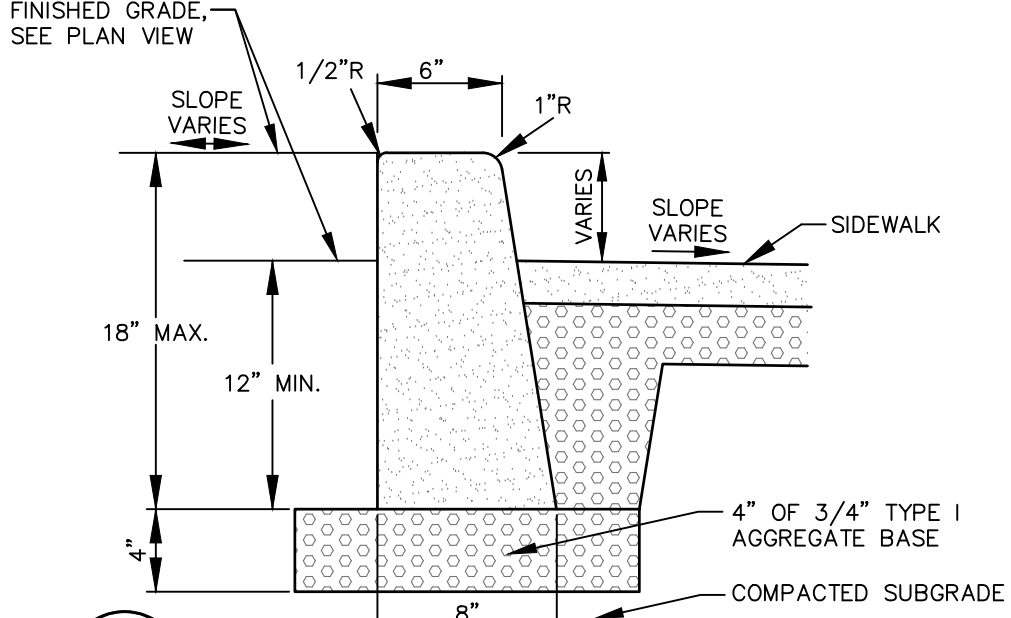
- | | |
|------|------------------------------|
| C0.1 | COVER SHEET AND DETAIL SHEET |
| C1.0 | SITE AND DRAINAGE PLAN |
| C1.1 | GRADING PLAN |



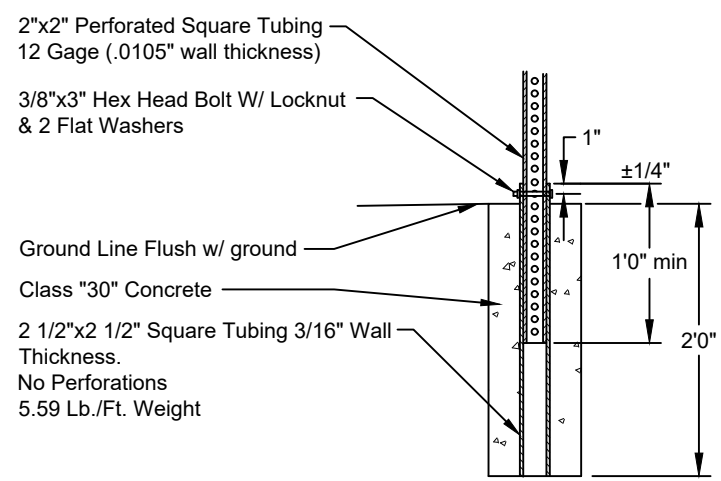
1
C0.1
TYPICAL PARKING LOT ASPHALT SECTION
N.T.S.



3
C0.1
DRYWELL DETAIL
N.T.S.



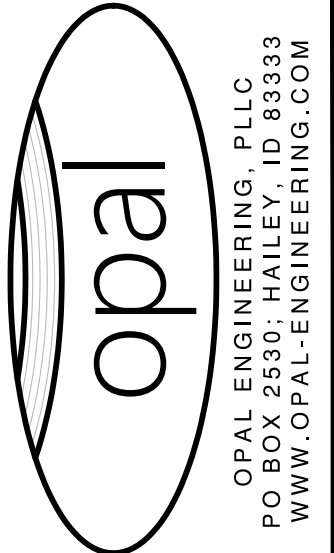
2
C0.1
6\"/>



SIGN POST INSTALLATION DETAIL
WITH ONE PIECE ANCHOR POST
N.T.S.

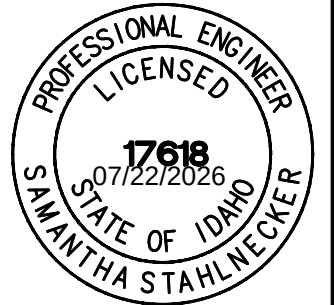
- NOTES:
- Anchor sleeves shall be installed so that the holes will align and the top be flush with the sign post anchor.
 - All installations shall have 8" square concrete foundations or grouted into solid rock.

4
C0.1
SIGN POST
N.T.S.



PURPOSE: ISSUE FOR AGENCY REVIEW (8/17/2022)

REVISION NO.	DATE	DESCRIPTION
1	08/12/22	ADDED LANDSCAPE AREA CALCULATION
2	07/22/26	REMOVE ROW IMPROVEMENTS



PRELIMINARY
NOT FOR
CONSTRUCTION

COVER SHEET AND DETAIL SHEET

FAMILY HEALTH SERVICES PARKING LOT EXPANSION (621 N MAIN, BELLEVUE)
PREPARED FOR LAUGHLIN RICKS ARCHITECTURE, LLC

22043
PROJECT NUMBER

C0.1

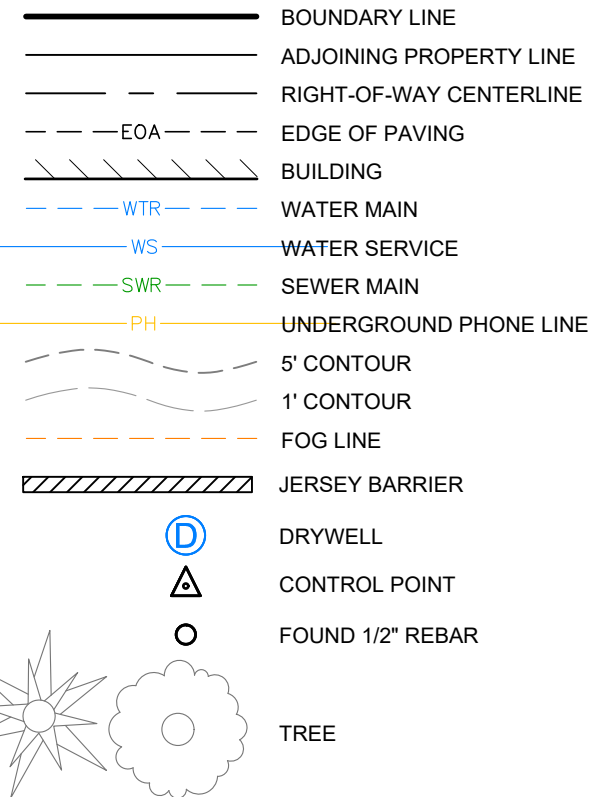


PARKING SUMMARY

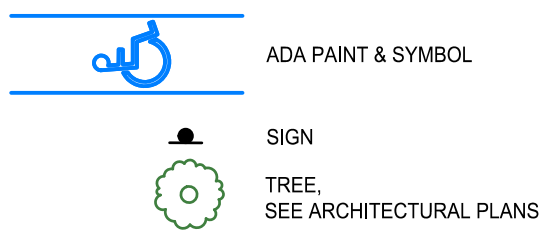
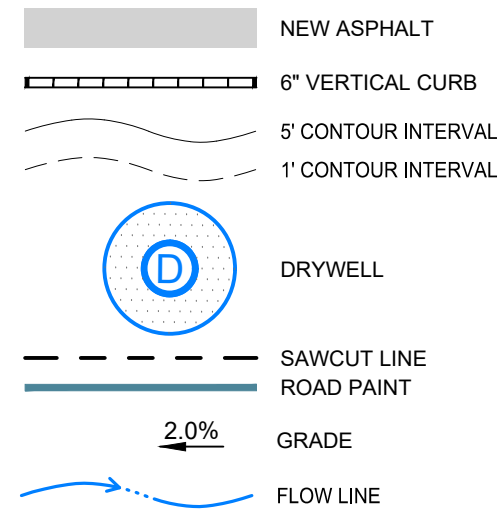
	EXISTING	ADDITIONAL PROPOSED	TOTAL
STANDARD	13	22	35
ACCESSIBLE	2	0	2
TOTAL	15	22	37

LEGEND

EXISTING ITEMS



PROPOSED ITEMS



DEMOLITION KEY NOTES

- (D01)** CUT, CAP, AND REMOVE EXISTING WATER SERVICE, METER, AND VALVE UP TO WATER MAIN. CONTRACTOR TO VERIFY LOCATION OF WATER MAIN PRIOR TO CONSTRUCTION.
- (D02)** SAWCUT EXISTING CONCRETE ALONG NEXT NEAREST JOINT AND REMOVE
- (D03)** REMOVE EXISTING VEGETATION

SITE IMPROVEMENT KEY NOTES

- (S01)** ASPHALT:
 - a. CONSTRUCT ASPHALT PARKING LOT SEE DETAIL 1 / C0.1
- (S02)** CONSTRUCT CONCRETE ITEM
 - a. 6\"
- (S03)** INSTALL TREES AND LOW LEVEL LANDSCAPING PER OWNER, REPAIR AND EXTEND EXISTING IRRIGATION SYSTEM.
- (S04)** INSTALL STRIPING / PAINT
 - a. YELLOW CONCRETE PARKING STRIPING (4\"
 - b. WHITE ASPHALT PARKING STRIPING (4\"
 - c. BLUE ADA PARKING STRIPING (4\"
- (S05)** INSTALL SIGN, SEE DETAIL 4 / C0.1 FOR SIGN BASE DETAIL.
 - a. INSTALL ADA STANDARD \"RESERVED PARKING\" SIGN. SIGN SHALL BE PLACED AT LEAST 60\" ABOVE SURFACE.
 - b. INSTALL ADA STANDARD \"RESERVED PARKING\" OVER \"VAN ACCESSIBLE\" SIGN. SIGNS SHALL BE PLACED AT LEAST 60 INCHES ABOVE SURFACE.

UTILITY KEY NOTES

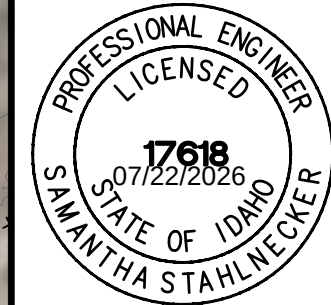
- (U01)** ADJUST DRYWELL RIM ELEVATION EX. RIM ELEV. = ±5197.4 PROP. RIM ELEV. = 5197.56
- (U02)** INSTALL DRYWELL, SEE DETAIL 3 / C0.1.
 - a. RIM = 5196.37
- (A)** RETAIN AND PROTECT
 - 1. VEGETATION.
 - 2. CONCRETE PAVING.
 - 3. DRYWELL.
 - 4. UTILITY STRUCTURE.
- (B)** MATCH EXISTING LINES AND GRADES

SITE AND DRAINAGE PLAN

22043
PROJECT NUMBER

C1.0

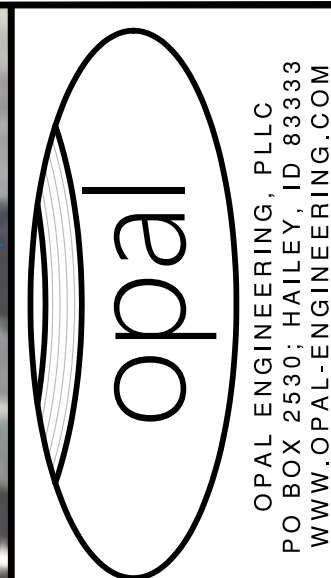
FAMILY HEALTH SERVICES PARKING LOT EXPANSION (621 N MAIN, BELLEVUE)
PREPARED FOR LAUGHLIN RICKS ARCHITECTURE, LLC



PRELIMINARY
NOT FOR
CONSTRUCTION

PURPOSE: ISSUE FOR AGENCY REVIEW (8/17/2022)

REVISION NO.	DATE	DESCRIPTION
1	09/12/22	ADDED LANDSCAPE AREA CALCULATION
2	07/22/26	REMOVE ROW IMPROVEMENTS





LEGEND

EXISTING ITEMS

- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- EDGE OF PAVING
- BUILDING
- WTR - WATER MAIN
- WS - WATER SERVICE
- SWR - SEWER MAIN
- PH - UNDERGROUND PHONE LINE
- 5' CONTOUR
- 1' CONTOUR
- FOG LINE
- JERSEY BARRIER
- DRYWELL
- CONTROL POINT
- FOUND 1/2" REBAR
- TREE

PROPOSED ITEMS

- NEW ASPHALT
- 6" VERTICAL CURB
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- DRYWELL
- SAWCUT LINE
- ROAD PAINT
- GRADE
- FLOW LINE

VEGETATION

- VEGETATION DRIP LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- PHONE BOX

ADA PAINT & SYMBOL

- ADA PAINT & SYMBOL
- SIGN
- TREE

ABBREVIATIONS

- EOA - EDGE OF ASPHALT
- FL - FLOWLINE
- LP - LOW POINT
- MATCH - MATCH EXISTING GRADE
- SAWCUT - SAWCUT LINE
- TBW - TOP BACK-OF-WALK
- TC - TOP OF CONCRETE

LANDSCAPE AREA SUMMARY

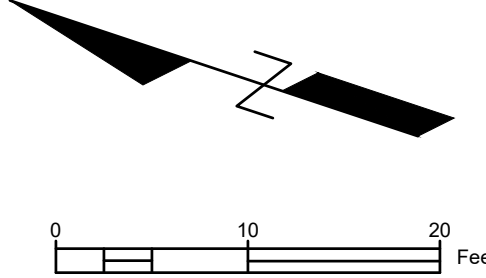
EXPANDED PARKING LOT AREA (ON SITE) = 6,680 SF

REQUIRED LANDSCAPE AREA (§10-17-5 C) = 668 SF (10%)

REQUIRED LANDSCAPE AREA, HIGHWAY FRONTAGE (§10-17-5 C) = 334 SF (50% OF REQUIRED LANDSCAPED AREA)

PROVIDED LANDSCAPE AREA = 1,335 SF (20%)

PROVIDED LANDSCAPE AREA, HIGHWAY FRONTAGE = 345 SF (52% OF REQUIRED LANDSCAPED AREA)



opai

OPAI ENGINEERING, PLLC
PO BOX 2630 • HAILEY ID 83333
WWW.OPAI-ENGINEERING.COM

PURPOSE: ISSUE FOR AGENCY REVIEW (8/17/2022)

REVISION NO.	DATE	DESCRIPTION
1	09/12/22	ADDED LANDSCAPE AREA CALCULATION
2	07/22/26	REMOVE ROW IMPROVEMENTS

PROFESSIONAL ENGINEER
LICENSED
17618
07/22/2026
STATE OF IDAHO
SAMANTHA STAHLMEYER

**PRELIMINARY
NOT FOR
CONSTRUCTION**

GRADING PLAN

FAMILY HEALTH SERVICES PARKING LOT EXPANSION (621 N MAIN, BELLEVUE)
PREPARED FOR LAUGHLIN RICKS ARCHITECTURE, LLC

22043
PROJECT NUMBER

C1.1

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Opai Engineering, PLLC.

**CITY OF BELLEVUE
PLANNING & ZONING COMMISSION
CONDITIONAL USE PERMIT**

REGARDING AN APPLICATION OF: Opal Engineering on behalf of Family Health Services for a Conditional Use Permit to establish a parking lot on the subject property. expand their current parking lot to meet city requirements in the Business Zone. Property is not addressed and is located south of 621 N. Main Street in Bellevue Idaho. The Property is zoned Business.	FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION
---	--

REQUESTED ACTION: Conditional Use Permit to establish a parking lot for Family Health Services. The legal description is LOTS 1 & 2 BLK 42, Bellevue Townsite. The property owner also owns LOTS 3,4,5 & 6 BLK 42, Bellevue Townsite and the approval of this application will expand the current parking lot in accordance with the requirements and standards in the Business Zone. Note: a portion of the proposed expanded parking lot is on LOTS 3-6 BLK 42. This portion of proposed plan does not require a conditional use permit as the parking lot is accessory to the structure located on that lot.

APPLICABLE CONDITIONAL USE PERMIT REGULATIONS:

City Code Title 10 §7-4, Conditional Use Permits
 City Code Title 10 §21-4 Off Street Parking Requirements
 City Code Title 10 §17-5 Landscaping, Parking and Lighting

Summary

The Family Health Services building is located south of 621 N Main Street in Bellevue. Parking for the use is currently underserved by the existing 15 space parking lot located on Lots 3, 4, 5 and 6 of Bellevue Townsite Block 42. To provide sufficient parking, the applicant is requesting to construct 22 additional parking stalls directly to the south on Lots 1, and 2, of Block 42 (separate parcels).

The parking lot expansion will be accessed from the existing Main Street / State Highway 75 curb cut on Lot 5. No new curb cuts are proposed. All subject lots are owned by High Point Holdings LLC. The property owner has given the applicant legal consent for the proposed use on their lot.

The applicant has obtained an encroachment permit from the Idaho Transportation Department (ITD) for the requested improvements.

A Conditional Use permit is required for the project because the Parking lot expansion or "Parking Lot" is listed as a "Conditional Use" in the Business District.

I. GENERAL BACKGROUND

1. **Notice** of this hearing was:
 - i. Posted on the door of Bellevue City Hall and the Bellevue Post Office on October 12, 2022.
 - ii. Published in the Idaho Mountain Express on September 28, 2022.
 - iii. Mailed to all adjoining within 300' of the exterior property lines on September 23, 2022.
 - iv. Posted subject property on September 27, 2022
2. Any disclosures (i.e. conflicts of interest, site visits or *ex parte* communications)?
3. Attached to this report are the following exhibits:

Exhibit A—Application Materials

All application materials were received on September 12, 2022, unless indicated otherwise.

- A-1:** Completed application form
- A-2:** Site Plan and design specifications
- A-3:** CUP Narrative
- A-4:** Signed Agent Authorizing applicant to use said property

Exhibit B—Department Head Comments**Life/Safety issues: Greg Beaver**

The fire department doesn't have any issues or comments on this project.

Water and Sewer issues: Shane Garrison

1. City water infrastructure maps indicate a water main running along Main St on the East side of the property. This is the reason for the water meter vault location. This poses an issue as the proposed drywell location on Main St does not meet the 25' clearance requirement for potable water mains.
2. The city will need to inspect the abandonment of services. I see the Water service mentioned, I didn't see anything about sewer services, the nearest collection line is on Spruce. If there is a stub out for sewer there it would need to be abandoned as well.
3. Is there an actual lot line shift, or are they leaving them separate lots?

Building issues:

No comments were issued at the time of the staff report

Street Department issues:

No comments were issued at the time of the staff report

Exhibit C— Public Comments- No Public Comments were received by 10/10/22

***NOTE: For purposes of clarification, the findings are in bold.**

Title 10 §15-3 of the Bellevue Zoning Code establishes the standards for proposed conditional uses. The Commission shall make findings related to each of the items (A) through (J).

II. Title 10 §15-3 CONDITIONAL USE PERMIT STANDARDS OF EVALUATION

10-15-3: The Commission shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

- A. Will, in fact, constitute a conditional use as established for the zoning district involved; **Commission Finding: The subject property is zoned as Business. The City Code 10-7-4 Conditional Uses in the Business District lists "Parking Lots" as a conditional use and not a permitted use within the Business District.**

- B. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Plan and/or this Ordinance.
Commission Finding: Chapter 5, Land Use, Section 5.2 of the 2017 Bellevue Comprehensive Plan makes reference that the purpose of the Business District is to designate space for business; parking lots and city required off-street parking are necessary to support Businesses.

- C. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;
Commission Finding: The proposed Conditional Use will not change the appearance or character of the area because there are currently compatible businesses along Highway 75 on both the west and east side of the highway. The lot is currently undeveloped and zoned Business.

- D. Will not be hazardous or disturbing to existing or future neighboring uses;
Commission Finding: The proposed project is compatible with the existing land uses to the surrounding areas; all being located in the Business District.

- E. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
Commission Finding: The lots are currently undeveloped with no connections to the city's water or sewer services being proposed. The lot will be serviced by Emergency services by the existing entrance at 621 N Main Street on State Highway 75.

- F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
Commission Finding: This Conditional Use Application will not create additional requirements at public cost, as will it not be detrimental to the economic welfare of

the community. The parking lot will benefit the public by allowing more parking at the medical clinic.

G. Will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water pollution or safety hazards. **Commission Finding: The proposed use of the property is a parking lot. It will not create excessive traffic. No additional lighting is proposed so no glare or other hazards listed in this standard will be created.**

H. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares. **Commission Finding: The property is located on HWY 75 and has approval from ITD to use the existing curb cut on LOT 5 that is used for the existing business. This existing access will be able to accommodate the additional parking capacity.**

I. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. **Commission Finding: The development of this lot will not create any damage or loss of any natural or historical feature. The lot is currently undeveloped, and the adjacent property to the north is a developed lot with a business on it.**

J. Will be adequately screened by means of fencing or landscaping from public ways and neighboring properties. **Commission Finding: The plans provided identify landscape areas but do not specify the types of landscaping to be installed. The Landscape Area Summary on Sheet C1.1 provides area calculations. See 10-17-5 below for additional information.**

III. DECISION AND CONDITIONS

CONDITIONAL USE PERMIT:

► **Motion:** Upon a motion by **GROOTVELD** a second by **LINDBERG**, and a unanimous vote, The **Conditional Use Permit** application submitted by Opal Engineering on behalf of Family Health Services, has been approved, finding the application complies with the applicable criteria set forth in Title10 §7-4 of the city code, Conditional Use Permit, and Title10 §21-4 Off-Street Parking Requirements subject to the following conditions:

1. The applicant shall comply with all Building and Fire Code requirements.
2. City Engineer shall approve all construction drawings prior to the start of construction.
3. The water and sewer lines referenced in the water department comments shall be

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 07th day of November 2022, I served a true and correct filed copy of the within and foregoing document upon the parties named below, in the manner noted:

- ☐ U.S. Mail
- ☐ via Facsimile
- ☐ hand delivered
- ☒ Email

Family Health Services
c/o Mirela Avalos
794 Eastland Drive,
Twin Falls ID, 83301

CITY OF BELLEVUE



Ashley Dyer
Community Development Department

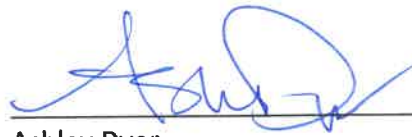
located and shown on construction drawings. All drywells shall be located a min. of 25' from water lines, or per DEQ recommendations.

4. This CUP shall encumber the subject parcels for the use permitted and may limited additional permitted uses in Business District. Any future development permit for the subject lot shall consider this CUP and its relationship to the use it supports on LOTS 3-6, BLK 42, Bellevue Townsite.
5. A review of the Conditional Use Permit shall be conducted six (6) months from the date of FOF approval to insure the property is being run appropriately and in accordance with the standards of evaluation for a Conditional Use Permit.

IT IS SO ORDERED this 7th day of November 2022



John Kurtz
Chair



Ashley Dyer
Community Development Department

Brian Parker

From: Alan Chambers <achambers@safebuilt.com>
Sent: Friday, July 24, 2026 10:13 AM
To: Brian Parker
Subject: RE: Civic review

Good morning, Brian-

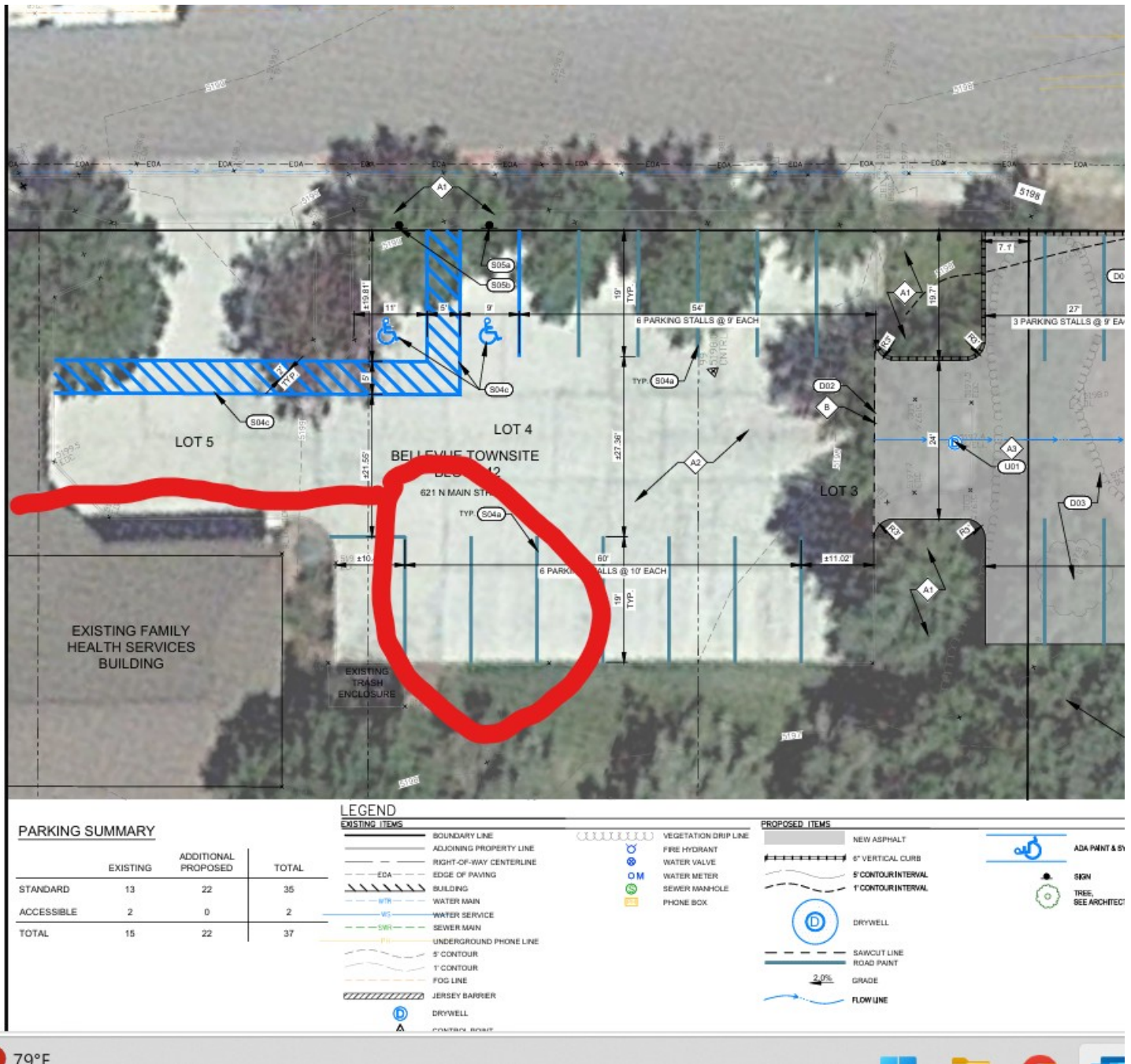
I did do a quick look at the plans and have a couple of comments as follows-

I would prefer the accessible parking spaces and access aisle be move west across the lot to keep the users from having to cross the vehicular way to get to and from the accessible building.

It is ideal to where a handicapped person also des not have to pass behind another vehicle. Two accessible stalls can share an access aisle, but their path of travel is typically arranged to enter a sidewalk at the back end of the space and not the front drive entrance end. Doesn't always work out this way though.

At least by moving them across the lot doe take them out of traffic coming and going from the lot.





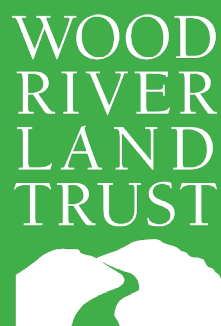
Sincerely,

Alan Chambers **CBO**

Building Official/Operations

SAFEbuilt.

HOWARD PRESERVE MANAGEMENT



Managing Partner Approved:

----- Christina Giordani Mayor City of Bellevue	----- Date
----- Amy Trujillo Executive Director Wood River Land Trust	----- Date
----- Florence Blanchard President Friends of the Howard Preserve	----- Date

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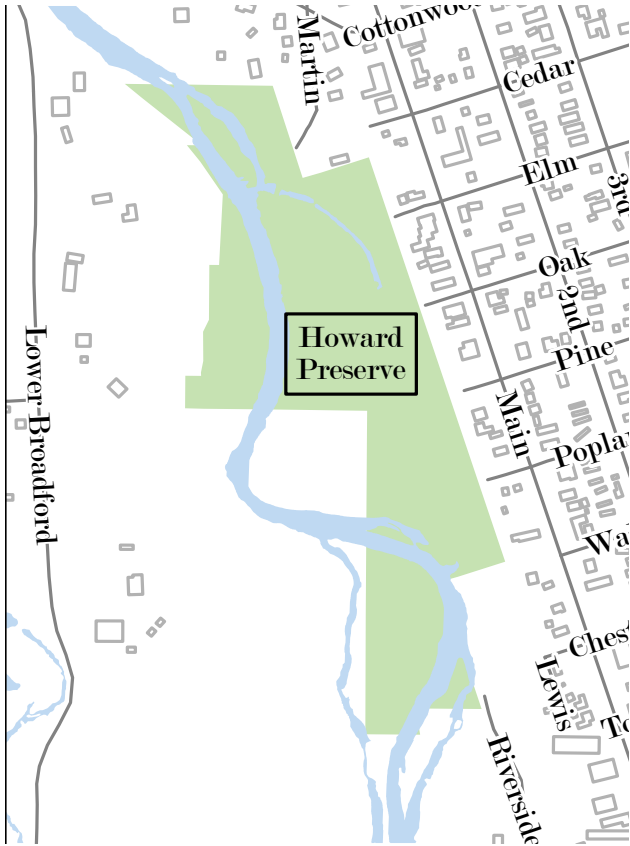
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Goals, Objectives, and Responsibilities

1.1 Preserve Values

1. Native Plants and Wildlife
2. Healthy riparian system
3. Natural aesthetic qualities
4. Public access and enjoyment
5. Historical features
6. Educational opportunities related to natural spaces

1.2 Preserve Goals



The 37.4-acre Howard Preserve is the largest tract of open space in the City of Bellevue and exists to protect the natural floodplain ecosystem around the Big Wood River while providing reasonable public access. Cooperative management of the Howard Preserve, as well as the Conservation Easement on the property (Exhibit F: Conservation Easement), will ensure that the values of the native landscape are protected in perpetuity.

This Management Plan will serve as a guiding document for managing and protecting the Howard Preserve. The Conservation Easement is a perpetual legal document, which is not open to modification except through legal amendment.

The Managing Partners intend to review and update this plan at least every five (5) years, but more often if necessary. Failure to update the plan within that timeframe will not negate the validity of the document. Furthermore, the Managing Partners intend to communicate regularly regarding ongoing management decisions. Consensus will be sought on decisions whenever possible, but in the event of disagreement between the Managing Partners, all Partners will have an opportunity to present to the Common Council, who will be the deciding body.

The Managing Partners will present to the Common Council annually and update the plan if needed at that time.



1.3 Management Objectives

1. Protect the natural floodplain ecosystem including plants and wildlife
2. Ensure that the public can safely and comfortably access and experience the Preserve
3. Comply with the terms of the Conservation Easement
4. Maintain water quality in the Big Wood River
5. Protect the riparian habitat
6. Maintain tranquility and natural beauty of the preserve
7. Control noxious weeds and invasive species
8. Maintain compliance with City ordinances, including floodplain regulations
9. Respect surrounding private property
10. Respect Irrigation District infrastructure within the Preserve
11. Prevent negative impacts on the irrigation districts' right of way
12. Comply with Idaho Department of Environmental Quality (DEQ) requirements



1.4 Managing Partners & General Responsibilities

Management activities and public activities will be reviewed by and overseen by the following cooperating groups:

City of Bellevue (the “City”)

The City of Bellevue was founded in 1883 under a charter from the Idaho Territorial Legislature. Since then, Bellevue has grown to a population of around 3,000 citizens. The City is the last government in Idaho operating under a charter and is a full-service government, providing fire, Marshal, water, sewer, parks, planning and building services, and other services to the residents and businesses of Bellevue.

Responsibilities of the City for the Howard Preserve include:

1. Maintenance of improvements, such as the canal bridge, facilities shelter, interpretive signage, and entrance gates;
2. Providing basic services, such as collection of trash from approved receptacles and the seasonal portable toilet;
3. Trail clearing and maintenance;
4. Providing staff and equipment for management activities when practical;
5. Removing snow from designated parking area(s);
6. Enforcing posted regulations;
7. Inspecting the Brownfield site annually, and reporting to DEQ if disturbance occurs;
8. Maintaining compliance with the Conservation Easement on the property.

Friends of the Howard Preserve (the “FHP” or the “Friends”)

The FHP is a volunteer advocacy group formed in 2005 to ensure that public access and the conservation values of the Preserve are sustained for perpetuity. The prioritized values of the group include protecting native plants and wildlife, a healthy riparian system, aesthetic qualities, historical features, educational opportunities, public access to the Big Wood River, respect for private property, City Ordinances, and the Idaho District 45 canal right-of-way.

Responsibilities of the Friends of the Howard Preserve include:

1. Advocating for the conservation values
2. Participating in ongoing maintenance as volunteers
3. Recommending projects and improvements
4. Advise on educational opportunities, including fixed infrastructure such as interpretive signage.

Wood River Land Trust (“WRLT”)

The Wood River Land Trust mission includes to “protect and restore land, water, and wildlife habitat in the Wood River Valley and its surrounding areas by working cooperatively with private landowners and local communities.” In addition to owning 20 properties in fee title, WRLT holds conservation easements on nearly 50 properties in south central Idaho. Conservation easements allow for separate ownership and management of land that is subject to conservation restrictions which benefit the public. WRLT was involved in the acquisition of the Howard Preserve, the expansion of the project, and is the holder of the conservation easement which encumbers the property.

Responsibilities of the Wood River Land Trust on the Howard Preserve include:

1. Monitoring and enforcing the Conservation Easement;
2. Management of noxious and invasive weed control efforts, in conjunction with plans adopted by the managing partners;
3. Facilitation for workdays;
4. Support for ongoing stewardship, including trail maintenance.

Other management entities:

1. Federal Emergency Management Agency (FEMA)
2. Idaho Department of Environmental Quality (DEQ)
3. Idaho Department of Water Resources (IDWR)
4. Flood Control District #9
5. Idaho Department of Fish and Game (IDFG)
6. Army Corps of Engineers (ACOE)
7. Board of Control (Irrigation Districts)*

*The Managing Partners will cooperate with the Irrigation Districts which utilize and maintain the headgate and irrigation canal that runs through the Preserve. As of the writing of this document, those districts include Wood River Valley Irrigation District 45 and Triangle Irrigation District. (Collectively the “Irrigation Districts” which are managed jointly by a Board of Control).



1.5. Identified Ongoing & Future Management Priorities

1. Maintain effective communication between managing partners, including annual partner meetings;
2. Continue annual volunteer workdays on the Preserve, focusing on trail improvements, trash reduction, and noxious and invasive weed control;
3. Improve the management of Preserve entrances, including the enforcement of parking areas;
4. Promote, encourage, and cooperate on restoration projects in the Preserve;
5. Discourage dumping and other activities not consistent with the conservation easement or preservation of a quality natural environment;
6. Develop winter usage policies and a winter trail system.

1.6. Identified Future Capital Projects

Short Term:

1. Improve Preserve entrances with amenities such as suitable interpretive signage, usage rules, and bicycle parking;
2. Place a gate or other type of entryway at the Martin Lane entrance that accommodates pedestrian access as well as City maintenance vehicles, but restricts vehicular access within the Preserve;
3. Upgrade and beautify the Elm Street access to the Preserve including the entryway, alley paving, trash enclosures, and drainage improvements;
4. Revegetate all disturbed areas;
5. Prevent light pollution;
6. Develop emergency management policies for the Preserve and integrate into Blaine County Emergency Operations Plan

Long Term:

1. Move the City Public Works Shop and associated equipment to a more appropriate location;
2. Respond to opportunities that arise for the potential acquisition of additional parcels of conservation value and/or relevance to the Preserve;
3. Explore options for expanding Preserve connectivity, including through new pathways and additional means for crossing the canal and/or river;
4. Explore ways to expand the Preserve’s contribution to the physical, mental, and economic health of the community;
5. Relocate snow disposal and storage to a location that does not impact the Preserve;
6. Explore options for additional pedestrian access and parking at the southern end of the Preserve;

Preserve History

2.1 Historical Outlook

Water resources were an important part of Idaho's— and Bellevue's— native, agricultural, and mining history. Bannock and Shoshone tribes routinely traveled between the Snake River and the Sawtooth Mountains. As evidence, a jasper knife with quartz intrusions was discovered during an archaeological survey in 2003.

Bellevue thrived in the 1880s from the success of the Minnie Moore and Queen of the Hills mines. It was chartered in 1883 by the Idaho Territorial Legislature to bring municipal law and order to the booming and sometimes unruly mining town. The area of the Howard Preserve was part of an 1890 annexation, called the Bellevue Addition, when the town was the seat of Logan County (1890-1895). Mayor Oliver Glenn was named grantee of the property by President Benjamin Harrison through the public lands act for “the several use and benefit of the occupants of the Townsite... of Bellevue.”

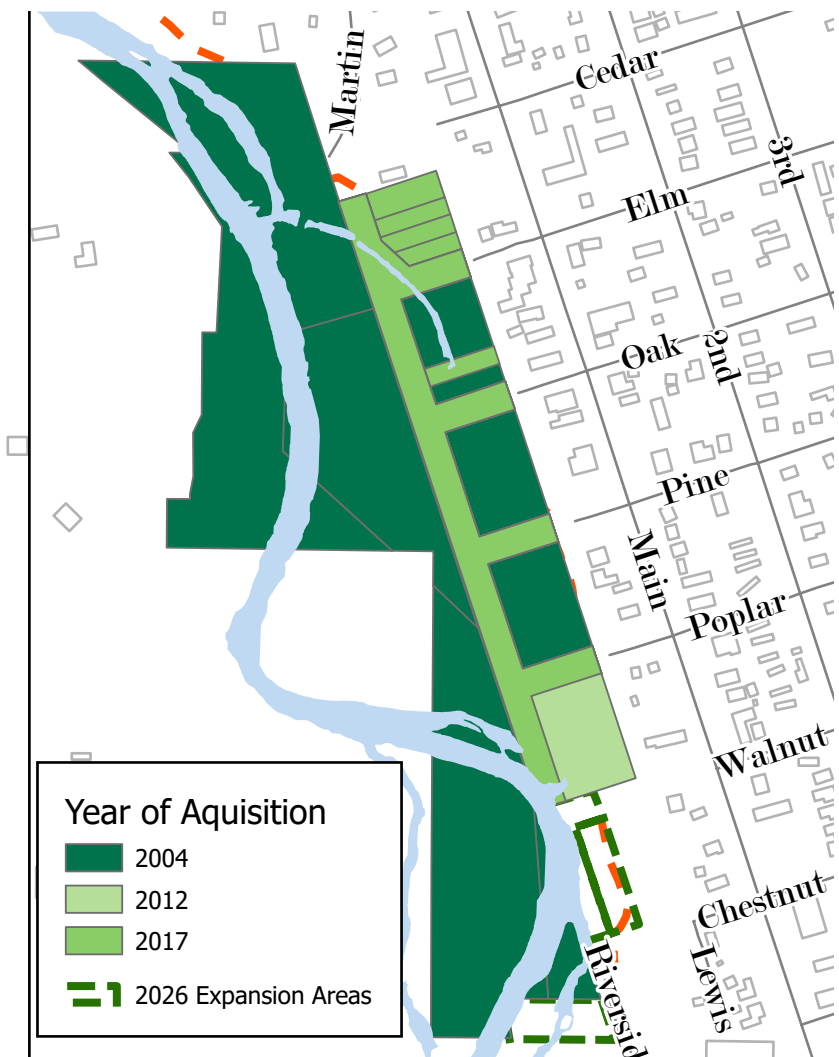
Chinese immigrants arrived in Idaho and the Wood River Valley in the 1880s to work in the surrounding mines and start businesses. Remnants of Chinese habitation have been unearthed in recent years in former encampment locations, including within the Preserve. Approximately 30 Chinese pioneers settled in small houses east of the pedestrian bridge that crosses the canal at the foot of Elm Street, and an 1890 Sanborn fire map references “Chinatown” and earth caves in the area. By the 1920's, most of Bellevue's Chinese inhabitants had been driven out of town.

An old city dump existed in the meadow southwest of the pedestrian bridge and was once accessed by an old canal bridge. Just north of the meadow is said to be the location of a house of ill-repute. Land adjacent to the north is the site of the original Bellevue City Park where townspeople socialized from the very earliest days.

The precursor to the current canal was identified in 1883 as the “Big Ditch” in minutes of the town's Common Council. In 1917 the Utah and Idaho Improvement Company built the existing canal. As of today, the canal is operated by the Board of Control for the Wood River Valley Irrigation District no. 45 and the Triangle Irrigation District.

2.2. Preserve Acquisition

In 1972, Lena and Ellis Howard and their son, J.B., purchased the original 12.57-acre property from Tinker and Ora Lee Disbennett. In March 2004, with the assistance of Wood River Land Trust, the City of Bellevue obtained the land from the Howard family to permanently protect this unique riverfront resource. The Howard Family, through the Howard Trust, sold this property to the City of Bellevue on February 17, 2004 at a price reduced to \$250,000 from the appraised value of \$475,000. The City of Bellevue held the title to the land while WRLT and FHP continued to actively manage the land. Funds to purchase the land and pay for improvements came primarily from a large grant from the federal Land and Water Conservation Fund (LWCF). The LWCF grant stipulated that the land “shall not be converted from public outdoor recreation use without the prior consent of the Idaho Department of Parks and Recreation, its successors and assigns, and the United States Department of the Interior, National Park Service, its successors and assigns.” Additional funds were contributed by Idaho DEQ, The Conservation Fund – Greenway Award, and the Griffin Ranch in lieu Recreation Fund from Blaine County. Citizens to Protect the Bellevue Riverfront (now Friends of the Howard Preserve), additionally raised \$40,000 at a fundraising event.



The City of Bellevue completed the following requirements per the Land and Water Conservation Fund grant:

1. Constructed an American Disabilities Act (ADA) approved bridge over and trail along the irrigation canal
2. Designed and installed signage and completed a final audit
3. Began an archeological exploration of the old dump site

In 2012, WRLT acquired two lots along Main Street and one lot near the southern end of the Preserve. The intention was to incorporate the lower 1.38-acre lot into the Preserve, and to leverage the Main Street lots for further conservation value. In 2014, WRLT and the City jointly applied to the Blaine County Land, Water & Wildlife Levy Program (LWWP) for funding assistance to purchase 0.984 acres near the northern end of the Preserve, owned by Mick Halverson. The WRLT Main Street lots were used as matching contribution for the grant request. In 2016, the application expanded to include 0.23 acres owned by Robert Gardner, which was an inholding within the eastern portion of the Preserve. The total grant request from the LWWP was for \$174,600 to complete the purchase of the lots. The conditions for approval of the grant request included the vacation of the majority of unopened streets within the Preserve as well as a portion of Elm Street, the re-zoning of the Preserve as Recreation Green Belt, and that a Conservation Easement be established on the entire Preserve as well as the majority of the surrounding City-owned land. As part of the Preserve expansion, WRLT requested that the City also take ownership of the WRLT 1.38-acre lot, which they had acquired in 2012. The Conservation Easement, recorded on July 20th, 2017 as Instrument number 645094, protects the conservation values of the Preserve by restricting development and uses of the property that negatively impact those values. (See Exhibit F: Conservation Easement)

Natural Resources

3.1 Fish and Wildlife

The Big Wood River supports a complex aquatic community comprised of many species of invertebrates and fishes. Fish populations include game fish such as rainbow trout, brown trout, brook trout, cutthroat trout, and mountain whitefish as well as non-game species such as speckled dace, bridgelip sucker, and Wood River sculpin, which is listed by the State of Idaho's Comprehensive Wildlife Conservation Strategy as a "Species of Greatest Conservation Need." Wood River sculpin are endemic to the Wood River drainage, and the United States Forest Service and BLM classify the Wood River sculpin as a "Sensitive" species, while it is classified by the Idaho Department of Fish and Game (IDFG) as a "Species of Concern." Wildlife reported on the Preserve include mule deer, elk, moose, bobcat, black bear, cougar, long-tail weasel, fox, coyote, mink, fox squirrel, shrew, vole, mice, and many species of birds including red tail hawk, turkey vulture, neo-tropical songbirds, and Bald eagles. Additionally, WRLT conducts annual breeding bird surveys. During the 2026 survey, 32 different species were observed.

3.2 Vegetation and Water Resources

The Howard Preserve sits along the low-lying edges of the Big Wood River and is primarily comprised of riparian vegetation and is dependent upon periodic inundations of floodwaters to maintain the habitat and ecosystem. It is primarily within the 100-yr flood zone designated by the Federal Emergency Management Agency (FEMA.) This floodplain habitat contains valuable riparian habitat and has been identified as "Idaho Priority Wetlands". Undeveloped land in the floodplain helps keep local water sup-



plies clean, assists with groundwater recharge, assists with flood control and provides valuable wildlife habitat for deer, elk, birds and other species.

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The riparian area features black cottonwoods, willows, red osier dogwood and other plants typical of a cottonwood gallery forest, such as Wood's rose, serviceberry, morel, western black currant, cow parsnip, mountain alder, snowberry, Nebraska sedge, horsetail, chokecherry, and wild onion. (See Exhibit D: Plant Survey for a complete plant list.) This floodplain habitat supports numerous species of birds and mammals, including permanent and migratory residents. Forest trees (living, decaying, & dead) provide critical shelter and nesting & foraging sites for a variety of bird and mammal species, such as woodpeckers, owls, songbirds, mustelids, and bats.

There have been extensive efforts to control noxious and invasive weeds on the Howard Preserve, including annual volunteer weed pulling days, release of bio-control weevils for Dalmatian toadflax and knapweed, and discussion of controlled burning. Dalmatian toadflax and knapweed continue to be dominant noxious weeds. Other weedy species include bitter-sweet nightshade, common burdock, tansy, rush skeleton weed, and cheat grass.

3.3 Geology and Soils

Soil types underlying the Howard Preserve are: Balaam-Adamson-Riverwash, Balaam gravely-sandy loam and Riverwash. These soil types mainly consist of unstable loose sand, gravel and cobble, as well as a small percentage of contrasting inclusions of loam. The overall function of these soils is the drainage of the surrounding floodplain into the Big Wood River basin. A portion of the soils are a former dump site which was tested by DEQ and mitigated in 2010. The mitigation included the removal of 6-12 inches of topsoil within a 2,300 square feet area, the installation of an impermeable layer, and the import of clean topsoil. A buck and pole fence with warning signage was erected to prevent disturbance of the mitigated area.

Public Use

4.1 Public Access

Public access within the Preserve is intended to be pedestrian only. A bicycle rack is provided near the Martin Lane Parking Area, and others may be installed at other entrances in the future. Motorized vehicle use is prohibited in the preserve except by managing partners for maintenance or emergency access, or when authorized by managing entities.

4.2 Access Points

Parking areas include:

- Martin Lane Parking Area (ADA Accessible)
- Downtown Bellevue
- Riverside Drive, provided the travel lane and fire access are not blocked.

Pedestrian access points include:

- Elm Street west of Downtown Bellevue;
- A trail connecting from the Broadford Bridge to the Preserve via a public easement;
- Martin Lane Parking Area;
- Riverside Drive.



4.3 Use Regulations

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Permitted and non-permitted uses are defined in Exhibit F: Conservation Easement. Language found in this Management Plan is intended to build upon the protections found in that document, and to support the conservation values while remaining flexible for changing future conditions.

Permitted Public Uses (per the Conservation Easement):

“...passive recreational activities that are non-commercial and non-motorized, such as hiking, fishing, cross-country skiing, wildlife observation, and photography, provided that such activities are conducted in a manner, frequency, and intensity that results in no adverse impact on the Conservation Values.”

Educational opportunities and other appropriate uses that do not impair the conservation values of the Preserve, as defined in the LWCF grant and Conservation Easement may also be allowed. Recreational uses not specified in the Conservation Easement or within this Management Plan will be evaluated by the Managing Partners, and WRLT will determine if they impair the Conservation Values protected by the Conservation Easement.

4.3.1 Customary Public Use

Permissible regular public access at the Howard Preserve currently allows for passive activities such as hiking, bird watching, fishing, cross country skiing, photography, and snowshoeing.

Prohibited and restricted activities include:

- Fireworks and fires are prohibited;
- Noise (e.g. amplified sound or music) is restricted so as not to disturb wildlife, visitors, or nearby residents;
- Camping is prohibited;
- Hunting is not allowed within City limits, including within the Preserve;
- Public use shall not interfere with the operations of the irrigation canal. Unauthorized access to improvements such as the head gate is considered trespassing;
- Typical hours shall be dawn to dusk. Nighttime uses, such as organized stargazing, may be allowed with approval by all managing partners;
- Removal or pruning of vegetation other than invasive nor noxious weeds is prohibited.



Organized activities will comply with Management Goals and Objectives. Commercial and private events are prohibited with the following exceptions:

1. The Managing Partners reserve the right to authorize tours or educational programs that focus on the conservation values of the Howard Preserve such as stream ecology, plant identification, and geology.
2. The Managing Partners reserve the right to hold one annual picnic and one fundraising event per year with all fundraising profits going toward Howard Preserve maintenance under the following conditions:
 - a. Motorized vehicle access is prohibited;
 - b. The Preserve must remain open to normal public use during or in preparation for an organized event;
 - c. Notification and review of application for above events should take place 30-60 days prior to the public event to allow managing partners and Irrigation District to make recommendations for approval;
 - d. No fires may occur without a permit from Bellevue Fire Department;
 - e. All trash, equipment and other items must be removed within 48 hours;
 - f. Noise (i.e. amplified sound) is prohibited;
 - g. Alcohol is prohibited unless authorized by the Managing Partners.

Improvements

5.1 Trails

A network of trails provides access through the riparian ecosystem and to the river, and a wide section of those trails follows the canal access drive. All trail surfaces are natural, either woodchip or soil, with the exception of the ADA pathway, which is compacted road mix.

5.2 Bridge

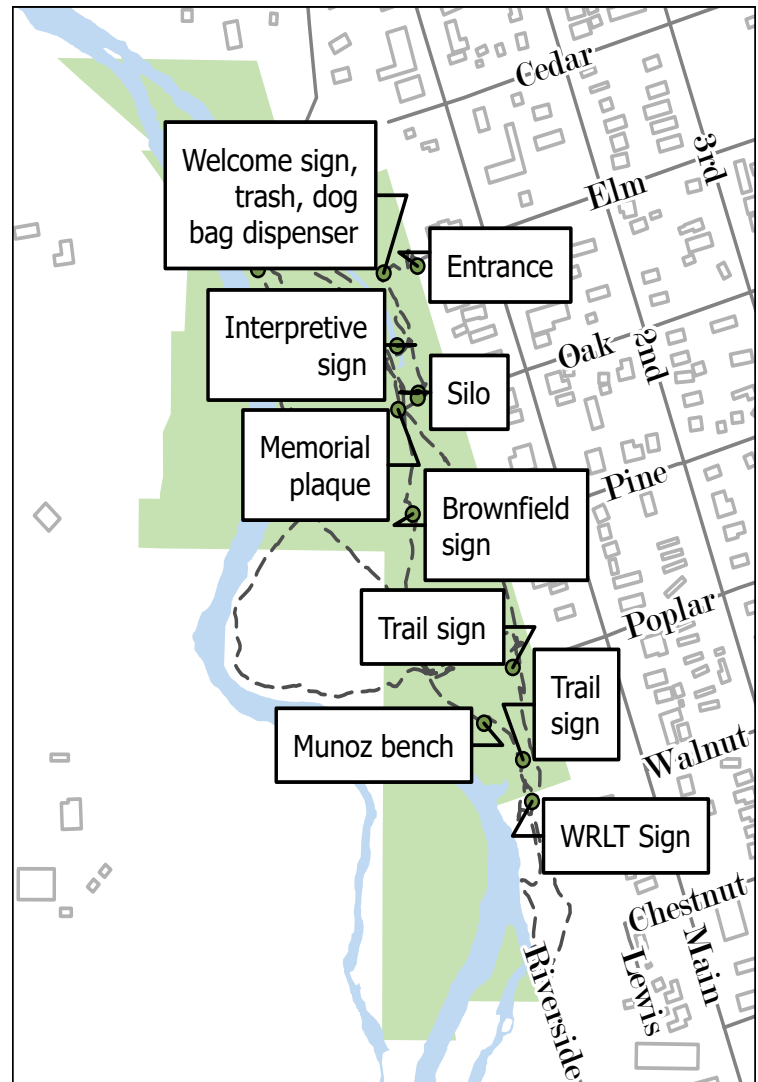
The bridge was constructed to allow for pedestrian access on lands west of the canal and to provide wheelchair/ADA access to the ADA-approved trail.

5.3 Signage

Signage is utilized to clearly delineate preserve entrances and trails, to provide interpretive services to important features, and to recognize contributions made by various entities towards the establishment and growth of the Preserve. Current interpretive signage exists on the east side of the pedestrian bridge. Additional signage may include interpretive displays and limited regulatory signs necessary to protect Preserve values and the public.

5.4 Irrigation Canal

Near the northern end of the Howard Preserve, a headgate diverts water from the Big Wood River into a canal, which is carried south through the Preserve and beyond to provide irrigation water to many agricultural properties in the Bellevue Triangle area. The water in the canal is allocated to many water right holders downstream, and is managed by a Board of Control. As of 2026, the two irrigation districts represented by the Board of Control include Wood River Valley Irrigation District no. 45 and the Triangle Irrigation District. The canal is approximately 25 feet wide for much of its length through the Preserve, and the associated Right of Way is as wide as is reasonably necessary to maintain it, per



Idaho statute. Presently, there is a two-track drive along the west side of the canal that provides access for maintenance equipment.

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Under Idaho statutes, the canal managers have the right to maintain the canal and the Right of Way in order to ensure the delivery of water rights, and to protect the integrity of the Improvement. Maintenance tasks can include, but are not limited to, activities such as dredging deposited silt from within the canal, controlling noxious weeds and other undesirable vegetation along the banks, and removing trees and other vegetation from within Right of Way. These maintenance tasks are completed to maintain effective delivery of water through the system and to protect the canal from becoming structurally compromised. Accomplishing this routine and sometimes emergency maintenance often requires large equipment to utilize the Right of Way. As such, the Irrigation Districts have emphasized that the infrastructure associated with the irrigation Right of Way (the head gate and the canal) are not to be used or accessed by the public.

The Managing Partners of the Howard Preserve acknowledge the responsibilities that the Board of Control has to maintain the canal, as well as their rights to do so under Idaho statute. It is the intention of the Managing Partners to work cooperatively to allow for the effective delivery of water through the canal, while minimizing negative impacts to the conservation values of the Preserve whenever practical. The Managing Partners look forward to working with the Board of Control toward the mutual benefit of all parties.

5.5 Other Improvements

Currently, a small shed is located near the City Shop, west of Martin Lane, but on the Howard Preserve. An open-sided shelter is also located in this area to cover the portable toilet and trash can. A 20-foot wide unpaved access drive connects from the Elm Street gate and crosses the former Halverson parcels along the eastern boundary to the private property immediately north of the Preserve.

5.6 Non-permitted Improvements

To maintain Preserve values, permanent picnic tables, barbeques, playground equipment, labyrinths, natural structures, and memorials will not be allowed. Exceptions, such as public art and benches, are permitted only with approval of all management entities.

5.7 Future Improvements:

The Conservation Easement (Exhibit F) describes permitted and non-permitted improvements and alterations to the property, as well as the Notice and Approval process to implement such changes. Any new improvements on the Preserve also require the approval of the managing partners.

A Phase I Environmental Assessment conducted on the 1.2 acres added to the Preserve in 2017 (parcels RPB0000091004A, RPB00000910030, RPB0000091002A, RPB0000091001A, and RPB00000920020) did not provide assurances against potential contamination similar to that which was remediated on the Brownfields site on the west side of the irrigation canal. In light of this, no new improvements are permitted in that area unless a Phase II Environmental Assessment is conducted on those parcels, which finds that no Recognized Environmental Conditions are present.

The existing, informal recreation areas may be improved in the future with picnic tables, a vault toilet, dam safety infrastructure, and other components intended to encourage active use of the Preserve within small, identified areas.

Preserve Management

6.1 Vegetation Management

Removal or pruning of vegetation other than invasive nor noxious weeds is prohibited except:

1. For canal or city infrastructure maintenance;
2. By recommendation of the Managing Partners and in compliance with the Conservation Easement;
3. For typical trail maintenance;
4. Restoration projects, such as stream bank stabilization, utilizing the best available science;
5. Fire risk mitigation, utilizing the best available science.

6.2 Brownfield Site Management

A portion of the Howard Preserve was used as an unregulated landfill prior to the 1960's. As a result of this DEQ provided a cost-free assessment of the area of the Preserve that was affected by this use. In July 2008, a Phase I Environmental Site Assessment was completed to identify potential environmental concerns. This was followed by a Phase II Environmen-

tal Site Assessment in September 2008, which identified lead contaminated surficial soils in limited areas that exceeded certain regulatory maximums. ¹⁴²

Since the City was committed to maintaining the area as a nature preserve, eliminating the potential for residential or active recreation use exposure scenarios, a mitigation plan was crafted accordingly. DEQ recommended the removal of six inches of topsoil in the area of highest contamination levels (2,300 square feet), the placement of an impermeable barrier, and the capping of the site with clean topsoil. This mitigation work was completed in the fall of 2010, and a buck and pole fence with interpretive signage was erected to keep the public from disturbing the site. DEQ also recommended that the City place an Environmental Covenant on the site which the City did, and conduct monitoring (See Exhibit G: References: (a) Environmental Covenant and (b) Brownfields Operations and Management Plan)

Since the restoration work was completed in 2010, no disturbances of the site have been noted. Should annual monitoring identify concerns with disturbance of the site, the City will notify DEQ to determine the best course of action. As of this writing, the restoration of this site is considered complete, and the only management activities will include ongoing monitoring for disturbance.

6.3 Fire Management

Natural fire hazards exist on the Preserve due to the native vegetation in the area. This natural hazard may be exacerbated by human activities, including illegal campfires, the illegal use of fireworks, and fire hazards created by adjacent landowners. The priority of the Managing Partners is to protect the Preserve and adjacent landowners from fires originating from any source.

To prevent fires on the Preserve:

1. All City ordinances related to fires apply;
2. Fireworks and unauthorized fires are prohibited;
3. The City will utilize communications and prevention resources such as signage, patrols, and social media to prevent the use of fireworks and inform the community on defensible space and emergency preparedness.
4. Fuels mitigation projects, such as thinning or controlled burning must be reviewed by the Managing Partners and Bellevue Fire Chief, and appropriate permits must be received. Any controlled burn to reduce fire risk or restore native plant communities must be approved by the Bellevue Fire Chief. A burn plan must be submitted to City departments for review.

6.3 Weed Management

6.3.1 Goals

The floodplain ecosystem within the Howard Preserve contains both noxious and non-noxious weeds that threaten the native plant community. By definition, noxious weeds "...can directly or indirectly injure crops, other useful plants, livestock, or poultry or other interests of agriculture, including irrigation, or navigation, or the fish or wildlife resources of the United States or the public health" (Federal Noxious Weed Act, 1974; Public Law 93-629).

Annual efforts to control and decrease the influence of weeds have been and will continue among other stewardship activities. Since the establishment of the preserve, weed control efforts have combined mechanical, chemical, and biological control (biocontrol) methods. Moving forward, noxious weeds found on the Howard Preserve will be managed using a variety of control methods. Invasive weeds not considered noxious also degrade natural ecosystems and will be controlled using similar methods. Weed control will be carried out by the Friends of the Howard Preserve, Wood River Land Trust, volunteers, and other partnering organizations as resources are available.

The Board of Control that manages the irrigation canal may also remove weeds and other vegetation within their right of way. To accomplish this, they employ various methods of control, which may include the use of herbicides. Acknowledging that this section of the canal is closely integrated with the Howard Preserve, the Managing Partners will encourage the Board of Control to minimize the use of herbicides whenever practical.

6.3.2 Objectives

1. Identify and locate noxious and invasive weeds on the Howard Preserve;
2. Use a combination of control methods to decrease abundance of weeds;
3. Monitor extent of weed coverage to evaluate control effectiveness;
4. Prevent new infestations by encouraging pedestrian use of trails and enhancing native vegetation.

There are a number of species of noxious and invasive weeds that have been identified on various parts of the Howard Preserve. The Managing Partners have implemented several methods of control in the past with good success. Biocontrol releases have been carried out to combat Dalmatian toadflax and Spotted knapweed. Bio-control for Diffuse knapweed, Canada Thistle and Tansy Ragwort should be researched to ensure these methods are used if weed populations grow unwieldy for mechanical control. Multiple partnerships in planning, executing and monitoring bio-control will be explored. Infestations of Dalmatian toadflax have decreased significantly since control efforts began in 2005. Additionally, annual mechanical control has been implemented during workdays in areas where biocontrol agents were not applied or observed. Biocontrol releases were carried out again during 2014-2016, and were used as educational opportunities with local elementary students.

Spotted and diffuse knapweed, common burdock, and common mullein continue to be pulled during workdays. Infestations of Canada thistle have been minimal. Mechanical removal has proven effective, as it has been consistently applied on an annual basis. Herbicide applications have been minimal, and were conducted by WRLT in conjunction with the Blaine County Weed Control Department from 2012-2014.



Exhibit A: Preserve Map

Exhibit B: Legal Description

Exhibit C: Irrigation and Drainage Rights of Way

Exhibit D: ~~14~~ Plant Survey

**Exhibit E: Weed Descriptions, Control Methods & Historical
Control Efforts**

Exhibit F: Conservation Easement

Exhibit G: ¹⁵⁰References

Exhibit H: Preserve Management Efforts 2004-2025



Memorandum

To: Planning & Zoning Commission

From: Brian Parker, Community Development Director

Re: CUP-26-01 – Updated Materials

Date: August 17, 2027

At the Commission's June 15, 2026 meeting, the Commission voted to continue the subject application to the July 6, 2026 meeting to allow the applicant to prepare revised materials. At the July 6, 2026 meeting, the Commission voted to continue the subject application to a date uncertain.

The applicant has provided the following updated materials:

- A revised landscape plan with five (5) Colorado blue spruce trees to be planted along the northern property boundary, and three (3) Colorado blue spruce trees replacing five (5) Armstrong maple trees within the area between Main Street and the shared access drive aisle.
- Updated project narrative.
- Updated civil plans including the landscape plan.

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
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8		Acer freemanii 'Armstrong'	Armstrong Maple	2" Caliper 10-12 Height	Full Head Crown Straight Trunk
8		Picea pungens glauca	Colorado Spruce	8'-10' Height B & B	Full Throughtout Specimen

Quon.	Symbol	Botanical Name	Common Name	Size	Remarks
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41		Clamagrostis 'Karl Foerster'	K. Foerster Feather Grass	5 Col. Min.	18"-24" Height
21		Cornus alba "Baltho"	Ivory Halo Dogwood	5 Col. Min.	18"-24" Height
23		Cornus sericea "Bailey"	Bailey Red-Twig Dogwood	5 Col. Min.	18"-24" Height

Symbol	Description	Remarks
--------	-------------	---------

	3/16"x6" Steel Edging / Green Or Natural Color	Install in Straight True Lines And Uniform Curves, & Between All Planting & Crushed Gravel Changes. Compact Sub-grade to 90%.
R1	Decomposed Natural Bark Mulch / Shredded Or Chunk	Install in Areas Shown To Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Submit Sample For Owner Approval.
R2	Crushed Gravel / Excot Size & Mix By Civil Engineer	Install in Areas Shown To Depth Of 4 Inches, or As Directed By Civil Engineer. Submit Sample For Owner Approval.



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NO.	REVISIONS	BY	DATE
PROJECT ENGINEER: LR		DESIGNER: LR	

PROJECT ENGINEER: LR

DESIGNER: LR

1. All planting areas shall receive a 4 inch depth of topsoil. If topsoil material is not available at the site.

1. All planting or shall receive a 4 inch depth of topsoil. If topsoil material is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, in order to create a transition layer between existing and new soils.
3. Topsoil shall be removed from the site to a depth of 6 inches and the diameter of the rootball and 6 inches deeper. Excavated plant rootball material shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep or equal), and shall be rotary mixed on-site prior to installation.
5. Plant fertilizer shall be Agriform brand 21 gram tablets used as per manufacturer's recommendations.
6. All trees shall receive an Arbor Guard trunk protector, or equal, and have a 36 inch diameter plant free ring surrounding. Trees shall be staked for wind protection only if required for straight & healthy growth.
7. Upon completion of planting operations, all planting bed areas shall receive a 4 inch depth of bark mulch applied directly to the ground surface below the fabric, as well as on top of bark mulch following installation in decorative stone beds, cut the fabric from around the water well of each plant, then apply bark mulch to all areas including water well.
9. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

1. The landscape contractor, at all times, shall have personnel on-site experienced in being able to inter-

1. Prepare the drawings correctly, and accurately measure the design layout using the specified scale.
2. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions.
3. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
4. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
5. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the root-balls shall be planted flush with the finish grade.

1. **PLANTING AREAS** : Eight (8) inches below finish grade. This will allow for the installation of a 4" depth

2. GRAVEL AREAS : Four (4) inches below finish grade. This will allow for the installation of a 4" depth of crushed gravel, compacted to a solid surface.



July 14, 2026

City of Bellevue
Planning & Zoning Commission

Conditional Use Permit Project Narrative
KMAM Real Estate – Employee Parking and Inventory Storage Expansion
871 N Main Street
Bellevue, ID

Project Description

KMAM Real Estate proposes the development of a paved employee parking and inventory storage area at 871 North Main Street to support the existing Karl Malone Ford and Powersports dealerships located immediately south at 811 North Main Street. The proposed improvements include pavement, stormwater treatment and disposal facilities, perimeter fencing, landscaping, and associated site improvements. No occupied buildings or customer facilities are proposed as part of this application.

The purpose of the project is to provide a dedicated, organized, and properly designed area for employee parking and long-term vehicle inventory storage associated with the existing dealership operations. Since completion of the existing dealership, operations have demonstrated the need for additional space to accommodate employee parking and inventory storage in a manner that improves circulation, operational efficiency, and the overall appearance of the dealership.

Importantly, this application does not introduce a new commercial land use into Bellevue. Motor vehicle sales have been approved and successfully operating at this location under an approved Conditional Use Permit. This proposal simply expands the supporting facilities necessary for that existing operation by relocating employee parking and inventory storage onto an adjacent commercially zoned property specifically designed for those functions.

By relocating these supporting activities to a dedicated site, the proposal improves the organization and functionality of the existing dealership while creating a more orderly, attractive, and professionally maintained commercial property.



Site Character and Compatibility

The subject property is located within Bellevue's Business (B) Zoning District and is adjacent to existing commercial development including the Karl Malone dealership and the Maverik service station, both highway-oriented commercial uses along Main Street.

The proposed use is consistent with the established commercial character of the corridor and represents a logical extension of the existing dealership rather than the introduction of a new or more intensive land use. Employee parking and vehicle inventory storage are customary accessory components of an automobile dealership and are appropriate within the Business zoning district.

Although the property occupies a prominent location near the northern entrance into Bellevue, the proposal substantially improves the existing undeveloped condition of the site through coordinated landscaping, paved improvements, organized vehicle storage, stormwater infrastructure, and perimeter screening. The completed project will present a cleaner, more intentional, and more attractive appearance along this important commercial corridor.

Project Operations

The proposed site is intended to function as a low-intensity support facility for the existing dealership.

No retail sales, vehicle service, repair activities, fueling operations, or customer parking are proposed on the site. The property will primarily serve as employee parking and long-term inventory storage.

Vehicle inventory will generally arrive by truck and trailer and will be stored within the secured storage yard. Inventory transfers between the dealership and storage yard, when necessary, will occur by truck and trailer between the two properties.

Forklifts and similar equipment will remain entirely within the storage yard and will not travel on Main Street. Employees accessing the storage yard from the existing dealership will utilize the existing sidewalk network.

Because the proposed use functions primarily as supporting storage and employee parking, daily activity levels are expected to remain relatively low and consistent with surrounding commercial development.

Site Improvements

The project has been designed to provide an attractive and well-organized commercial site while minimizing impacts to adjacent properties.



Site improvements include:

- Asphalt paving for employee parking and vehicle storage.
- Stormwater treatment and drywell infiltration facilities designed in accordance with applicable engineering standards.
- Pretreatment structures to remove sediment and pollutants prior to infiltration.
- Six-foot screened perimeter fencing surrounding the inventory storage area.
- Enhanced landscape improvements including evergreen trees, deciduous trees, shrubs, ornamental grasses, and frontage landscaping.
- Site grading and drainage improvements.

Collectively, these improvements substantially enhance the appearance of the property compared to its current undeveloped condition while creating a professionally maintained commercial site consistent with the surrounding area.

Compliance with Bellevue City Code Section 10-15-3

Standards of Evaluation

A. The proposed use will, in fact, constitute a Conditional Use as established for the zoning district involved.

The subject property is located within the Business (B) Zoning District. Bellevue City Code Section 10-6-4 identifies motor vehicle sales and leasing as a Conditional Use within the Business District. The proposed project expands an existing conditionally permitted automobile dealership through the addition of supporting employee parking and vehicle inventory storage. The proposed use is expressly contemplated by the Bellevue City Code and therefore satisfies this criterion.

B. The proposed use will be harmonious with and in accordance with the general objectives of the Comprehensive Plan and this Title.

The project is consistent with the goals of the Bellevue Comprehensive Plan by encouraging continued private investment within an established commercial corridor while strengthening an existing Bellevue business.

Rather than expanding commercial development into new areas, the proposal reinvests in an existing commercial operation located within the City's Business zoning district. The project promotes orderly development, enhances an established business, improves site organization, and incorporates landscaping and infrastructure improvements consistent with the objectives of Title 10 to promote public health, safety, welfare, and appropriate land use.



C. The proposed use will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

The surrounding area is characterized by existing commercial development including automobile sales and fuel service, both highway-oriented businesses. The proposed employee parking and inventory storage area is a logical extension of the existing dealership and remains fully consistent with the intended commercial character of the area.

Recognizing the property's visibility near Bellevue's northern entrance, the project incorporates extensive landscaping, perimeter fencing, stormwater improvements, and organized site design to improve the appearance of the property. These improvements create a cleaner, more attractive gateway condition than currently exists while maintaining compatibility with surrounding commercial development.

D. The proposed use will not be hazardous or disturbing to existing or future neighboring uses.

The proposed use consists primarily of paved employee parking and secured vehicle inventory storage. No manufacturing, vehicle repair, fueling operations, hazardous material processing, or other intensive commercial activities are proposed.

Operations will generate minimal daily activity. Vehicle deliveries will occur periodically by truck and trailer, while forklifts and similar equipment will remain entirely within the storage yard. Employee movement between the existing dealership and storage yard will occur via the existing sidewalk system.

Accordingly, the proposed use will not create hazards or unreasonable disturbances for neighboring properties.

E. The proposed use will be adequately served by essential public facilities and services.

The property fronts an existing public roadway and is served by the public infrastructure necessary to support the proposed development. Police protection, fire protection, roadway access, drainage infrastructure, refuse collection, and other municipal services are readily available.

Stormwater runoff will be collected, treated through approved pretreatment devices, and discharged into engineered drywell facilities designed in accordance with applicable standards. The stormwater system will be registered with the Idaho Department of Environmental Quality as required.



Because no occupied buildings are proposed, the project will create little or no additional demand on water, sanitary sewer, schools, or other public utilities beyond existing service capacities.

F. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

The project utilizes existing public infrastructure and requires minimal expansion of municipal services. Because the proposal is an operational expansion of an existing business rather than a new commercial development, impacts on public facilities are expected to be negligible.

Conversely, the project represents continued private investment within Bellevue, supports an established local employer, strengthens the local tax base, and promotes the continued success of an existing commercial business serving the community.

G. The proposed use will not involve activities or conditions that will be detrimental to persons, property, or the general welfare due to excessive traffic, noise, smoke, fumes, glare, dust, odors, vibration, water pollution, or safety hazards.

The proposed development consists primarily of paved parking and long-term vehicle storage. No industrial operations, manufacturing processes, or other activities that would generate excessive noise, smoke, fumes, glare, dust, odors, vibration, or pollution are proposed.

The site has been designed with engineered stormwater treatment facilities, perimeter landscaping and screened fencing to minimize impacts on adjacent properties and the public right-of-way.

Operational impacts are expected to remain comparable to existing commercial uses within the area.

H. The proposed use will have vehicular approaches designed so as not to interfere with traffic on surrounding public thoroughfares.

The project will utilize existing approved access points serving the commercial properties along Main Street. Because the site functions primarily as employee parking and inventory storage, traffic generation will remain minimal.

Inventory deliveries will occur periodically, while customer traffic will continue to utilize the primary dealership property. The proposed access configuration will safely



accommodate anticipated traffic volumes without creating interference with surrounding public roadways.

I. The proposed use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

The property is a commercially zoned parcel within an established commercial corridor and contains no known natural, scenic, archaeological, or historic resources of major importance.

The proposed improvements therefore will not result in the destruction or degradation of significant community resources.

J. The proposed use will be adequately screened from public ways and neighboring properties by means of fencing or landscaping.

The project incorporates a comprehensive screening plan consisting of six-foot slatted perimeter fencing supplemented by substantial landscape improvements along the Main Street frontage and site perimeter.

The landscape plan includes evergreen trees to provide year-round screening, deciduous trees to soften the streetscape, and shrubs and ornamental grasses that create visual interest while screening stored vehicles from public view.

Together, these improvements substantially improve the appearance of the property, soften views from Main Street, and provide an attractive transition between the public roadway and the commercial use.

Conclusion

The proposed Conditional Use Permit represents a logical and orderly expansion of an existing, successful Bellevue business. Rather than introducing a new land use, the project provides a dedicated location for employee parking and long-term inventory storage that improves the organization, safety, and functionality of the existing dealership while enhancing the appearance of the property through quality landscaping, screening, and engineered site improvements.

The proposal is fully compatible with the surrounding commercial corridor, is adequately served by existing public infrastructure, minimizes impacts on neighboring properties, and advances the goals of the Bellevue Comprehensive Plan by encouraging reinvestment in an established business within the Business Zoning District.



For these reasons, the proposed development satisfies each of the Standards of Evaluation contained in Bellevue City Code Section 10-15-3, and the applicant respectfully requests approval of the Conditional Use Permit.

Thank you for your consideration of this application. We appreciate the opportunity to continue working with the City of Bellevue on this project.

Sincerely,

Cal Johnson
Legend Engineering
cal@legendengineering.com
(435) 654-4828



- C-0 Cover Sheet
- C-1 Site Plan
- C-2 Grading Plan
- C-3 Details
- C-4 Stormwater Pollution Prevention Plan
- C-5 SWPPP Details
- C-5.1 SWPPP Details
- L-1 Landscape Plan

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SURVEYOR
DIAMOND LAND SURVEYING
NATHAN WEBER
614 EAST 6TH STREET
EMMETT, IDAHO 83617
(208) 600-6191

R.O.W./PROPERTY LINE		INVERT ELEVATION	
EASEMENT LINE		TOP BACK CURB	
CENTER LINE		TOP ASPHALT	
PROPOSED STORM DRAIN LINE		TOP OF GRATE	
EXISTING SEWER LINE		FINISHED GRADE	
EXISTING WATER LINE		TOP OF CONCRETE	
EXISTING STORM DRAIN LINE		HIGH WATER ELEVATION	
EXISTING CONTOUR		CATCH BASIN	
FINISHED CONTOUR		EXISTING STREET LIGHT	
		STORM DRAIN MANHOLE	
		EXISTING FIRE HYDRANT	
EXISTING CURB AND GUTTER		EXISTING WATER VALVE	
PROPOSED CURB AND GUTTER		EXISTING WATER METER	
		EXISTING SEWER MANHOLE	

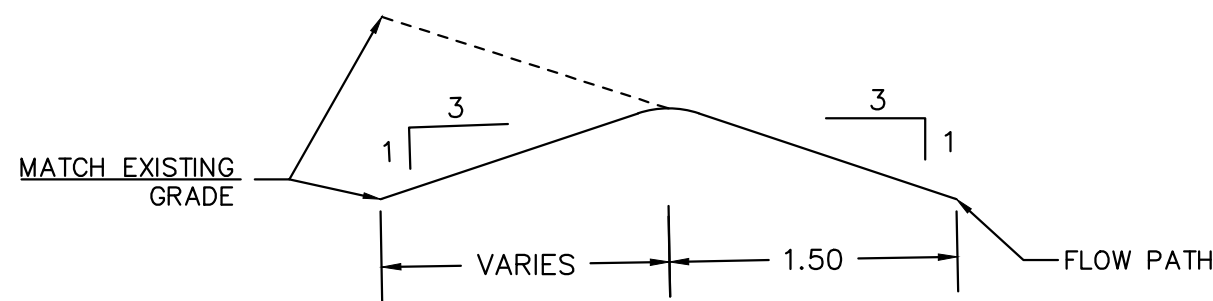
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**KARL MALONE FORD INVENTORY LOT
COVER SHEET
871 N MAIN ST, BELLEVUE, ID 83313**

SHEET:
C-0

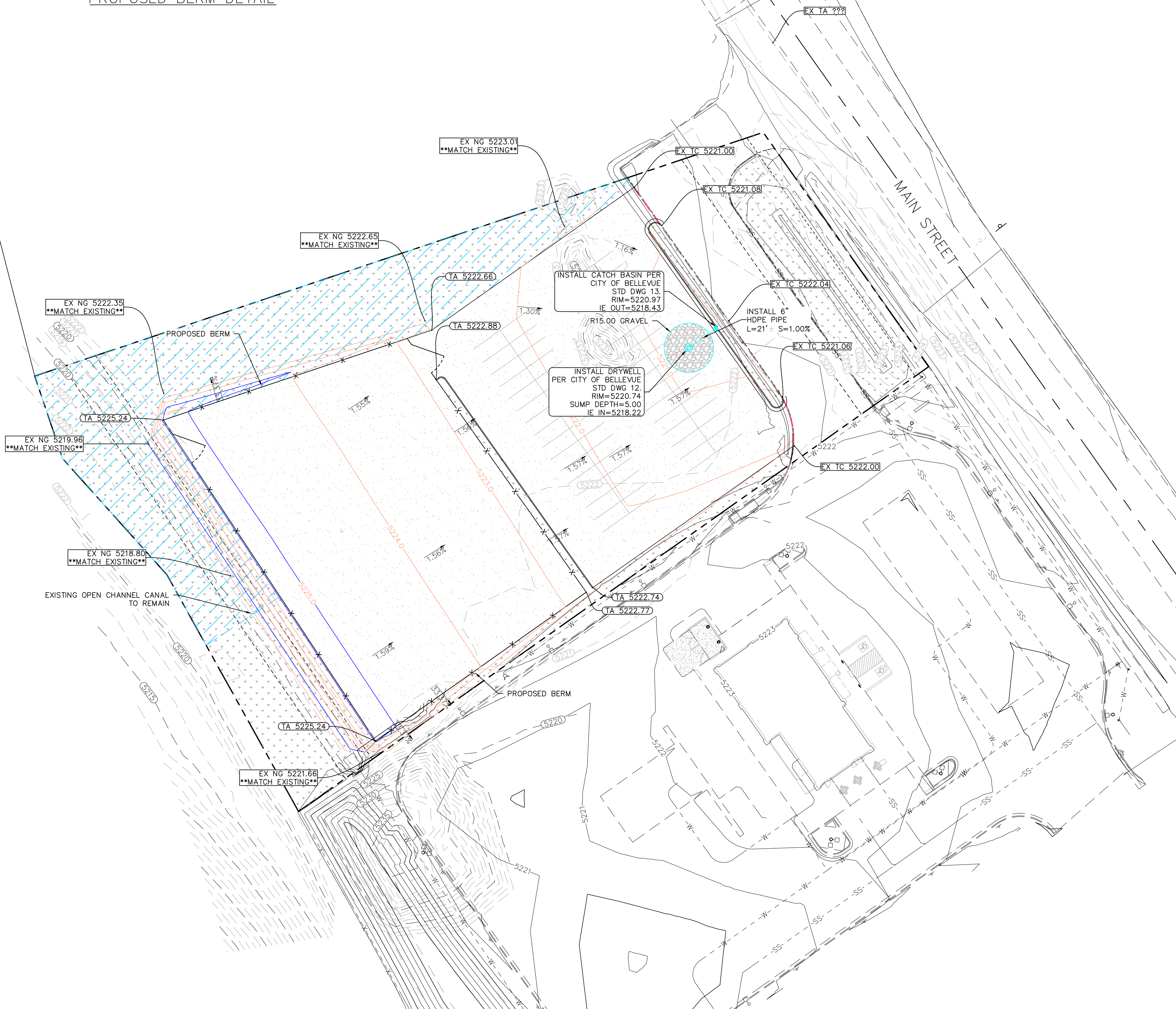
ATE: 7/14/2026



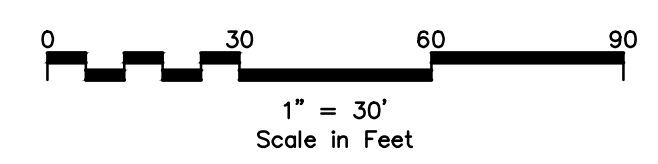
PROPOSED BERM DETAIL



- LOT LINES (PROPERTY) ---
- EXISTING CURB AND GUTTER ---
- PROPOSED CURB AND GUTTER ---
- CURB AND GUTTER TO BE REMOVED ---
- PROPOSED STORM DRAIN LINE ---SD---
- EXISTING STORM DRAIN LINE ---SD---
- PROPOSED SEWER LINE ---SS---
- EXISTING SEWER LINE ---SS---
- PROPOSED WATER LINE ---W---
- EXISTING WATER LINE ---W---
- EXISTING FENCE ---X---
- GRADE BREAK ---GRADE BREAK---
- FINISH GRADE CONTOUR LINES ---4960---
- EXISTING GRADE CONTOUR LINES ---4960---
- FINISH GRADE SLOPE ---SLOPE---
- GRADE BREAK GB
- INVERT ELEVATION IE
- TOP OF GRATE TOG
- TOP OF ASPHALT TA
- TOP BACK OF CURB TBC
- PROPOSED PROP
- EXISTING EX
- FINISHED GRADE FG
- FINISHED FLOOR ELEVATION FFE
- BACK OF SIDEWALK BOW
- GRAVEL AREA



- GENERAL NOTES:
1. CONTRACTOR SHALL CALL 811 PRIOR TO CONSTRUCTION.
 2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
 3. ALL STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 4. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
 5. ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.



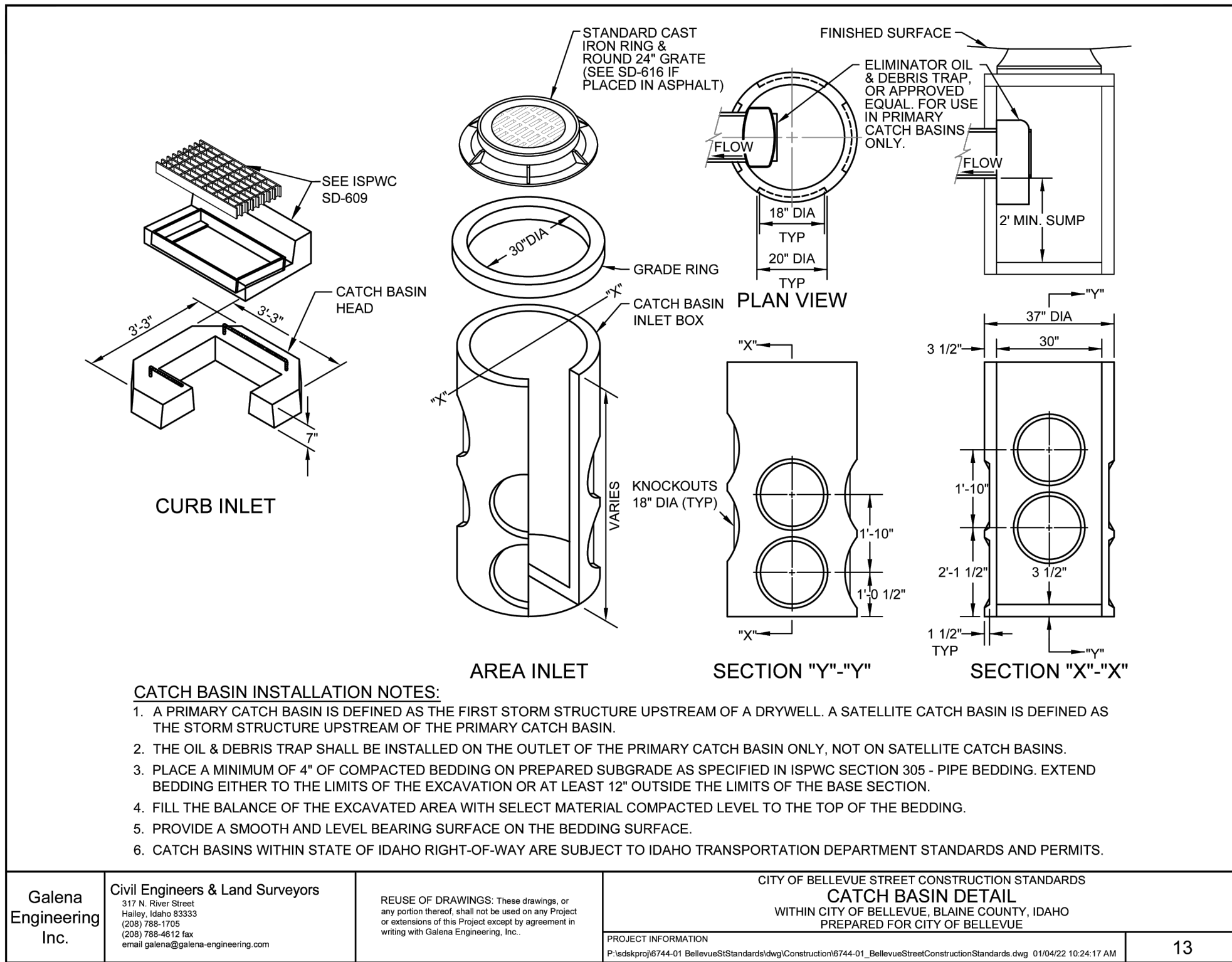
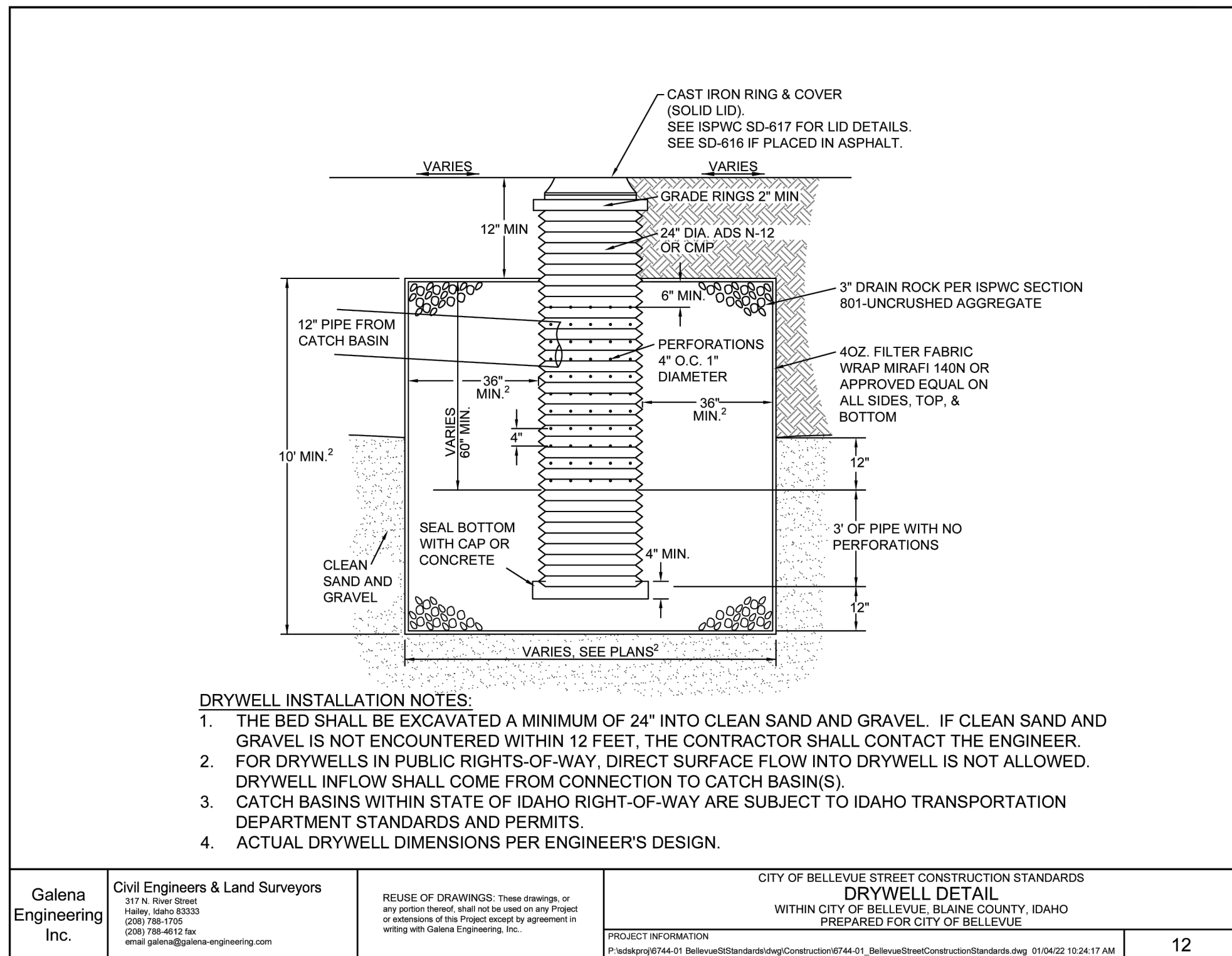
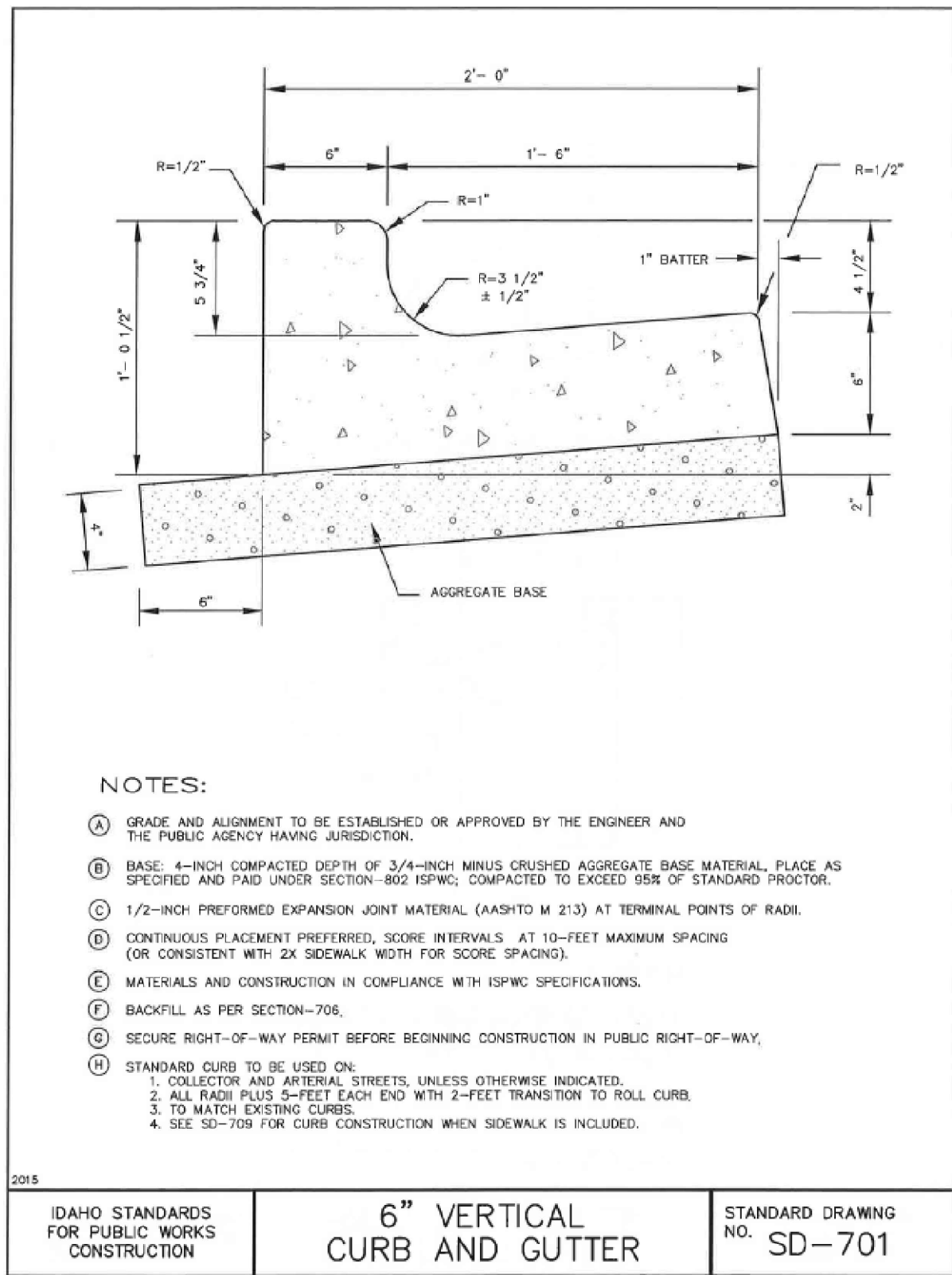
NO.	REVISIONS	BY	DATE

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KARL MALONE FORD INVENTORY LOT
GRADING AND DRAINAGE PLAN
871 N MAIN ST, BELLEVUE, ID 83318

SHEET:
C-2
DATE: 7/14/2026



Malone Supplemental Lot Post-Development Storm Drainage Calculations

Design Criteria:

Method: Rational Method
Intensity Table: NOAA Atlas 14
Return Period: 25 year storm event

Development Drainage Areas

Improved/Disturbed Areas	Malone Supplemental Lot
Total Improved Area:	110,869 sq. ft. = 2.55 acre
Building Roof Areas	- sq. ft. = 0.00 acre
Drive & Parking Areas	70,235 sq. ft. = 1.61 acre
Landscaped Areas	40,634 sq. ft. = 0.93 acre

Weighted Runoff Coefficient "C" Calculation

Surface Type	Area	"C"	C*A
Building Roof Areas	-	0.95	-
Drive & Parking Areas	70,235	0.92	64,616
Landscaped Areas	40,634	0.20	8,127
Total Area	110,869		72,743

Weighted Runoff Coefficient "C" = 0.66 (Total C*A)/(Total Area)

Hydrologic Analysis & Storage Volume Requirements:

Allowable Release	- cfs
Percolation	
Percolation Rate:	120 inches/hour
Factor of Safety	4.0
Bottom of Pond Area:	707 sq. ft.
Infiltration Rate:	0.49 cfs

Storage Volume Requirement

25-Year Storm Event

Duration (min)	Total Precipitation (in)	Storm Intensity (in/hr)	Runoff Coefficient "C"	Development Area (acres)	Stormwater Flow (cfs)	Accumulated Flow (cf)	Allowable Release (cfs)	Released Volume (cf)	Infiltration Rate (cfs)	Total Infiltration (cf)	Required Storage (cf)	Available Storage (cf)
5	0.145	1.74	0.66	2.55	2.91	872	0.00	-	0.49	147	724	1,555
10	0.225	1.35	0.66	2.55	2.25	1,353	0.00	-	0.49	295	1,058	1,555
15	0.285	1.14	0.66	2.55	1.90	1,713	0.00	-	0.49	442	1,272	1,555
30	0.395	0.79	0.66	2.55	1.32	2,375	0.00	-	0.49	884	1,491	1,555
60	0.500	0.50	0.66	2.55	0.83	3,006	0.00	-	0.49	1,767	1,239	1,555
120	0.775	0.39	0.66	2.55	0.65	4,659	0.00	-	0.49	3,534	1,125	1,555
180	1.014	0.34	0.66	2.55	0.56	6,094	0.00	-	0.49	5,301	793	1,555
360	1.600	0.27	0.66	2.55	0.45	9,619	0.00	-	0.49	10,603	-	1,555
720	2.160	0.18	0.66	2.55	0.30	12,986	0.00	-	0.49	21,206	-	1,555
1440	3.000	0.13	0.66	2.55	0.21	18,035	0.00	-	0.49	42,412	-	1,555

Detention Requirement 1,491 cu. ft.
Detention Provided by Drywell 1,559 cu. ft.

Storage Volume Provided by Drywell

	Porosity	Radius (ft)	Rock Area (ft ²)	Depth of Stone (ft)	Volume of Rock (cf)	Volume of Water (cf)
1	0.400	15.00	706.86	5.50	3,887.72	1,555

Storage Volume Provided by Sump Manholes

	Radius (ft)	Manhole Area (ft ²)	Depth (ft)	Volume of Water (cf)
1	0.50	0.79	5.50	4

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com



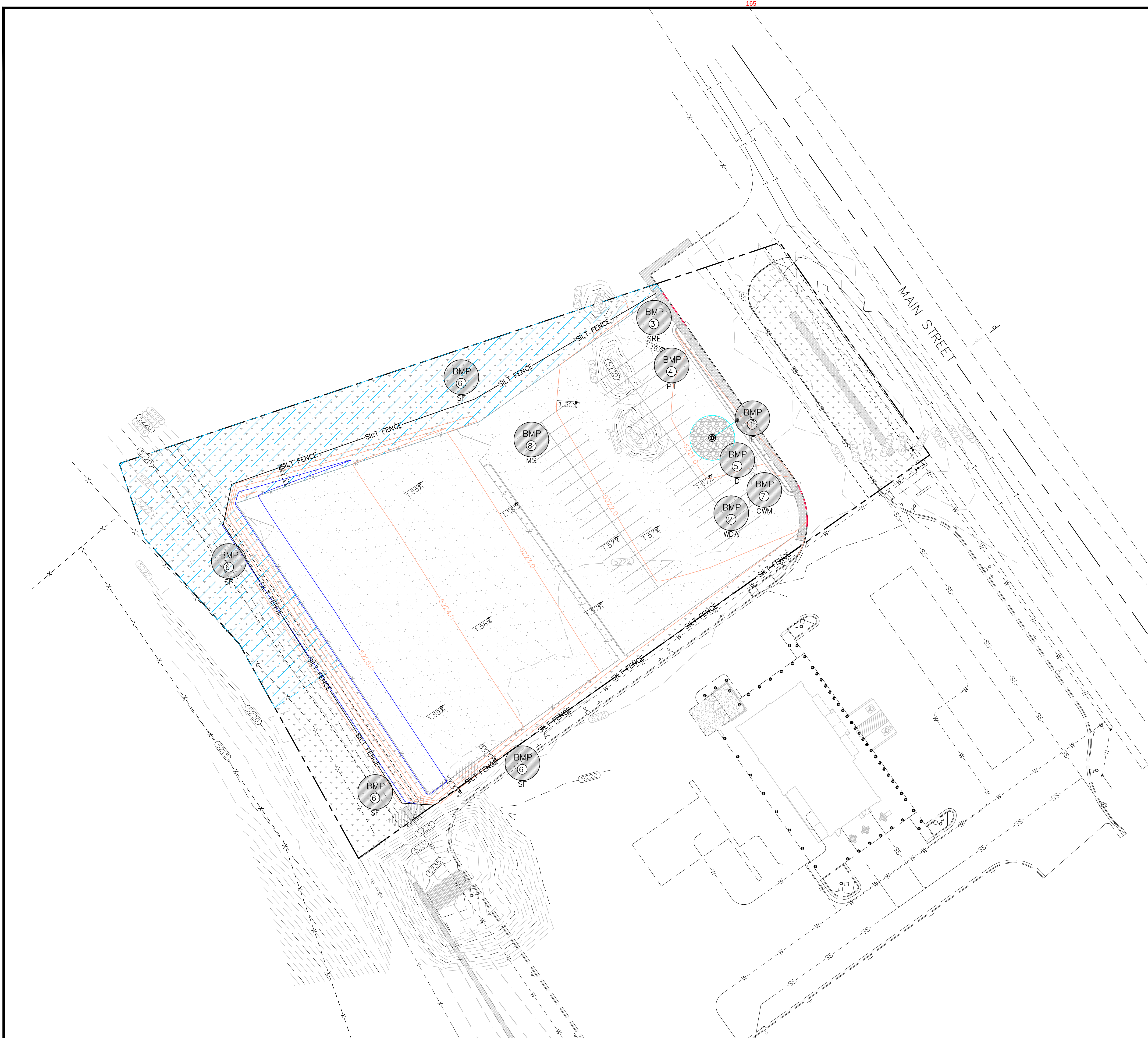
KARL MALONE FORD INVENTORY LOT
DETAILS
871 N MAIN ST, BELLEVUE, ID 83318

SHEET:

C-3

DATE: 7/14/2026

CUP



- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING FENCE
- PROPERTY LINE
- EXISTING SEWER
- EXISTING WATER LINE
- FINISHED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- SILT FENCE

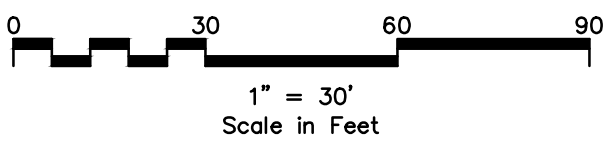
- CLEAN OUT BOX
- BMP
XX
BEST MANAGEMENT PRACTICE
SEE BEST MANAGEMENT
PRACTICE INDEX AND SHEET
C-5 FOR DETAILS

- GENERAL NOTES
- DURING CONSTRUCTION
- ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT.
 - LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE.
 - LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE.
 - STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS.
 - AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION.
 - MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
 - CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
 - A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY.
- POST CONSTRUCTION
- EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE 70% REVEGETATION HAS BEEN ESTABLISHED.
 - EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.
 - EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
 - THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
A) PERIODIC INSPECTION OF SEDIMENT BASIN AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE.
C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS AS TO NOT WASH INTO THE STORM DRAIN SYSTEM.

- BEST MANAGEMENT PRACTICE INDEX
- | | | |
|---|-----|--------------------------------------|
| 1 | IP | INLET PROTECTION |
| 2 | WDA | EQUIPMENT AND VEHICLE WASH DOWN AREA |
| 3 | SRE | STABILIZED ROADWAY ENTRANCE |
| 4 | PT | PORTABLE TOILET |
| 5 | D | DUMPSTER LOCATION |
| 6 | SF | SILT FENCE |
| 7 | CWM | CONCRETE WASTE MANAGEMENT |
| 8 | MS | MATERIALS STORAGE |

- ADDITIONAL BMP's TO BE ONSITE:
- SPILL CLEANUP
 - VEHICLE & EQUIPMENT FUELING

SEE SHEET C-5 FOR BMP DETAILS



LEGEND ENGINEERING
52 WEST 100 NORTH
HOBBS CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com



KARL MALONE FORD INVENTORY LOT
STORMWATER POLLUTION PREVENTION PLAN
871 N MAIN ST, BELLEVUE, ID 83318

SHEET:
C-4
DATE: 7/14/2026

NO.	REVISIONS	BY	DATE

ENGINEER: LR
CHECKED BY: LR

BMP 50: Sanitary and Septic Waste Management

Description

Proper sanitary and septic waste management prevents the pollutant discharge to storm water from sanitary and septic waste by providing containment, properly installed septic waste facilities, and arranging for regular service and disposal (Figure 120). Portable sanitary facilities are self-contained units consisting of regular fly holding tanks that temporarily store human waste.

This BMP does not cover permanent developments that will have permanent sanitary service facilities with sewer service or off-site disposal according to local regulations.

Figure 120. Portable sanitary facility (TID 2014).

Applicability

Portable sanitary facilities are often needed to supplement permanent facilities at special events or on construction sites. For O&A requirements, construction sites that do not have sanitary service available shall be provided with a toilet facility, unless the crew is mobile and has transportation readily available to a nearby toilet facility.

Limitations

Access to the septic waste facility must be provided so that they can be regularly serviced. A sufficient number of units should be provided to accommodate all personnel on site.

Design Basis

Sanitary and septic waste are portable and permanent facilities should be disposed of according to state and local requirements. The following guidance applies to portable, temporary, and permanent facilities.

2020 Catalog of Storm Water BMPs

BMP 65: Silt Fence

Description

A silt fence is a temporary sediment barrier created with a porous fabric stretched and attached to supporting posts. When wire fence backing is necessary with several types of filter fabric commonly used. The silt fence ponds sediment-laden storm water runoff, and the sediment is retained by settling (Figure 157).

Applicability

Silt fences can be used around the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. The fence should remain in place until the disturbed area is permanently stabilized.

Silt fences can also be used along the toe of fills, on the downhill side of large through-cut slopes, along ditches, at grade breaks on cut/fill slopes, and above interceptor pits.

Limitations

Silt fence is a popular BMP choice on construction sites, but it won't effectively, it must be properly designed, installed, and maintained.

Do not use silt fences where water concentrations are too high, channel, or drainage or where soil conditions prevent the minimum fabric toe-in depth or minimum depth for installation of support posts. If concentrated flow occurs after installation, place rock berms or other corrective measures in the area of concentrated flow.

Silt fences should not be used in place where vehicle or equipment crossing is required.

Figure 157. Silt fence (U.S. Army Corps of Engineers, 2006).

Figure 158. Silt fence construction diagram.

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PLANT LIST (Trees)

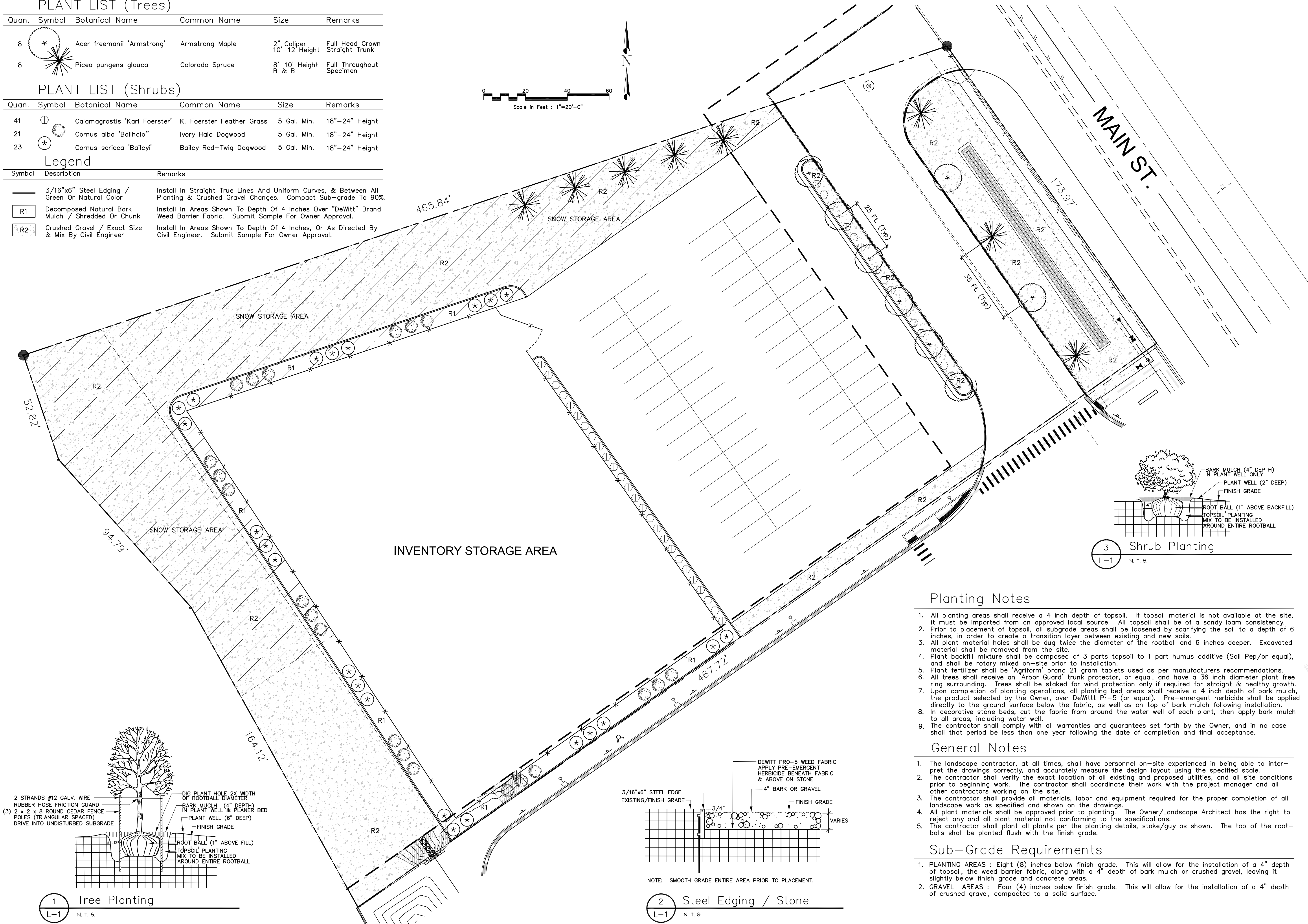
Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
8		<i>Acer freemanii</i> 'Armstrong'	Armstrong Maple	2" Caliper 10'-12' Height	Full Head, Crown Straight Trunk
8		<i>Picea pungens</i> glauca	Colorado Spruce	8'-10' Height B & B	Full Throughout Specimen

PLANT LIST (Shrubs)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
41		<i>Calamagrostis 'Karl Foerster'</i>	K. Foerster Feather Grass	5 Gal. Min.	18"—24" Height
21		<i>Cornus alba 'Bailhala'</i>	Ivory Halo Dogwood	5 Gal. Min.	18"—24" Height
23		<i>Cornus sericea 'Bailey'</i>	Bailey Red-Twig Dogwood	5 Gal. Min.	18"—24" Height

Legend

Symbol	Description	Remarks
	3/16"x6" Steel Edging / Green Or Natural Color	Install In Straight True Lines And Uniform Curves, & Between All Planting & Crushed Gravel Changes. Compact Sub-grade To 90%.
	Decomposed Natural Bark Mulch / Shredded Or Chunk	Install In Areas Shown To Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Submit Sample For Owner Approval.
	Crushed Gravel / Exact Size & Mix By Civil Engineer	Install In Areas Shown To Depth Of 4 Inches, Or As Directed By Civil Engineer. Submit Sample For Owner Approval.



Planting Notes

1. All planting areas shall receive a 4 inch depth of topsoil. If topsoil material is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, in order to create a transition layer between existing and new soils.
3. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to part humus additive (Soy Peep/or equal), and shall be thoroughly mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. All trees shall receive an 'Arbor Guard' trunk protector, or equal, and have a 36 inch diameter plant free ring surrounding. Trees shall be staked for wind protection only if required for straight & healthy growth.
7. Upon completion of planting operations, all planting bed areas shall receive a 4 inch depth of bark mulch, the product selected by the Owner, over DeWitt Pr-5 (or equal). Pre-emergent herbicide shall be applied directly to the ground surface below the fabric, as well as on top of bark mulch following installation.
8. In the alternative, should the fabric from around the water well of each plant, then apply bark mulch to all areas, including the water well.
9. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

General Notes

1. The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
2. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
4. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
5. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the root-balls shall be planted flush with the finish grade.

Sub-Grade Requirements

1. PLANTING AREAS : Eight (8) inches below finish grade. This will allow for the installation of a 4" depth of topsoil, the weed barrier fabric, along with a 4" depth of bark mulch or crushed gravel, leaving it slightly below finish grade and concrete areas.
2. GRAVEL AREAS : Four (4) inches below finish grade. This will allow for the installation of a 4" depth of crushed gravel, compacted to a solid surface.





CUP-26-01

Staff Report

811/891 North Main Street

Bellevue Planning & Zoning Commission

June 15, 2026

Karl Malone Ford
& Powersports
Expansion

Executive Summary

Description

An application to expand the existing motor vehicle and power sports sales facility on to a separate parcel to facilitate overflow storage. The existing facility is 4.97 acres with a 33,535 square foot structure. The additional area is 2.55 acres. No new structures are proposed, but a six foot (6') slatted chain link fence is proposed. The property is zoned B – Business.

Discussion

- The applicant is requesting to expand the existing conditionally permitted motor vehicle and powersports sale facility to the parcel to the north of the gas station located immediately to the north of the existing site. The applicant is proposing to construct a paved employee parking area with a fenced and landscaped storage area behind.
- Pursuant to Bellevue City Code Section 10-15-3, to grant approval of a Conditional Use Permit application, the Commission must affirmatively find the following (staff analysis in *italics*):

- o Will, in fact, constitute a conditional use as established for the zoning district involved;

Bellevue City Code Section 10-6-4 identifies “Motor vehicle sales and leasing with no use of banners, flags, balloons and other display techniques except signage which complies with this title.” as a conditional use in the B –Business zoning district. The proposal is to expand the existing conditionally permitted motor vehicle sales use.

- o Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Plan and/or this title;

Relevant excerpts from the Bellevue Comprehensive Plan are included in the “Comprehensive Plan Sections of Interest” section of this Staff Report.

Title 10 of Bellevue City Code has its purpose stated in Section 10-1-2 as “promoting the public health, safety, morals, comfort, and general welfare; to conserve and protect property values; to secure the most appropriate use of lands; to control the density of population; to prevent undue traffic congestion; to preserve the scenic and aesthetic values of the City; to assure the economical provision of adequate public improvements; and to implement the policies set forth in the Bellevue Comprehensive Plan.”

The Application Narrative states that “The project is also consistent with the Bellevue Comprehensive Plan goals encouraging business development in areas where there is an established pattern of commercial activity along Main Street. The proposal represents an investment in an existing Bellevue business and allows the continued operation and organization of an established commercial use within the Business zoning district.”

- o Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;

The subject property is located at the northern edge of Bellevue City Limits. The current adopted Area of City Impact (ACI) does not extend beyond City Limits at this site. As such, this site should be considered the northern “gateway” to the City of Bellevue. The Section 5.4 Bellevue Comprehensive Plan states that “recognizable gateway entrances are needed

to define city limits and be reinforced by signage, beautification, and marked changes in the type, style, and intensity of land uses.” While parking and storage areas are not the ideal gateway uses, the site is proposed to be designed and constructed similarly to nearby uses.

- o Will not be hazardous or disturbing to existing or future neighboring uses;

As there is an existing gas station located between the existing facility and the proposed expansion site, the users of the expansion area would either travel across the gas station site or along Main Street. The Application Narrative states that “the storage area will primarily be accessed by periodic truck and trailer deliveries associated with inventory movement. Forklifts and similar equipment will remain on-site within the storage area and will not travel between the proposed site and the existing dealership property via Main Street or other public roadways. Inventory transfers between the two sites, when necessary, will occur by truck and trailer. Employee access between the sites will occur by the existing public sidewalk network.

So long as the description above is consistent with operations, it is unlikely that the proposed expansion will be hazardous or disturbing to existing or future uses.

- o Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

No deficiencies in service provision are apparent in the application. The applicant is required to receive final engineering approval prior to the issuance of a building permit.

- o Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community;

The public infrastructure impact is unlikely to be substantial. However, the proposed unimproved property is unlikely to generate significant revenue to public agencies relative to other potential permitted and conditional uses.

- o Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water pollution or safety hazards;

No excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water pollution or safety hazards appears likely to occur as a result of this application.

- o Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;

The applicant is proposing to utilize the existing shared access drive aisle with one (1) twenty-one foot (21’) access point and one (1) twenty-seven foot (27’) access point. No interference with traffic on public roads is likely to occur.

- o Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and

No impacts to natural, scenic, or historic features appear likely to occur.

- o Will be adequately screened from public ways and neighboring properties by means of fencing or landscaping.

The applicant is proposing a six foot (6') slatted chain link fence around the storage area. The applicant has submitted a landscape plan utilizing Armstrong Maples on either side of the existing drive aisle to screen the parking and storage areas from Main Street, along with bunch grasses and shrubs to screen the fenced area.

- Pursuant to Bellevue City Code Section 10-21-4(B), the minimum parking for the use is as follows:

Parking Spaces Required	Unit	Units on Site – Existing	Units on Site – Proposed	Units on Site - Total	Parking Required
2	Service Bay	23	0	23	46
1	On-Shift Employee	32	0	0	32
1	600 Square Feet of Net Floor Area	35,910	0		60
1	5,000 Square Feet of Lot Area	317,109	110,869	427,978	86
1	Vehicle Displayed	136	0	0	136
Total Required Parking					360
Total Required Parking without display vehicles					224
Total Striped Parking Identified on Approved Plans for Existing Facility					227
Total Striped Parking Identified for Proposed Expansion					60
Total Provided Striped Parking on Existing Facility					154 standard, 4 accessible, 6 trailer
Total Parking on Both Sites if Striped to Plan					287

The existing facility does not have adequate parking for the vehicle inventory. The proposed expansion includes sixty (60) additional parking spaces, but Bellevue City Code Section 10-21-4(B) requires a total of 22 parking spaces for the additional lot area added to the use, meaning that the net effect of the expansion is that the site is an 38 spaces more compliant than the existing facility alone. However, the expansion area is unlikely to generate additional external parking demand as it is only employee parking and storage.

Furthermore, the southern end of the parking area of the existing facility was not striped according to the approved plans, meaning that there are fewer designated parking spaces than shown on the approved plans. If the existing facility were striped correctly, the total number of parking spaces provided would be 287 spaces, or adequate parking to serve the existing and proposed facilities and sixty-three (63) display vehicles. Due to the lack of demand generated by the expansion area, it is staff's opinion that the parking provided will be adequate for the use if managed and operated appropriately. The City reserves the right to require the removal of display vehicles if fire access or accessible parking and access pathways are obstructed, if

vehicles are parked outside of approved parking areas, or if the facility is otherwise parked in a hazardous manner.

- The Application Narrative states “No buildings are proposed on the property and site lighting, if installed, will be downcast and directed inward to minimize impacts to adjacent properties and public roadways.” No lighting is identified on the plans submitted. If the applicant should opt to install lighting in the future, a design review application would be required.
- As the expansion site is a distinct legal parcel from the existing facility, it is possible that it could be sold separately in the future. If that were to occur, the use classification would likely shift from an automotive dealership to a standalone parking lot and potentially a contractor storage yard.

Recommendations

Actions

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

“I move to approve CUP-26-01 for an expansion of the motor vehicle sales facility at 811/891 North Main Street and to direct Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this decision.”

Conditions of Approval

1. A building permit is required prior to commencing any site work.
2. A fence permit is required prior to the installation of any fencing on site.
3. Prior to the issuance of a building permit, the applicant shall stripe the existing parking area according to the plans submitted with Building Permit BP-24-048.
4. Prior to the issuance of a building permit, the applicant shall receive final engineering approval.
5. The City reserves the right to require the removal of display vehicles if fire access or accessible parking and access pathways are obstructed, if vehicles are parked outside of approved parking areas, or if the facility is otherwise parked in a hazardous manner.
6. If Lot 1, Block 1, Karl Malone Subdivision should be sold to a different owner than Lot 2A, Block 1, KMAM Subdivision, this conditional use permit shall be voided.

Project Location



Project Analysis

Description

An application to expand the existing motor vehicle and power sports sales facility on to a separate parcel to facilitate employee parking and overflow storage. The existing facility is 4.97 acres with a 33,535 square foot structure. The additional area is 2.55 acres. No new structures are proposed, but a six foot (6') slatted chain link fence is proposed. The property is zoned B – Business.

Legal Description

Lots 1, Block 1, Karl Malone Subdivision, and Lot 2A, Block 1, KMAM Subdivision located within Section 26, Township 2 North, Range 18 East, B.M., City of Bellevue, Blaine County, Idaho.

Associated Documents

Document Name	Receipt of Last Revision
Application	April 27, 2026
Civil Plans	April 27, 2026

Public Noticing

Notice	Date
Property Owners within 300 feet	May 29, 2026
Site Posting	May 29, 2026
Publication in <i>Idaho Mountain Express</i>	May 27, 2026

Required Findings Code Sections

Bellevue City Code Section 10-15-3: Standards of Evaluation:

The commission shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

- A. Will, in fact, constitute a conditional use as established for the zoning district involved;
- B. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Plan and/or this title;
- C. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;
- D. Will not be hazardous or disturbing to existing or future neighboring uses;
- E. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

- F. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community;
- G. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water pollution or safety hazards;
- H. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;
- I. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and
- J. Will be adequately screened from public ways and neighboring properties by means of fencing or landscaping.

Code Sections of Interest

Bellevue City Code Section 10-2-1: Definitions:

BUILDING: Any structure used or designed to be used for supporting or sheltering any use or occupancy per City adopted International Building Code.

CONDITIONAL USE: A use permitted only upon issuance of a conditional use permit.

NONCONFORMING USE: Any use existing at the effective date hereof, or any amendment hereto, which does not conform to the use regulations of this title, or any amendment hereto.

Bellevue City Code Section 10-7-4: Conditional Uses:

Conditional uses for this district are limited to the following:

Churches.

Governmental emergency service WCFs.

Motor vehicle sales and leasing with no use of banners, flags, balloons and other display techniques except signage which complies with this title.

Multiple family dwellings, including townhomes and condominiums as part of a mixed used development and approved through a planned unit development application.

Parking lots and garages.

Public facilities.

Small engine repairs and maintenance incidental to the primary use.

Buildings in excess of twenty-eight thousand (28,000) square feet in gross floor area, up to a maximum floor area not to exceed thirty-six thousand (36,000) square feet in gross floor area.

Bellevue City Code Section 10-20-4: Expansion of Use or Building:

- A. **Use:** Nonconforming uses shall not be enlarged or extended after the effective date hereof. Criteria used to determine enlargement or expansion of use shall include, but are not limited to, square footage of building or use space, traffic generated, area of land covered, and number of dwelling units. A nonconforming use shall not be used as justification for adding other structures or uses prohibited in the same district.
- B. **Building:** A nonconforming building may be enlarged so long as the enlargement does not increase the degree of nonconformity or create additional nonconformities with respect to such matters including, but not limited to, setbacks, parking requirements, and use.

Bellevue City Code Section 10-21-4(B): Number of Parking Spaces:

A. Parking Space Dimensions: The minimum parking dimensions are as follows:

Angle	Width	Length	Aisle Width
90°	9.0'	19'	24'
60°	9.0'	21'	16'
45°	9.0'	19.8'	15'
Parallel	8.0'	23'	14'

- B. Lighting: Any lights used to illuminate a parking area shall be downcast and arranged such that adjoining property will not be affected, and shall be in conformance with all other lighting regulations.
- C. Joint Use: When times of use for several buildings do not normally overlap, off street parking may be provided collectively and used jointly after obtaining approval from the Council. Such joint use shall be evidenced by a recorded agreement between the property owners and the City, which shall be approved by the City Attorney.
- D. Curbside Parking Is Counted: All existing improved parking spaces along the public rights-of-way adjacent to a parcel of real property shall be counted toward the on site parking requirements of such parcel set forth in this title, provided such parking spaces are asphalt and have curbs, gutters, sidewalks and drainage facilities installed in accordance with the City street standards ordinance, and subsequent amendments thereto.
- E. Credits For On Street Parking Improvements:
1. Nonresidential uses within the Business Zoning District and Limited Business/Residential Zoning District may improve City public street rights-of-way within said zoning districts within six hundred feet (600') of the real property on which the use is located and may be credited with one on site parking space for each two (2) on street parking spaces created by that right-of- way improvement as provided in this subsection.
 2. Any real property or business owner wishing to construct such on street parking improvements shall make written application to the Common Council. The application shall include construction drawings of the proposed improvements stamped by a civil engineer licensed in the State of Idaho. The application form shall be furnished by the City, and the applicant shall provide all other information as may be reasonably required by the City. The applicant shall also reimburse the City for all engineering costs incurred by the City in the review of the application prior to final consideration of the application by the City. The Council shall determine the location of new parking spaces to be created by such on street parking improvements. Such on street parking requirements shall include concrete curbs, gutters and sidewalks, asphalt paving, storm drainage, street trees and irrigation, parking lines, street lighting and any other improvements considered necessary or appropriate by the Council. The location of the construction of such on street parking improvements shall begin at street corners and thereafter be constructed in a continuous manner. If construction of such on street parking improvements begins at a corner, then the applicant shall improve the entire corner to the point where parking spaces may begin again. The Administrator shall give notice by United States mail to each property owner within three hundred feet (300') of the external boundaries of the land being considered for parking

improvements of the date of the meeting at which the City Council shall consider the application.

3. All on street improvements for parking spaces shall be constructed in accordance with the City street standards ordinance and other applicable City standards.
4. No parking created within any public right-of-way shall be held or used for the exclusive parking of any business or property, but shall be open to the use by the general public subject to the police powers of the City and Idaho Transportation Department.

Bellevue City Code Section 10-21-4(D): Number of Parking Spaces:

Business District Uses: The following are the off street parking requirements for the uses within the Business Zoning District:

Type Of Use	Number Of Spaces Required
Auto service stations and repair garages	2 spaces for each service bay (excludes interior bay space), plus 1 space for each on shift employee and 1 space for every 600 square feet of net floor area; 1 exterior space in front of each service bay door may be counted
Automobile sales	1 space for each 5,000 square feet of lot area, plus 1 space for each vehicle displayed

Comprehensive Plan Sections of Interest

Chapter 2: Population, Goal 1, Objective 1:

Promote Existing Business Growth and Encourage New Enterprises.

Actions:

1. Advertise the existing commercial and residential opportunities.
2. Enforce existing ordinances and add new ones to ensure Bellevue's commercial appeal.
3. Promote Bellevue via the Chamber of Commerce, City website, Bellevue Arts Commission, social media and other advertising outlets. Promotion should include public events such as parades, festivals and cultural activities.

Chapter 5: Land Use, Section 5.4: Concerns:

One of the unique qualities of Bellevue is its visual appeal as a western mountain town. Critical concerns in maintaining this asset are:

- Undeveloped lands north of city boundaries have served as a visual separation between Hailey and Bellevue; land between the two cities is in the county's jurisdiction and is zoned R5. While it serves as an open space buffer between Hailey and Bellevue, it is used as an agricultural ranching operation.
- Recognizable gateway entrances are needed to define city limits and be reinforced by signage, beautification, and marked changes in the type, style, and intensity of land uses.
- Any rezoning of land outside the downtown core for business and light industrial uses must be carefully analyzed to avoid strip development along the highway and avoid a detrimental impact on current Main Street businesses. Capturing business and tourist dollars depends in part on the visual appeal of Main Street.

- The expansion and up-zoning of the LB/R land use to the east to encompass the blocks surrounding Memorial Park requires careful consideration of neighborhood impacts to an existing family-friendly recreational area, including parking, noise, and business scale.
- Few businesses downtown have adequate parking, which is a significant issue since the current business core lacks enough public and employee parking.
- Key to Bellevue's visual appeal is the appearance of its residences and shared spaces including parks and public buildings. The parks and public buildings are generally well cared for and an asset to the community. However, poorly maintained properties detract from the overall impression of the town and must be improved to continue to make Bellevue attractive to prospective businesses and residents.

Chapter 5: Land Use, Goal 1, Objective 1:

Foster a business climate that prioritizes the retention of existing businesses to attract new independent local businesses into the downtown commercial area.

Actions

1. Encourage land use policies that support continued investment in the downtown commercial and retail core.
2. Promote infill (creation of new buildings on vacant sites in a built up area), and redevelopment (more intensive use of existing underutilized buildings and sites) in the downtown business zone.
3. Develop business in and near those areas where there is an established pattern of business use (i.e. Main Street).
4. Acquire property in the downtown business area to create parking and temporary snow storage space.
5. Discourage 'strip' commercial development.
6. Define terms such as retail, repair, services, etc.
7. Ensure that new development fits in with Bellevue's historic small-town character and maintain its quality of life.
8. For the City to grow its Commercial development, annexing lands

Chapter 13: Community Design, Section 13.3: Future Conditions:

Bellevue has grown organically over time with an eclectic mix of home styles, from simple mining era homes to a broad range of residential design, from the modernism movement in the 1930's, to more contemporary trends from the 1970's to present.

The community can continue to strengthen its image and identity through preservation of historic buildings and sites, improvement of civic buildings, public and private places and streets as well as improved way finding. Well-placed enhancements such as landscaping and community signs concentrated along streets and gateways can convey a positive visual image. The appeal of the town can be improved further by the inclusion of public art which can be overseen by the Bellevue Arts Commission.

Bellevue must be mindful as it grows, the sense of place and small-town character may be disrupted if the design of new construction is not well managed. Future plans must support a balance of building types in keeping with the historic look and feel of the town if this character is to be maintained. The balance between creating the vitality and economic growth associated with larger, denser development, and the pattern of lower densities must be ensured. Bellevue should implement downtown infill through careful urban design analysis and compatibility standards. Infill and other redevelopment projects should be contextually appropriate to the neighborhood and

development areas in which they occur. They should fit into the natural and man-made features adjoining a development site regardless of their architectural style. It is important to maintain and reinforce development quality, particularly in the built-up community core area.

One way to encourage investment in a particular section of a town is to designate it as an urban renewal area. The Bellevue Urban Renewal Area was formed by the City Council in November, 2006, to provide tax incentives and reinvestment advantages to the included area. That area takes in Main Street, the block to the east including Second Street, and the alley on the west of Main Street. For additional or different sections to benefit from the Urban Renewal designation, the time limit on the current renewal area must expire. These designations last for 24 years, and it will be a number of years before any changes can be made. In 2015, the Idaho State Legislature was considering altering qualification regulations for granting this status.

New development should convey a positive image for the community, particularly through high quality design of residential and commercial buildings. Each new project should be well designed, attractive, and complement surrounding land uses and existing neighborhood character. To ensure this, Bellevue needs to rigorously enforce current ordinances and adopt more specific standards for high-quality site planning and building design of residential, commercial and public areas. New ordinances may be needed to limit formula retail outlets, chain stores, and industrial encroachment upon established zoning. Standards should address transitions or setbacks between different land uses, landscaping, quality of architecture, building materials, and pedestrian amenities.

Preservation of quality public spaces is essential in creating a sense of community. Public buildings should be attractive and well located to best serve the public. They also should meet the highest performance standard for energy and water conservation and provide public amenities such as outdoor gathering spaces. Additionally, all designs must be mindful of the importance of natural beauty of the area and strive to protect and enhance the views of surrounding mountains by reducing, removing, or burying underground visual obstacles such as utility lines and equipment. Public art, such as that proposed by the Bellevue Arts Commission, can further enhance the overall appearance of Bellevue.

Comments

Agency/Department Comments

To date, Staff has received comment from the following departments:

- Bellevue Public Works

All agency comments received to date are attached for reference.

Public Comments

No public comments have been received to date.