



## 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 September 3, 2026. (**Suggested Motion: I move the notice for the September 8, 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-26-08 - 217 North 2<sup>nd</sup> 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 2<sup>nd</sup> Street.

##### ii. DR-26-09 – Addition to 213 North 3<sup>rd</sup> Street – ACTION ITEM

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

##### iii. 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.

#### 5. 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.

#### 6. NEXT MEETING

##### a. September 21, 2026

#### 7. ADJOURNMENT - ACTION ITEM



## AGENDA

### UNIRSE A LA REUNIÓN DE EQUIPOS

[Únete a la reunión ahora](#)

ID de la reunión: 296 592 476 369

10

Código de entrada: hu63ES6K

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_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](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

#### 8. 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 3 de septiembre de 2026. (**Moción sugerida: Propongo que el aviso para la reunión ordinaria del 8 de septiembre de 2026 se haya completado conforme al Código de Idaho, Sección §74-204.**)*

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

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

#### 11. ORDEN DEL DÍA DE CONSENTIMIENTO - PUNTO DE ACCIÓN

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

##### i. 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.

##### ii. 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.

##### iii. 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.

#### 12. 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.

#### 13. PRÓXIMA REUNIÓN

##### a. 21 de septiembre de 2026

#### 14. SUSPENSIÓN - PUNTO DE ACCIÓN



**CITY OF BELLEVUE**  
**PLANNING & ZONING COMMISSION**

|                                                                                                                                                                                                                                                  |                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>REGARDING AN APPLICATION OF:</b><br>Jason Hoag, an application for Design Review Approval for the placement of a manufactured home and construction of a garage with an accessory dwelling unit located at 217 North 2 <sup>nd</sup> Street.. | <b>FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|

**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.

The Bellevue Planning and Zoning Commission held a regular meeting on August 17, 2026 at which time the Commission voted to approve the subject application.

**I. GENERAL BACKGROUND**

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

**Exhibit A—Application Materials**

| <b>Document Name</b>             | <b>Receipt of Last Revision</b> |
|----------------------------------|---------------------------------|
| 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                   |

### **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): Site Planning**

1. Buildings shall be situated in a manner that preserves existing land forms, trees and other significant vegetation and shall not interrupt waterways or change other natural drainage patterns in a manner which adversely affects adjacent property. Removal of existing trees of greater than six inch (6") caliper is subject to review.
2. Buildings shall be sited so that their form does not break prominent natural ridge lines.

3. Buildings and parking areas shall be clustered to provide for more usable open space. All accesses from alleys shall require improvements installed by the applicant/owner when applicable including, but not limited to, an asphalt surface or compacted gravel surface as determined by the City Public Works Department. The applicant/owner shall be responsible for relocation of applicable City services/utilities, repair of any damaged City services, snow plowing and snow removal.
4. The alignment of roads and driveways shall follow the contours of the site, and cuts and fills shall be minimized.
5. Retaining walls shall be discouraged, and such walls over three feet (3') high shall be stepped to form a number of benches to be landscaped.
6. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.
7. A snow storage plan, as a component of the site plan, is required. The plan shall comply with the following requirements:
  - a. Use of sidewalks and required parking areas for snow storage is prohibited.
  - b. Snow storage within one hundred feet (100') of stream banks is prohibited.
  - c. Use of landscaped areas for snow storage may be allowed under the approved snow storage plan.
  - d. Snow storage areas shall be incorporated in site design as well as designs that anticipate snow shedding areas.
  - e. Snow storage areas shall not adversely affect neighboring properties.
  - f. Building design shall prevent water from dripping or snow from sliding on pedestrian areas, entrances of buildings, garages and adjacent properties.

- g. Snow storage areas for parking lots containing twenty (20) spaces or more shall be located on site in an amount which is equal to at least one-third ( $\frac{1}{3}$ ) of the hard surfaces proposed with the project. The one-third ( $\frac{1}{3}$ ) amount may be reduced by the use of a snowmelt system, or for good cause demonstrated.
- h. Where snow storage areas cannot be provided on site because of existing buildings or approved building design, an adequate snow hauling plan shall be submitted for and subject to approval by the Planning and Zoning Commission.

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

- 8. Visual impact of on site parking, service, trash and loading areas shall be minimized whenever possible by locating these areas to the rear of the building and providing screening with landscaping or fences from adjacent properties and public ways.
- 9. Adequate enclosed on site storage for trash shall be provided for each unit of accessory dwelling units, multi-family and townhouses.
- 10. All utilities shall be installed underground in accordance with the City standards and in a manner and location approved by the City Engineer.
- 11. Building and parking areas shall be designed to provide proper ingress and egress; safe, adequate and efficient pedestrian and vehicular traffic circulation; and the efficient and safe arrangement of on site parking, building location, and circulation.
- 12. Multi-family and townhouses shall provide a minimum of two (2) on site parking spaces for each unit. Accessory dwelling unit parking requirements shall be one off street parking space for a one bedroom ADU and two (2) parking spaces for ADUs with two (2) to three (3) bedrooms.

13. Adequate unobstructed access for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project shall be provided.

**FACTS:** The applicant is to construct a residential structure and accessory dwelling unit.

The subject property is generally flat and in an already developed area.

The application materials did not include exterior lighting specifications.

The site plan shows the garage being accessed by the alleyway.

**FINDINGS:** The site plan provided generally complies with the requirements of this section.

The exterior lighting is unlikely to substantially modify the application, and may be reviewed by staff.

The applicant will need to work with the Public Works Department on requirements to utilize the alleyway.

**CONCLUSION:** As conditioned, the subject application meets the requirements of Section B.

### **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.

**FACTS:** The applicant is to construct a residential structure and accessory dwelling unit.

The applicant is proposing to utilize wood siding painted natural earth tones.

The proposed accessory dwelling unit utilized the same materials, paint, roof shape, and general architectural aesthetic as the primary residence.

**FINDINGS:** The proposed architecture generally complies with the requirements of this section.

The exterior lighting is unlikely to substantially modify the application, and may be reviewed by staff.

**CONCLUSION:** As conditioned, the subject application meets the requirements of Section B.

**10-17-5(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 applicant is to construct a residential structure and accessory dwelling unit.

The subject property is generally flat and in an already developed area.

The application materials did not include exterior lighting specifications.

The landscape plan does not include any screening of parking areas.

The landscape plan identifies parking for eight (8) parking spaces.

Bellevue City Code Section 10-8-6 limits the maximum parking spaces for a two-family residence to six (6) parking spaces.

**FINDINGS:** The landscape plan provided generally complies with the requirements of this section.

The exterior lighting is unlikely to substantially modify the application, and may be reviewed by staff.

The applicant will need to provide a revised landscape plan with parking area screening adjacent to 2<sup>nd</sup> Street.

The applicant will need to provide a revised landscape plan with no more than six (6) parking spaces.

**CONCLUSION:** As conditioned, the subject application meets the requirements of Section C.

**10-17-5(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 landscape plan identifies one (1) three inch (3") caliper maple tree to be planted along the 2<sup>nd</sup> Street Frontage.

2<sup>nd</sup> Street has a center-running bike lane.

**FINDINGS:** The street tree identified is sufficient.

Curb, gutter, and sidewalk is not appropriate to be constructed in this location.

**CONCLUSION:** As conditioned, the subject application meets the requirements of Section D.

## II. DECISION AND ORDER

► **Motion:** Upon a Motion by Commissioner Grootveld and a second by Commissioner Heughly, a unanimous vote, the Bellevue Planning and Zoning Commission hereby **approves** of the subject application submitted by Jason Hoag, finding the application **complies** with the applicable criteria set forth in Bellevue City Code, subject to the following conditions of approval:

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.

### **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 8<sup>th</sup> day of September, 2026

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John Kurtz  
Chair

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Brian Parker  
Community Development Director

**CITY OF BELLEVUE**  
**PLANNING & ZONING COMMISSION**

|                                                                                                                                                                                                                 |                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>REGARDING AN APPLICATION OF:</b><br>Destino Stellavem, an application for Design Review Approval for a reduced side yard setback on an addition to a residence located at 217 North 2 <sup>nd</sup> Street.. | <b>FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|

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

The Bellevue Planning and Zoning Commission held a regular meeting on August 17, 2026 at which time the Commission voted to approve the subject application.

**I. GENERAL BACKGROUND**

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

**Exhibit A—Application Materials**

| <b>Document Name</b> | <b>Receipt of Last Revision</b> |
|----------------------|---------------------------------|
| Application          | August 6, 2026                  |
| Building Plans       | August 6, 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): Site Planning**

1. Buildings shall be situated in a manner that preserves existing land forms, trees and other significant vegetation and shall not interrupt waterways or change other natural drainage patterns in a manner which adversely affects adjacent property. Removal of existing trees of greater than six inch (6") caliper is subject to review.
2. Buildings shall be sited so that their form does not break prominent natural ridge lines.
3. Buildings and parking areas shall be clustered to provide for more usable open space. All accesses from alleys shall require improvements installed by the applicant/owner when applicable including, but not limited to, an asphalt surface or compacted gravel surface as determined by the City Public Works Department. The applicant/owner shall be responsible for relocation of applicable City services/utilities, repair of any damaged City services, snow plowing and snow removal.

4. The alignment of roads and driveways shall follow the contours of the site, and cuts and fills shall be minimized.
5. Retaining walls shall be discouraged, and such walls over three feet (3') high shall be stepped to form a number of benches to be landscaped.
6. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.
7. A snow storage plan, as a component of the site plan, is required. The plan shall comply with the following requirements:
  - a. Use of sidewalks and required parking areas for snow storage is prohibited.
  - b. Snow storage within one hundred feet (100') of stream banks is prohibited.
  - c. Use of landscaped areas for snow storage may be allowed under the approved snow storage plan.
  - d. Snow storage areas shall be incorporated in site design as well as designs that anticipate snow shedding areas.
  - e. Snow storage areas shall not adversely affect neighboring properties.
  - f. Building design shall prevent water from dripping or snow from sliding on pedestrian areas, entrances of buildings, garages and adjacent properties.
  - g. Snow storage areas for parking lots containing twenty (20) spaces or more shall be located on site in an amount which is equal to at least one-third ( $\frac{1}{3}$ ) of the hard surfaces proposed with the project. The one-third ( $\frac{1}{3}$ ) amount may be reduced by the use of a snowmelt system, or for good cause demonstrated.
  - h. Where snow storage areas cannot be provided on site because of existing buildings or approved building design, an adequate snow hauling plan shall be submitted for and

subject to approval by the Planning and Zoning Commission.

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

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

**FACTS:** The applicant is requesting approval for an encroachment of approximately six inches (6”) into the side-yard setback.

No other modifications to the site planning is proposed.



**FINDINGS:** The site plan provided generally complies with the requirements of this section.

**CONCLUSION:** The subject application meets the requirements of Section A.

**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.

**FACTS:** The applicant is requesting approval for an encroachment of approximately six inches (6”) into the side-yard setback.

The proposed addition is architecturally similar to the existing residential structure

**FINDINGS:** The architecture proposed generally complies with the requirements of this section.

**CONCLUSION:** The subject application meets the requirements of Section B.

#### **10-17-5(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:** No modifications to landscaping, lighting, or parking are proposed.

**FINDINGS:** The existing landscaping, lighting, and parking are consistent with the requirements of this section.

**CONCLUSION:** The subject application meets the requirements of Section C.

### **10-17-5(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 subject property is located in the GR – General Residential zone.

**FINDINGS:** This section is not applicable.

**CONCLUSION:** This section is not applicable.

## **II. DECISION AND ORDER**

► **Motion:** Upon a Motion by Commissioner Grootveld and a second by Commissioner Heughly, a unanimous vote, the Bellevue Planning and Zoning Commission hereby **approves** of the subject application submitted by Jason Hoag, finding the application **complies** with the applicable criteria set forth in Bellevue City Code.

### **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 8<sup>th</sup> day of September, 2026

---

John Kurtz  
Chair

---

Brian Parker  
Community Development Director

**CITY OF BELLEVUE**  
**PLANNING & ZONING COMMISSION**

|                                                                                                                                         |                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>REGARDING AN APPLICATION OF:</b><br>SLWRF II, LLC for an application to construct a standalone parking lot in the B – Business zone. | <b>FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|

**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.

The Bellevue Planning and Zoning Commission held a properly noticed public hearing on August 17, 2026, and voted to approve the subject application as conditioned herein.

|                              |
|------------------------------|
| <b>I. GENERAL BACKGROUND</b> |
|------------------------------|

1. **Notice** of this hearing was:
  - i. Published in the Idaho Mountain Express on July 29, 2026
  - ii. Mailed to all adjoining within 300’ of the exterior property lines on July 28, 2026.
  - iii. Posted on the subject property on July 27, 2026.
2. The Commission was asked to disclose any conflicts of interest or *ex parte* communications on the subject application and none was identified.

3. Attached to this report are the following exhibits:

**Exhibit A—Application Materials**

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

**Exhibit B—Department Head Comments**

Prior to opening the public hearing, Staff had received comment from the following agencies and departments:

- Bellevue Building Official

All agency comments received were transmitted to the Commission.

**Exhibit C— Public Comments**

Prior to opening the public hearing, Staff had received no public comment.

**II. CONDITIONAL USE PERMIT STANDARDS OF EVALUATION**

**BELLEVUE CITY CODE SECTION 10-15-3**

**10-15-3: CRITERIA FOR REVIEW:**

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;

**FACTS:** The subject property is within the B - Business zone.

Bellevue City Code Section 10-7-4 identifies “Parking lots and garages” as a conditional use in the B - Business zone.



The applicant is proposing to construct a parking lot on an undeveloped parcel.

**FINDINGS:** The applicant’s proposal is consistent with the definition of a parking lot, which is identified as a conditional use in the B - Business zone.

**CONCLUSION:** Criteria A is satisfied.

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;

**FACTS:** The Bellevue Comprehensive Plan Chapter 5, Section 5.4 states “few businesses downtown have adequate parking.”

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.”

**FINDINGS:** The proposed parking lot is harmonious with the objectives of the Comprehensive Plan and Title 10, Bellevue City Code.

**CONCLUSION:** Criteria B is satisfied.

- 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;

**FACTS:** The subject property is located along Main Street.

The design is consistent with and continues the existing parking lot on the adjacent property.

**FINDINGS:** Because the use is consistent with that of the directly adjacent property, it will not change the essential character of the area.

**CONCLUSION:** Criteria C is satisfied.

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

**FACTS:** The subject property is located at the top of an embankment adjacent to undeveloped right-of-way.

No lighting is proposed.

**FINDINGS:** No hazard or disturbance to existing or future neighboring uses is likely.

**CONCLUSION:** Criteria D is satisfied.

- 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;

**FACTS:** No deficiencies in service provision are apparent in the application.

**FINDINGS:** As the applicant is required to receive final engineering approval prior to commencing construction, any service deficiencies can be rectified.

**CONCLUSION:** As conditioned herein, Criteria E is satisfied.

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;

**FACTS:** The proposed parking lot is a low-intensity use with little required public infrastructure service.

**FINDINGS:** No substantial impact to public infrastructure is likely to occur.

**CONCLUSION:** Criteria F is satisfied.

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;

**FACTS:** 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.

**FINDINGS:** 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.

**CONCLUSION:** Criteria G is satisfied.

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;

**FACTS:** The applicant is proposing to utilize the existing drive aisle.

**FINDINGS:** No interference with traffic on public roadways is likely to occur.

**CONCLUSION:** As conditioned herein, Criteria H is satisfied.

I. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance;

**FACTS:** No natural, scenic, or historic features of major importance are known to exist on the subject property.

**FINDINGS:** The proposed use of the subject property as a parking lot is not likely to result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

**CONCLUSION:** Criteria I is satisfied.

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

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

**FINDINGS:** The proposed landscaping is adequate to screen the use.

**CONCLUSION:** Criteria J is satisfied.

### III. DECISION AND ORDER

► **Motion:** Upon a Motion by Commissioner Grootveld and a second by Commissioner Heughly, a unanimous vote, the Bellevue Planning and Zoning Commission hereby **approves** the subject application submitted by SLWRF II, LLC, finding the application **complies** with the applicable criteria set forth in Bellevue City Code, subject to the following 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 lot.

IT IS SO ORDERED this 8<sup>th</sup> Day of September, 2025

---

John Kurtz

Chair

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Brian Parker

Community Development Director



## Memorandum

**To:** Planning & Zoning Commission

**From:** Brian Parker, Community Development Director

**Re:** CUP-26-01 – Updated Materials

**Date:** September 8, 2026

---

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. At the Commission's August 17, 2026 meeting, the Commission voted to continue the subject application to the September 8, 2026 meeting to allow the applicant to provide revised landscape plans, fence specifications, and renderings.

The applicant has provided the following updated materials:

- A revised landscape plan with five (5) white fir trees and six (6) 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.
- A rendering of the proposed landscaping when viewed from Main Street.

Staff defers to the Commission regarding the acceptability of the proposed revisions. If the Commission elects to approve the subject application, staff recommends the following conditions of approval:

1. A fence permit is required prior to the installation of any fencing on site.
2. Prior to commencing any site work on the subject property, the applicant shall stripe the existing parking area according to the plans submitted with Building Permit BP-24-048.
3. Prior to commencing any site work on the subject property, the applicant shall receive final engineering approval.
4. 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.
5. 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.
6. No stacking of inventory shall occur on the subject property.

7. Prior to commencing any site work on the subject property, the applicant shall receive design review approval for the proposed gateway sign.
8. Prior to commencing any site work on the subject property, the applicant and City shall enter into a access and maintenance easement agreement for the proposed gateway sign.



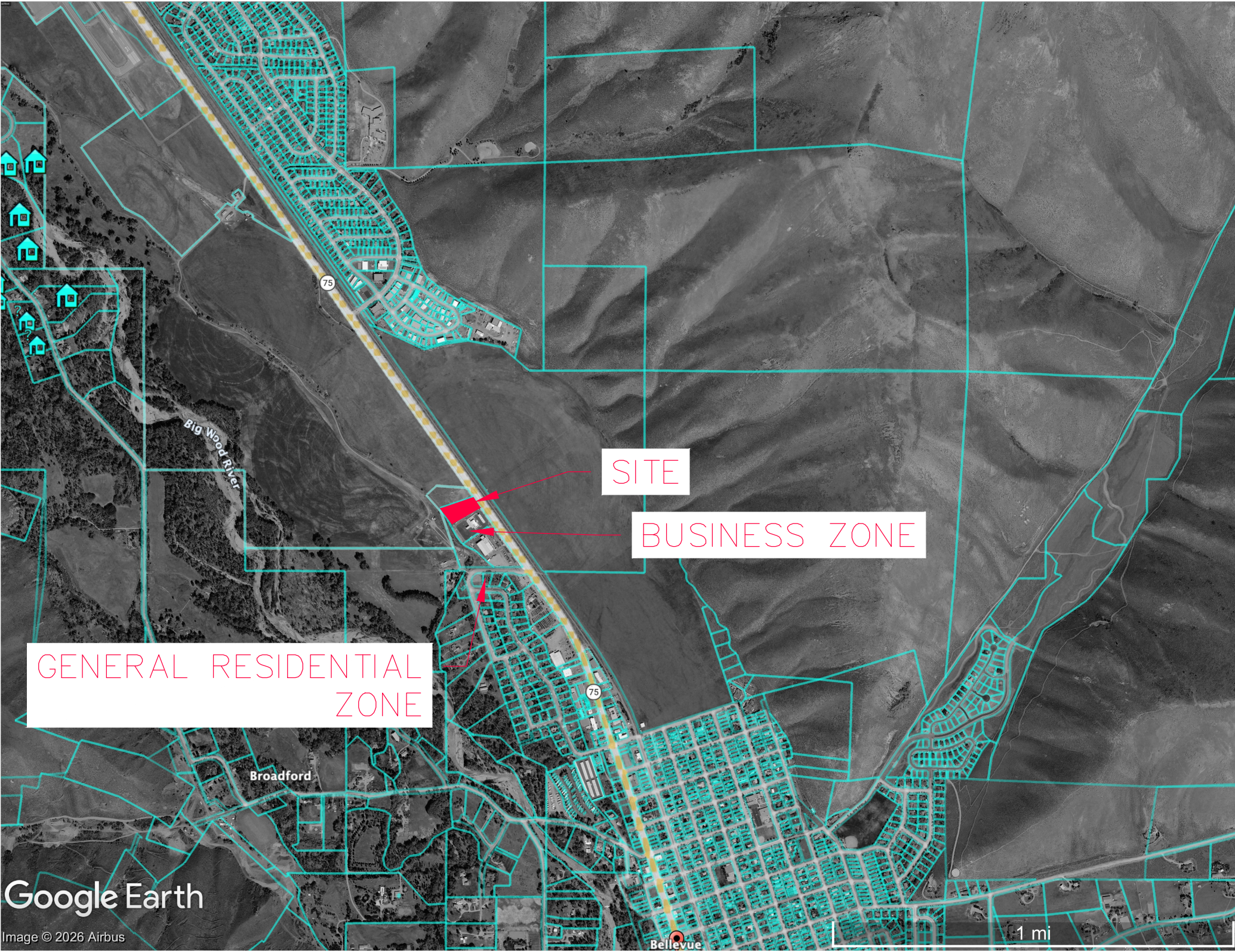
Received 9/3/26

# KARL MALONE FORD INVENTORY LOT

## 871 N MAIN ST

## BELLEVUE, ID 83313

VICINITY MAP



INDEX

- 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

OWNER  
KMAM REAL ESTATE  
DAVID HICKS  
11453 S LONE PEAK PARKWAY  
DRAPER, UTAH 84020

CIVIL ENGINEER  
LEGEND ENGINEERING  
LONNY REED  
52 WEST 100 NORTH  
HEBER CITY, UTAH 84032  
(435) 654-4828

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

LEGEND & ABBREVIATION TABLE

|                           |                   |                        |     |
|---------------------------|-------------------|------------------------|-----|
| R.O.W./PROPERTY LINE      | —————             | INVERT ELEVATION       | IE  |
| EASEMENT LINE             | —————             | TOP BACK CURB          | TBC |
| CENTER LINE               | —————             | TOP ASPHALT            | TA  |
| PROPOSED STORM DRAIN LINE | —SD—SD—           | TOP OF GRATE           | TOG |
| EXISTING SEWER LINE       | — -SS- - -SS- - - | FINISHED GRADE         | FG  |
| EXISTING WATER LINE       | — -W- - -W- - -   | TOP OF CONCRETE        | TC  |
| EXISTING STORM DRAIN LINE | — -SD- - -SD- - - | HIGH WATER ELEVATION   | HWE |
| EXISTING CONTOUR          | — (4960) —        | CATCH BASIN            |     |
| FINISHED CONTOUR          | — 4960 —          | EXISTING STREET LIGHT  |     |
|                           | — 4961 —          | STORM DRAIN MANHOLE    |     |
| EXISTING CURB AND GUTTER  | =====             | EXISTING FIRE HYDRANT  |     |
| PROPOSED CURB AND GUTTER  | =====             | EXISTING WATER VALVE   |     |
|                           |                   | EXISTING WATER METER   |     |
|                           |                   | EXISTING SEWER MANHOLE |     |

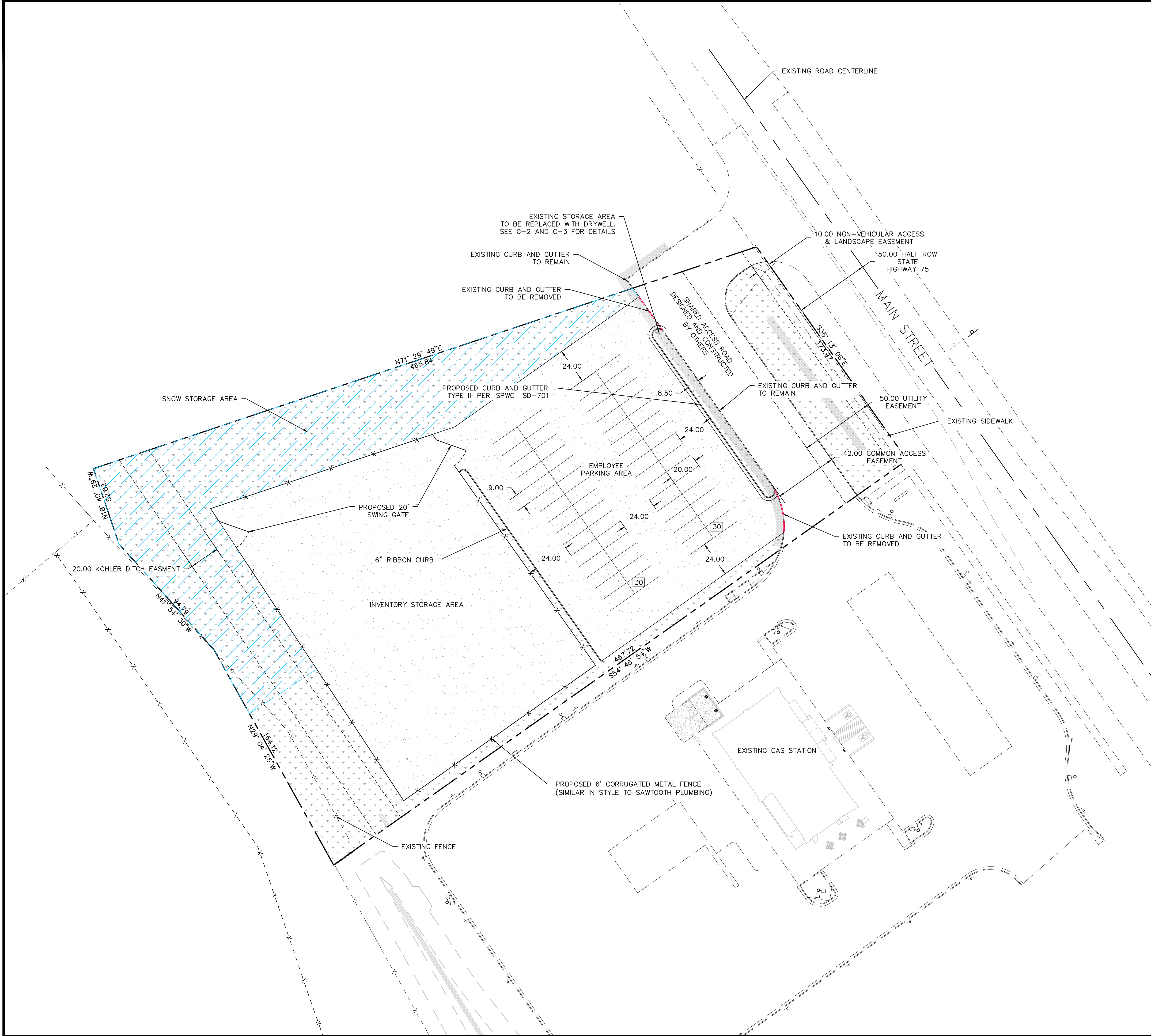
LEGEND ENGINEERING  
52 WEST 100 NORTH  
HEBER CITY, UT 84032  
PHONE: 435-654-4828  
www.legendengineering.com



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

SHEET:  
C-0  
DATE: 9/3/2026





- LOT LINES (PROPERTY) ---  
PROPOSED CURB AND GUTTER ===  
CURB AND GUTTER TO BE REMOVED ---  
EXISTING EASEMENT - - -  
PROPOSED FENCE -X-  
EXISTING FENCE -X-  
PAVEMENT AREA [Pattern]  
SNOW STORAGE AREA [Pattern]  
LANDSCAPE AREA [Pattern]

SITE DATA

|                    |         |                 |
|--------------------|---------|-----------------|
| LOT AREA:          | 110,869 | SF (2.55 ACRES) |
| ASPHALT AREA:      | 70,235  | SF± 63.3%       |
| LANDSCAPE AREA:    | 40,634  | SF± 36.7%       |
| SNOW STORAGE AREA: | 23,430  | SF±             |

BUILDING DATA

ZONE: B (BUSINESS ZONE)

PARKING TABULATION

REQUIRED (SOUTH LOT):  
2 PER SERVICE BAY (23 X 2 = 46)  
+ 1 PER EMPLOYEE (32 X 1 = 32)  
+ 1 PER 600 SF NET FLOOR AREA (18,300 / 600 = 31)  
+ 1 PER 5,000 SF SALES LOT AREA (151,534 / 5,000 = 31)  
+ 1 PER DISPLAY VEHICLE (136 X 1 = 136)

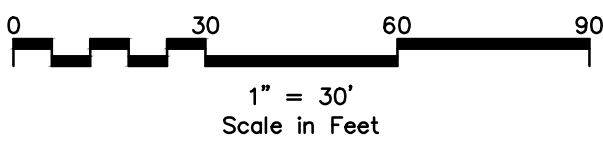
276 STALLS REQUIRED

PROVIDED (SOUTH LOT):  
227 TOTAL STALLS  
6 ADA STALLS

PROVIDED (NORTH LOT):  
60 STALLS

287 STALLS PROVIDED

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



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HEBER CITY, UT 84032  
PHONE: 435-654-4828  
www.legendengineering.com

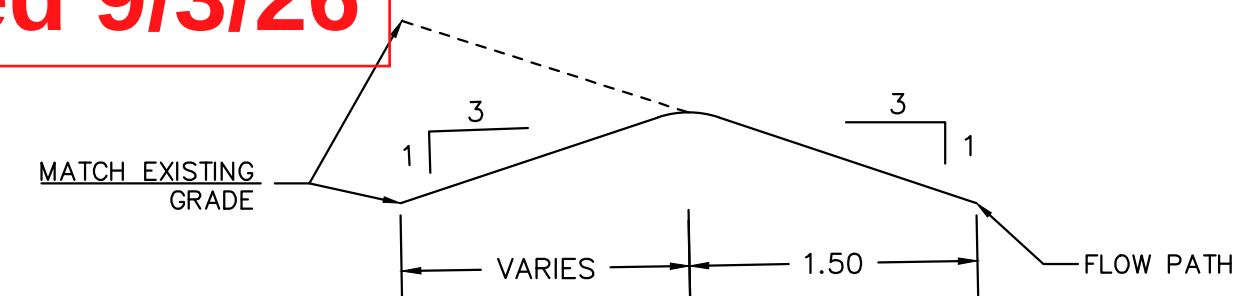


KARL MALONE FORD INVENTORY LOT  
SITE PLAN  
871 N MAIN ST, BELLEVUE, ID 83313

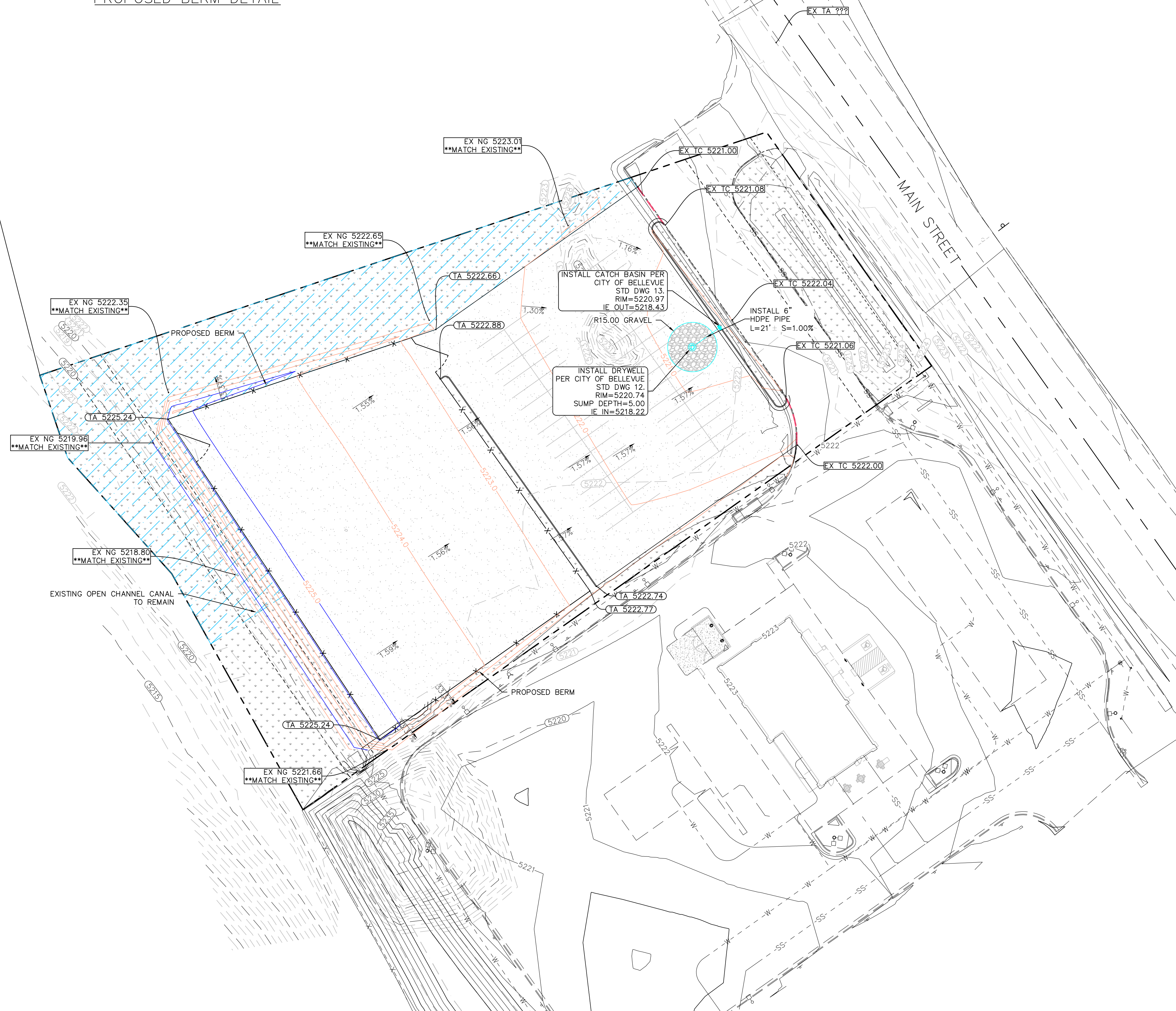
SHEET:  
C-1  
DATE: 9/3/2026



**Received 9/3/26**



### PROPOSED BERM DETAIL



LOT LINES (PROPERTY)

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

CURB AND GUTTER TO BE REMOVED

PROPOSED STORM DRAIN LINE

EXISTING STORM DRAIN LINE

PROPOSED SEWER LINE

EXISTING SEWER LINE

PROPOSED WATER LINE

EXISTING WATER LINE

EXISTING FENCE

GRADE BREAK

FINISH GRADE CONTOUR LINES

EXISTING GRADE CONTOUR LINES

FINISH GRADE SLOPE

GRADE BREAK

INVERT ELEVATION

TOP OF GRATE

TOP OF ASPHALT

TOP BACK OF CURB

PROPOSED

EXISTING

FINISHED GRADE

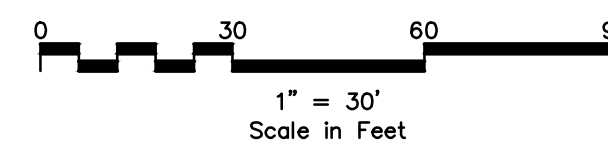
FINISHED FLOOR ELEVATION: 100.00'

BACK OF SIDEWALK

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.



CUP

## LEGEND ENGINEERING

552 WEST 100 NORTH  
HEBER CITY, UT 84032  
PHONE: 435-654-4828  
[www.legendengineering.com](http://www.legendengineering.com)



**KARL MALONE FORD INVENTORY LOT  
GRADING AND DRAINAGE PLAN**  
871 N MAIN ST, BELLEVUE, ID 83313

SHEET:

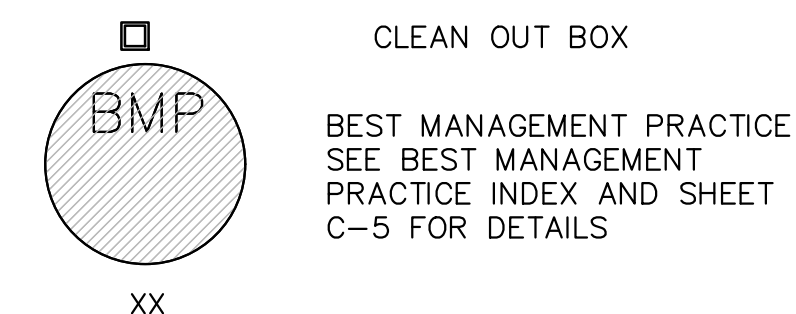
C-2

DATE: 9/3/2026









1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE 70% REVEGETATION HAS BEEN ESTABLISHED.

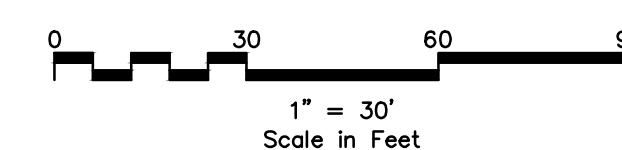
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.

3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.

4. 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 SHALL 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.

SEE SHEET C-5 FOR BMP DETAILS



SHEET: C-4

DATE: 9/3/2026



[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2020 Cleaning of Storm Water |
| <ul style="list-style-type: none"> <li>Municipal wastewater treatment plant—Available only in areas where a municipal wastewater treatment plant exists and the operation is capable of handling the load. The best option for limiting liability on larger construction projects. Vehicle and wiping washing activities should be reviewed to determine if oil and sediment controls are necessary with any applicable sanitary sewer discharge limits.</li> </ul> |                              |
| <b>Vehicle Maintenance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |
| Vehicle maintenance or repairs should not be conducted in the wash area. Designate a special paved area for vehicle repair.                                                                                                                                                                                                                                                                                                                                         |                              |
| Properly maintaining and inspecting vehicles and equipment can prevent hazardous chemical leaks. A spill prevention and cleanup plan (SPMP-46) should be in place if a hazardous spill or occurs.                                                                                                                                                                                                                                                                   |                              |
| Properly dispose of any hazardous waste from vehicle maintenance activities, including used antifreeze, solvents, and other automotive-related chemicals (HMP-48).                                                                                                                                                                                                                                                                                                  |                              |
| <b>Construction Guidelines</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      |                              |
| Vehicle sediment controls including vehicle and equipment washing areas should be installed the first day in clearing and grading. The location and design should follow the design guidelines listed above.                                                                                                                                                                                                                                                        |                              |
| <b>Maintenance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              |
| Inspect the system controls are working as designed and make any repairs as necessary (e.g., repairs to berms or conveyance to any off-site disposal facility). Inspect road loads, sidewalks, other paved surfaces adjacent to the site daily and sweep up or vacuum accumulated sediment.                                                                                                                                                                         |                              |
| <b>Additional Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |
| CALTRANS (California Department of Transportation, Division of Construction). 2003. <i>Construction Site Best Management Practice Manual</i> . Sacramento, CA.                                                                                                                                                                                                                                                                                                      |                              |
| EPA (U.S. Environmental Protection Agency). 2014. <i>Vehicle Maintenance and Washing Area Construction Sites</i> . Watershed Air Wash, Best Management Practices for Commercial Institutional Facilities. <a href="https://www.epa.gov/epawatersheds/airwash/2017-02/24documents/bestmanagement-of-work_final_506c.pdf">https://www.epa.gov/epawatersheds/airwash/2017-02/24documents/bestmanagement-of-work_final_506c.pdf</a> .                                   |                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2020                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2020 Cleaning of Storm Water |
| <ul style="list-style-type: none"> <li>Avoid washing sweepings from exposed aggregate concrete into the street or storm drain. Instead, collect and return sweepings to an aggregate base stockpile or dispose of in the trash.</li> <li>Train employees and subcontractors to proper concrete waste management.</li> </ul>                                                                                                                                         |                              |
| After construction is completed, remove concrete waste from the washout pit, and restore and reclaim the area.                                                                                                                                                                                                                                                                                                                                                      |                              |
| <b>Maintenance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              |
| Inspect concrete washout facilities daily and after heavy rains to check for leaks and drainage facility.                                                                                                                                                                                                                                                                                                                                                           |                              |
| If using a temporary pit, dispose of the hardened concrete on a regular basis. Washout pits should be limited to additional facilities should be constructed when the washout is 75% full, or the less than 4 inches of headroom for an aboveground facility or 1 foot of headroom for a belowground facility.                                                                                                                                                      |                              |
| Inspect the plastic lining of temporary pits to ensure it has not been damaged. Refill as necessary before heavy rains; lower the liquid level in the washout container or cover the container to a weather during the rains.                                                                                                                                                                                                                                       |                              |
| <b>Additional Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |
| EPA (U.S. Environmental Protection Agency). 2012. <i>Concrete Washout</i> . Stormwater Best Management Practice. <a href="http://www.epa.gov/epawatersheds/concretewashout.pdf">http://www.epa.gov/epawatersheds/concretewashout.pdf</a>                                                                                                                                                                                                                            |                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2020                         |



BMP 60: 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 convenient, well-maintained septic waste facilities, and arranging for regular service and disposal (Figure 120). Portable sanitary facilities are self-contained units consisting of galvanized food 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 on-site disposal according to local regulations.

**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 the construction site.

**Design Basis**  
Sanitary and septic waste for portable and permanent facilities should be disposed of according to state and local requirements. The following guidance applies to portable, permanent, and disposing of portable construction site sanitary systems.

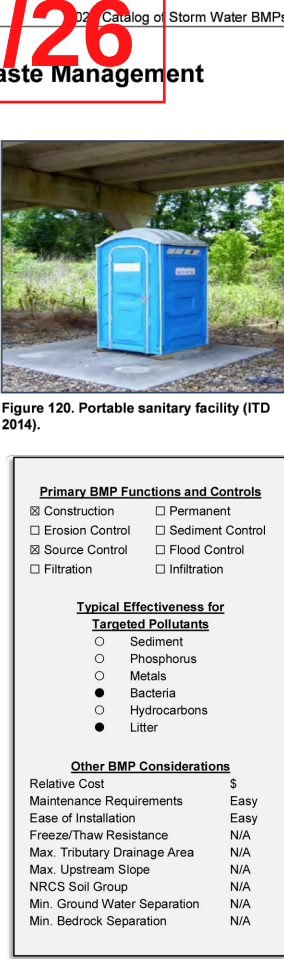


Figure 120. Portable sanitary facility (CDO 2014).

| Primary BMP Functions and Controls |                           |
|------------------------------------|---------------------------|
| 1. Construction                    | 2. Permanent              |
| 3. Erosion Control                 | 4. Sediment Control       |
| 5. Source Control                  | 6. Flood Control          |
| 7. Pollution Prevention            | 8. Pollution Prevention   |
| 9. Pollution Prevention            | 10. Pollution Prevention  |
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| 99. Pollution Prevention           | 100. Pollution Prevention |

Figure 120. Portable sanitary facility (CDO 2014).

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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 prevents 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 streams, 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 high, channel, or drainage, or where soil conditions prevent the minimum fabric to-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.

Silt fences are not limited to the area of concentrated flow.

Figure 157. Silt fence (U.S. Army Corps of Engineers, 2000).

| Primary BMP Functions and Controls |                           |
|------------------------------------|---------------------------|
| 1. Construction                    | 2. Permanent              |
| 3. Erosion Control                 | 4. Sediment Control       |
| 5. Source Control                  | 6. Flood Control          |
| 7. Pollution Prevention            | 8. Pollution Prevention   |
| 9. Pollution Prevention            | 10. Pollution Prevention  |
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Figure 157. Silt fence (U.S. Army Corps of Engineers, 2000).

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Severely nail the 2 x 4 w/ 9-inch long vertical spaces located between the wire and inlet line (maximum 6 feet apart).

Place the assembly against the inlet throat and nail (minimum 2 feet) lengths of 2 x 4 at the top of the wire at the spacer locations. These 2 x 4 anchors should extend across the inlet top and be held in place by gravel-filled bags or alternate weight.

Place the assembly so the end spaces are a minimum of 1 foot beyond both ends of the filter opening.

Form the wire mesh and filter cloth to the concrete gutter and against the face of curb on both sides of the inlet. Place clean 2-inch stone over the wire mesh and filter fabric to prevent flow from entering the inlet around the filter cloth.

Ensure storm flow does not bypass inlet by installing temporary earth or asphalt ditches diverting flow into inlet.

Figure 158. Curb inlet protection detail.

| Primary BMP Functions and Controls |                           |
|------------------------------------|---------------------------|
| 1. Construction                    | 2. Permanent              |
| 3. Erosion Control                 | 4. Sediment Control       |
| 5. Source Control                  | 6. Flood Control          |
| 7. Pollution Prevention            | 8. Pollution Prevention   |
| 9. Pollution Prevention            | 10. Pollution Prevention  |
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| 99. Pollution Prevention           | 100. Pollution Prevention |

Figure 158. Curb inlet protection detail.

| Primary BMP Functions and Controls |                           |
|------------------------------------|---------------------------|
| 1. Construction                    | 2. Permanent              |
| 3. Erosion Control                 | 4. Sediment Control       |
| 5. Source Control                  | 6. Flood Control          |
| 7. Pollution Prevention            | 8. Pollution Prevention   |
| 9. Pollution Prevention            | 10. Pollution Prevention  |
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| 99. Pollution Prevention           | 100. Pollution Prevention |

Figure 158. Curb inlet protection detail.

| Primary BMP Functions and Controls |                           |
|------------------------------------|---------------------------|
| 1. Construction                    | 2. Permanent              |
| 3. Erosion Control                 | 4. Sediment Control       |
| 5. Source Control                  | 6. Flood Control          |
| 7. Pollution Prevention            | 8. Pollution Prevention   |
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| 97. Pollution Prevention           | 98. Pollution Prevention  |
| 99. Pollution Prevention           | 100. Pollution Prevention |

Figure 158. Curb inlet protection detail.

| Primary BMP Functions and Controls |                           |
|------------------------------------|---------------------------|
| 1. Construction                    | 2. Permanent              |
| 3. Erosion Control                 | 4. Sediment Control       |
| 5. Source Control                  | 6. Flood Control          |
| 7. Pollution Prevention            | 8. Pollution Prevention   |
| 9. Pollution Prevention            | 10. Pollution Prevention  |
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Figure 158. Curb inlet protection detail.

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Portable Sanitary Facilities

Locate portable sanitary facilities in a convenient location but away from high traffic areas. If site conditions allow, place facilities at least 50 feet from a drainage facility or watercourse.  
Ensure that a fenced sanitary and septic waste facility maintains sanitary and septic facilities and keeps them in good working order. A list of permitted septic tank pump-outs is available at: <https://www.dag.dallas.gov/air-quality/smoke-and-burning/permits>.  
Avoid using incinerated septic waste facilities, and arrange for proper disposal of septic waste and disposal (Figure 120). Portable sanitary facilities are self-contained units consisting of galvanized food 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 on-site disposal according to local regulations.

**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 the construction site.

**Design Basis**  
Sanitary and septic waste for portable and permanent facilities should be disposed of according to state and local requirements. The following guidance applies to portable, permanent, and disposing of portable construction site sanitary systems.

**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.

Figure 157. Silt fence (U.S. Army Corps of Engineers, 2000).

| Primary BMP Functions and Controls |                           |
|------------------------------------|---------------------------|
| 1. Construction                    | 2. Permanent              |
| 3. Erosion Control                 | 4. Sediment Control       |
| 5. Source Control                  | 6. Flood Control          |
| 7. Pollution Prevention            | 8. Pollution Prevention   |
| 9. Pollution Prevention            | 10. Pollution Prevention  |
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Figure 157. Silt fence (U.S. Army Corps of Engineers, 2000).

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BMP 74: Inlet Protection

**Description**  
Sediment and debris to storm water runoff from construction sites can clog storm water systems and contribute to sedimentation. Inlet protection measures include sediment traps, silt fences, and other devices that prevent sediment from entering storm water inlets.

Inlet protection measures include abscorbent berms (e.g., rock, mesh, sediment control bags, silt fence, gravel and mesh, or block and gravel), inserts (e.g., bags, racks, baskets, or racks) as described in BMP 13. Catch-basin inserts), mats, and over excavations (Figure 182). Take care to not increase flooding with diverted flow from protected inlets.

**Applicability**  
Inlet protection applies when sediment-laden runoff from a construction site drains into an existing inlet or an inlet in place before permanent installation. Protection may include inlets in the general proximity of the construction area and is not limited to the construction site.

**Limitations**  
Inlet protection is not a stand-alone BMP and should be used with other upstream BMPs, especially in conditions of high flow or heavily laden sediment. Divert drainage area greater than 1 acre to a sediment trap (BMP 66).

Some inlet protection methods, such as a gravel and mesh filter and block and gravel filter, require significant space around the inlet and should not be used unless sufficient space is available to avoid a traffic hazard. Pounding around the inlet structure may also be a problem to traffic or safety.

Inlet protection BMPs require a high level of maintenance to function properly. If sediment or other

Figure 182. Inlet protection detail (CDO 2014).

| Primary BMP Functions and Controls |                          |
|------------------------------------|--------------------------|
| 1. Construction                    | 2. Permanent             |
| 3. Erosion Control                 | 4. Sediment Control      |
| 5. Source Control                  | 6. Flood Control         |
| 7. Pollution Prevention            | 8. Pollution Prevention  |
| 9. Pollution Prevention            | 10. Pollution Prevention |
| 11. Pollution Prevention           |                          |



## PLANT LIST (Trees)

| Quan. | Symbol                                                                            | Botanical Name                    | Common Name     | Size                         | Remarks                         |
|-------|-----------------------------------------------------------------------------------|-----------------------------------|-----------------|------------------------------|---------------------------------|
| 5     |  | <i>Abies concolor</i>             | White Fir       | 8'-10' Height<br>B & B       | Full Throughout Specimen        |
| 8     |  | <i>Acer freemanii</i> 'Armstrong' | Armstrong Maple | 2" Caliper<br>10'-12' Height | Full Head, Crown Straight Trunk |
| 9     |  | <i>Picea pungens</i> glauca       | Colorado Spruce | 8'-10' Height<br>B & B       | Full Throughout Specimen        |

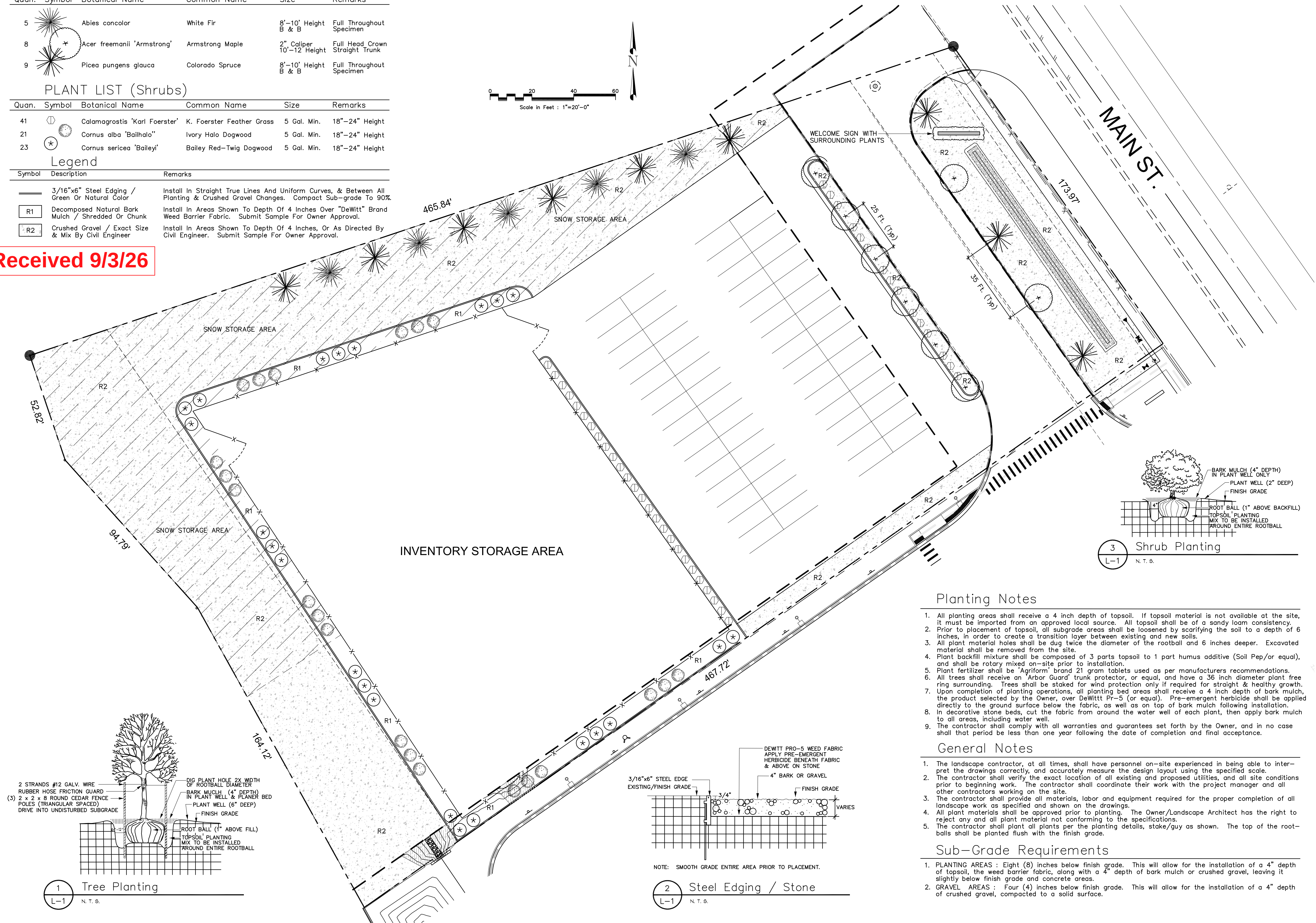
## PLANT LIST (Shrubs)

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

### Legend

| Symbol                                                                            | Description                                         | Remarks                                                                                                                       |
|-----------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
|  | 3/16"x6" Steel Edgeing / 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.              |

**Received 9/3/26**



## 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 1 part humus additive (Soil Pep/or equal), and shall be rotary tilled or else piled to 3000 lbs.
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. Install a protective fabric over the planting bed areas, and 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.

## 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. The contractor shall not remove any plant material from the site. 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.



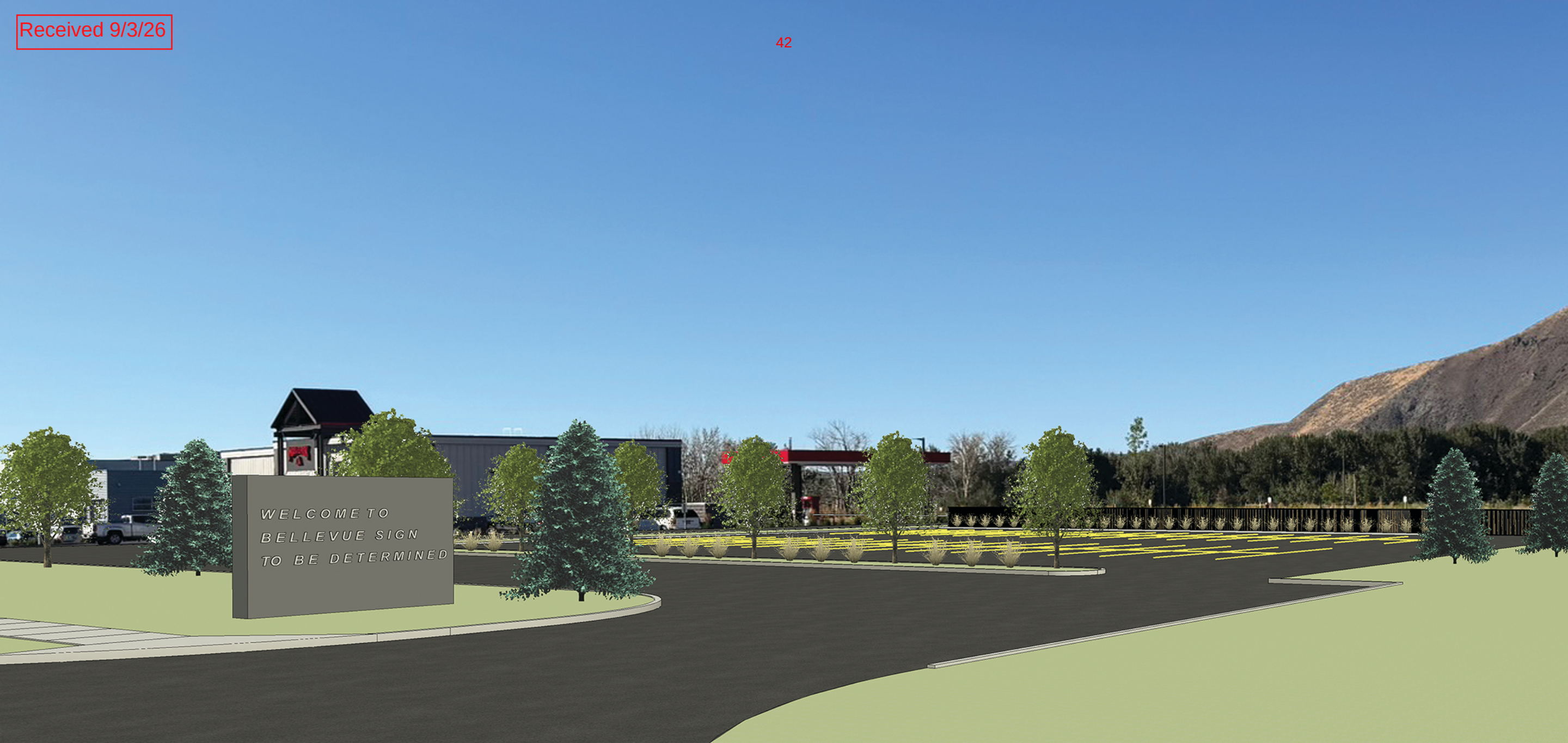
PROJECTNAME  
SHEETNAME  
PROJECTLOCATION

**SHEET:**

-1

DATE: 9/03/2026







PLANT LIST (Trees)

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

PLANT LIST (Shrubs)

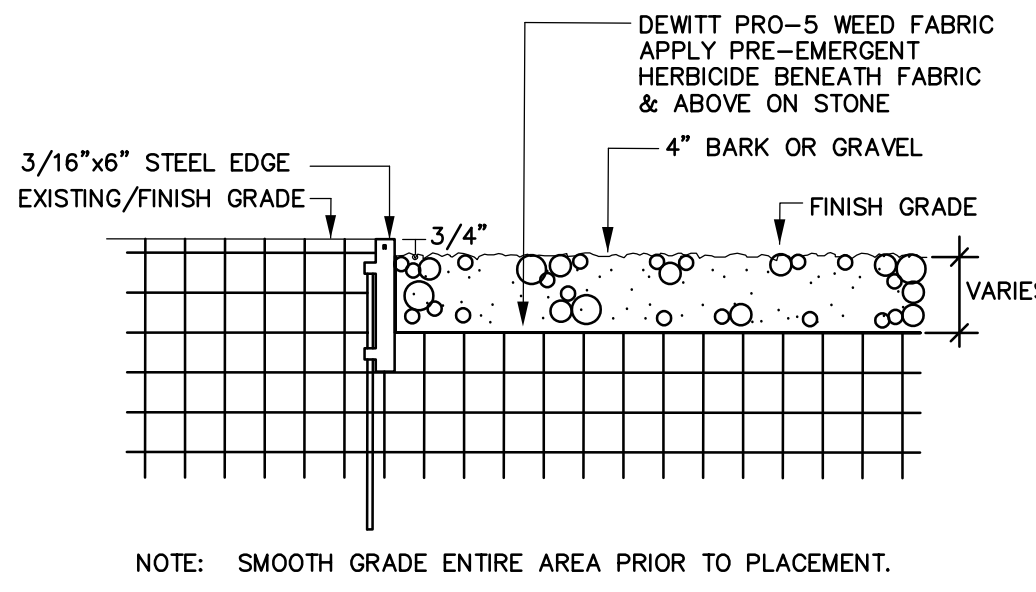
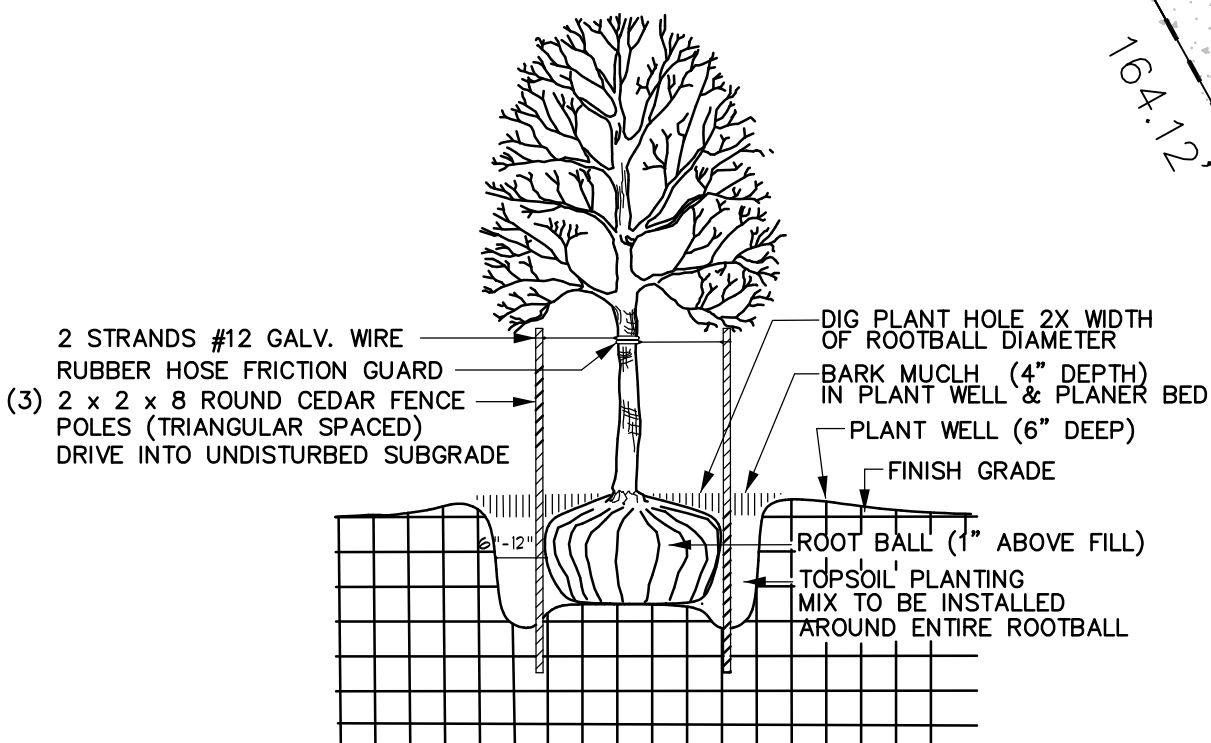
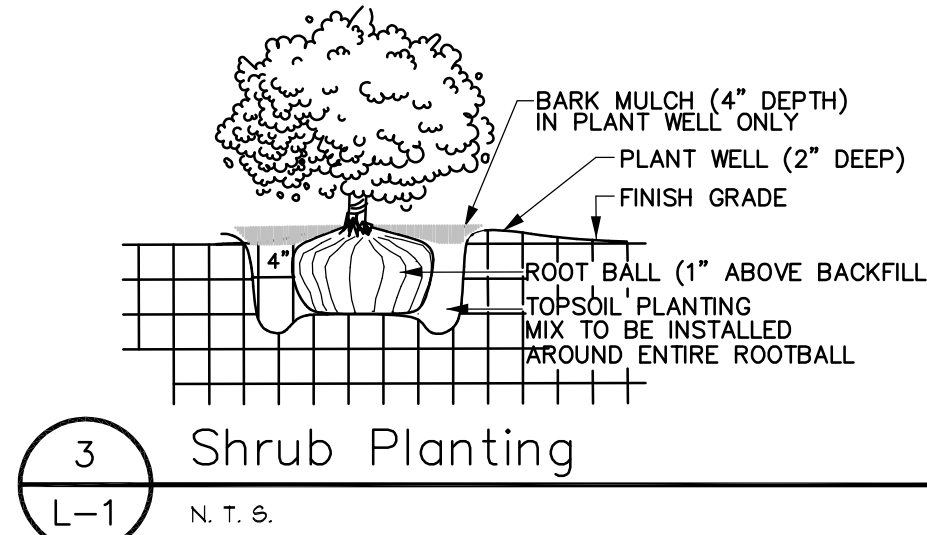
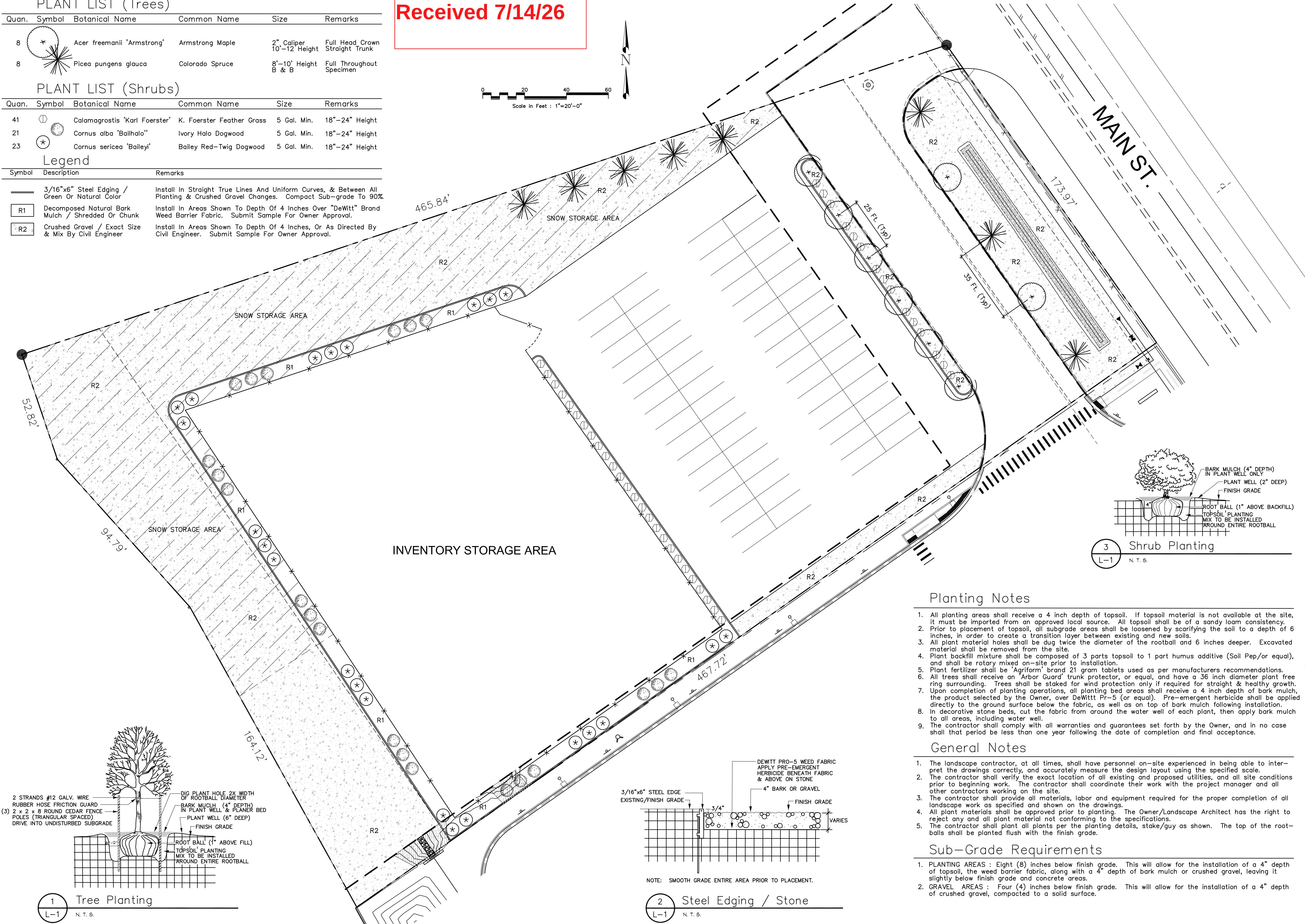
| Quan. | Symbol | Botanical Name                | Common Name               | Size        | Remarks        |
|-------|--------|-------------------------------|---------------------------|-------------|----------------|
| 41    |        | Calamagrostis 'Karl Foerster' | K. Foerster Feather Grass | 5 Gal. Min. | 18"-24" Height |
| 21    |        | Cornus alba 'Bailhalo'        | Ivory Halo Dogwood        | 5 Gal. Min. | 18"-24" Height |
| 23    |        | Cornus sericea 'Bailey'       | 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.              |

Received 7/14/26

Scale in Feet : 1"=20'-0"



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 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 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 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.

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 rootballs 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.

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KARL MALONE FORD  
LANDSCAPE PLAN  
871 N MAIN ST, BELLEVUE, ID 83313

SHEET:  
L-1  
DATE: 07/08/2026





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

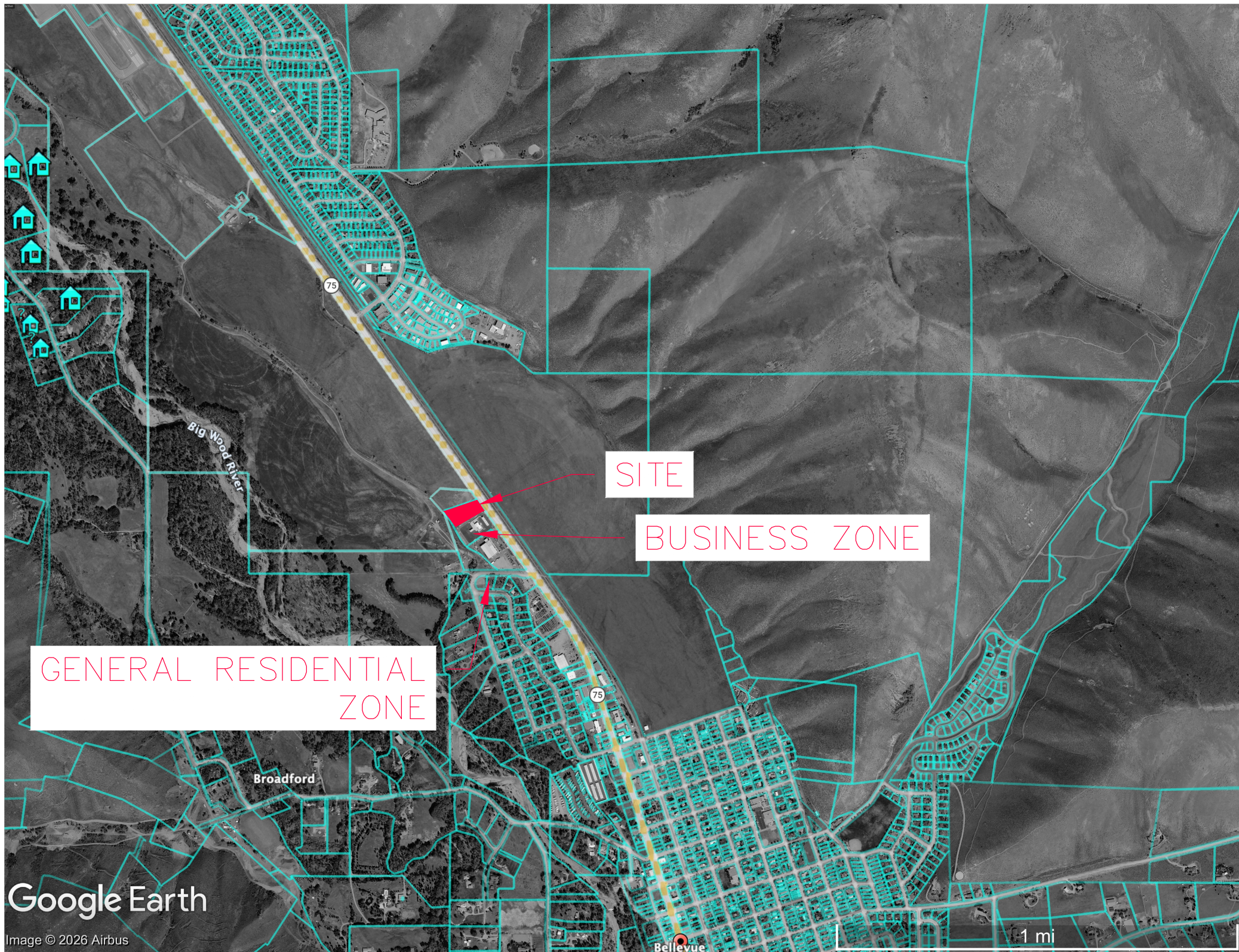




Received 7/14/26

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

VICINITY MAP



INDEX

- 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

OWNER  
KMAM REAL ESTATE  
DAVID HICKS  
11453 S LONE PEAK PARKWAY  
DRAPER, UTAH 84020

CIVIL ENGINEER  
LEGEND ENGINEERING  
LONNY REED  
52 WEST 100 NORTH  
HEBER CITY, UTAH 84032  
(435) 654-4828

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

LEGEND & ABBREVIATION TABLE

|                           |                     |                        |     |
|---------------------------|---------------------|------------------------|-----|
| R.O.W./PROPERTY LINE      | — — — — —           | INVERT ELEVATION       | IE  |
| EASEMENT LINE             | — — — — —           | TOP BACK CURB          | TBC |
| CENTER LINE               | — — — — —           | TOP ASPHALT            | TA  |
| PROPOSED STORM DRAIN LINE | —SD—SD—             | TOP OF GRATE           | TOG |
| EXISTING SEWER LINE       | — -SS- - - -SS- - - | FINISHED GRADE         | FG  |
| EXISTING WATER LINE       | — -W- - - -W- - -   | TOP OF CONCRETE        | TC  |
| EXISTING STORM DRAIN LINE | — -SD- - - -SD- - - | HIGH WATER ELEVATION   | HWE |
| EXISTING CONTOUR          | — (4960) —          | CATCH BASIN            |     |
| FINISHED CONTOUR          | — 4960 —            | EXISTING STREET LIGHT  |     |
|                           | — 4961 —            | STORM DRAIN MANHOLE    |     |
| EXISTING CURB AND GUTTER  | == == == == ==      | EXISTING FIRE HYDRANT  |     |
| PROPOSED CURB AND GUTTER  | == == == == ==      | EXISTING WATER VALVE   |     |
|                           |                     | EXISTING WATER METER   |     |
|                           |                     | EXISTING SEWER MANHOLE |     |

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

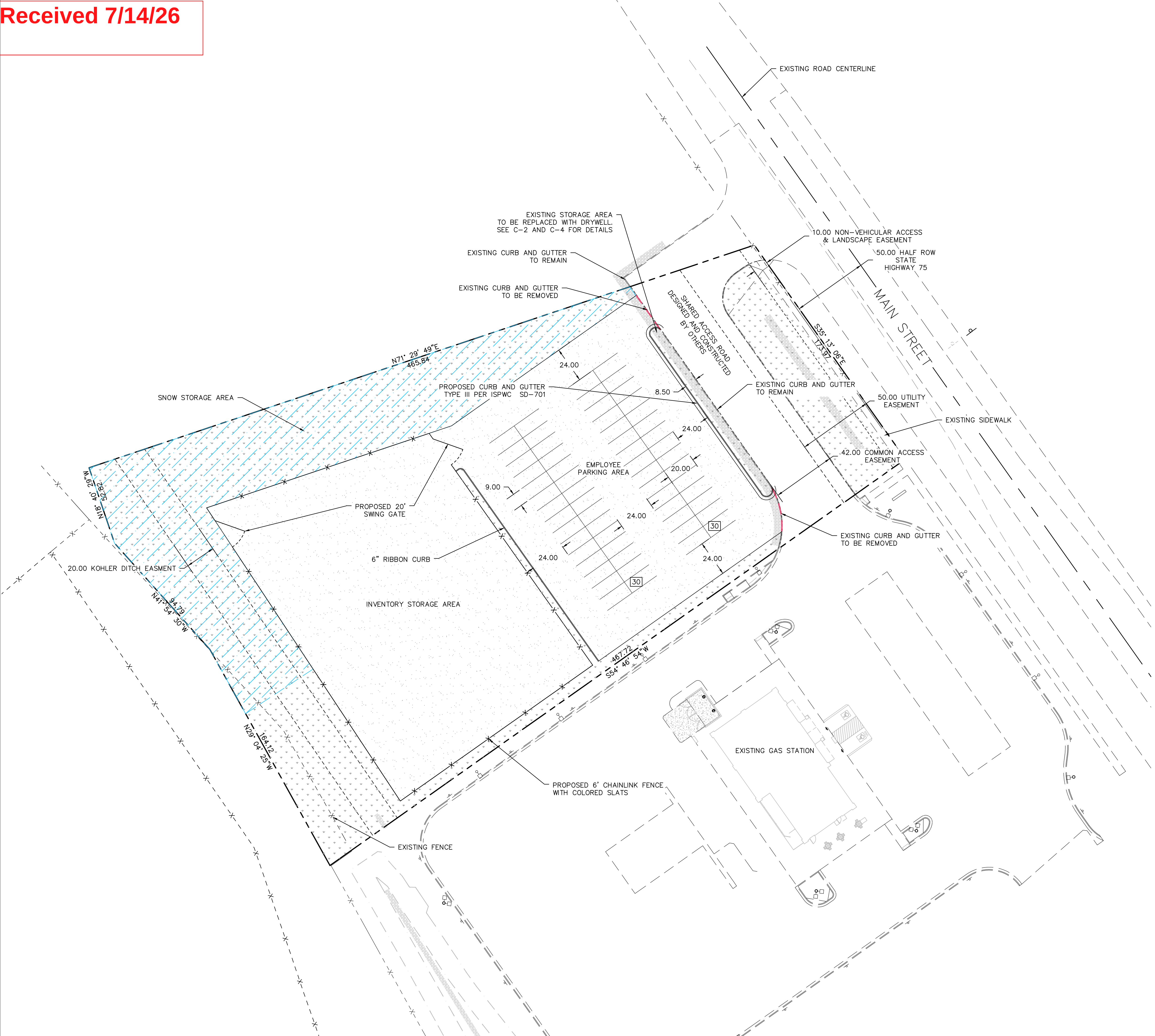
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NO. REVISIONS BY DATE  
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Received 7/14/26





LEGEND

LOT LINES (PROPERTY) ---  
PROPOSED CURB AND GUTTER ===  
CURB AND GUTTER TO BE REMOVED - - -  
EXISTING EASEMENT - - -  
PROPOSED FENCE -X-  
EXISTING FENCE -X-  
PAVEMENT AREA [hatched]  
SNOW STORAGE AREA [dotted]  
LANDSCAPE AREA [diagonal lines]

**SITE DATA**

|                    |         |                 |
|--------------------|---------|-----------------|
| LOT AREA:          | 110,869 | SF (2.55 ACRES) |
| ASPHALT AREA:      | 70,235  | SF± 63.3%       |
| LANDSCAPE AREA:    | 40,634  | SF± 36.7%       |
| SNOW STORAGE AREA: | 23,430  | SF±             |

**BUILDING DATA**

ZONE: B (BUSINESS ZONE)

**PARKING TABULATION**

REQUIRED (SOUTH LOT):

- 2 PER SERVICE BAY (23 X 2 = 46)
- + 1 PER EMPLOYEE (32 X 1 = 32)
- + 1 PER 600 SF NET FLOOR AREA (18,300 / 600 = 31)
- + 1 PER 5,000 SF SALES LOT AREA (151,534 / 5,000 = 31)
- + 1 PER DISPLAY VEHICLE (136 X 1 = 136)

**276 STALLS REQUIRED**

PROVIDED (SOUTH LOT):

- 227 TOTAL STALLS
- 6 ADA STALLS

PROVIDED (NORTH LOT):

- 60 STALLS

**287 STALLS PROVIDED**

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



1" = 30'  
Scale in Feet

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

SHEET: **C-1**

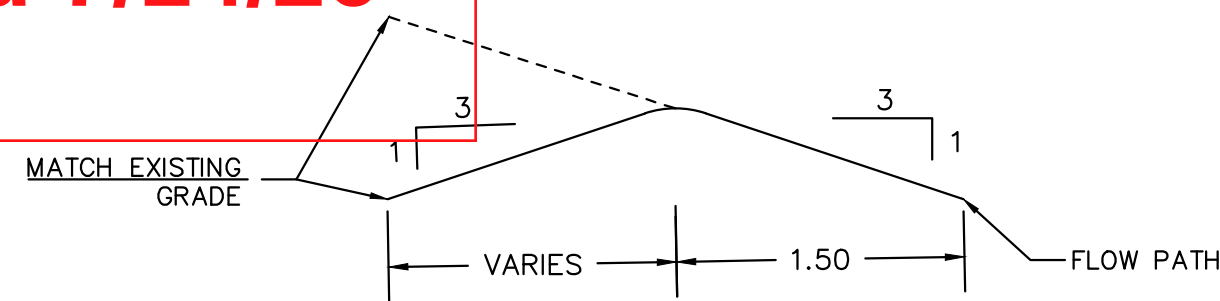
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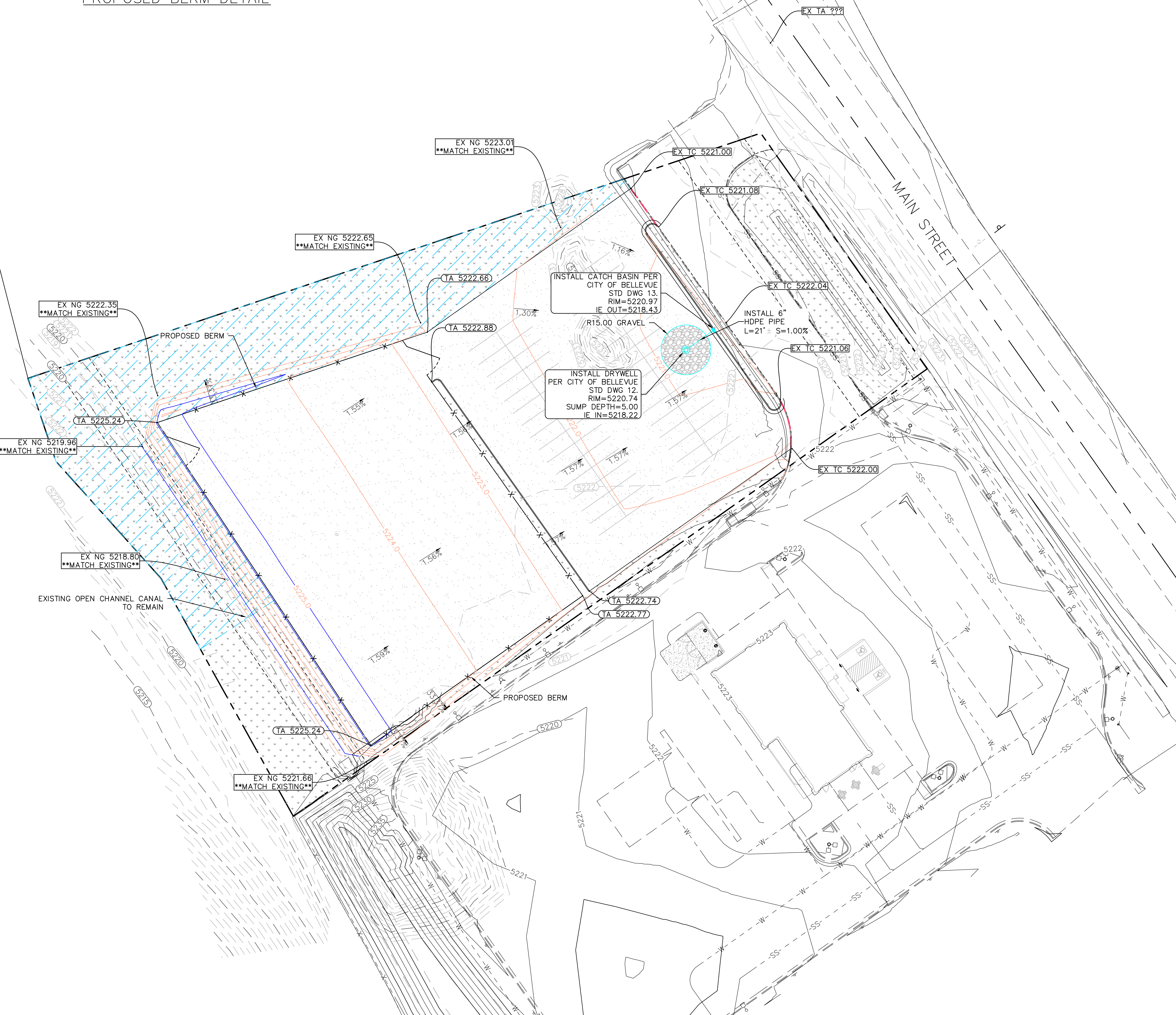
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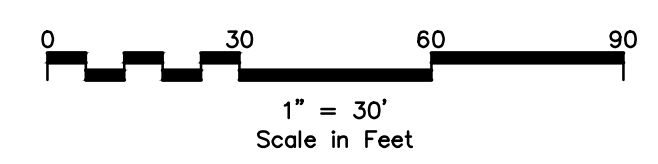


PROPOSED BERM DETAIL



- 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



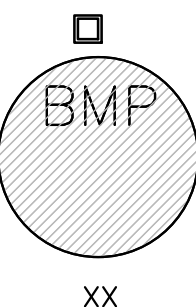




Received 7/14/26



- 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  
SILT FENCE  
CLEAN OUT BOX  
BEST MANAGEMENT PRACTICE  
SEE BEST MANAGEMENT  
PRACTICE INDEX AND SHEET  
C-5 FOR DETAILS



GENERAL NOTES

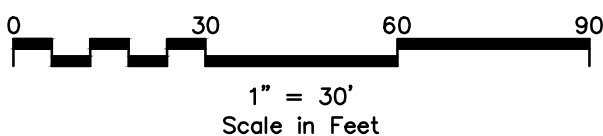
- DURING CONSTRUCTION
- ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT.
  - LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE.
  - LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS 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



CUP

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 83813

SHEET:

C-4

DATE:

7/14/2026











## PLANT LIST (Trees)

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

## PLANT LIST (Shrubs)

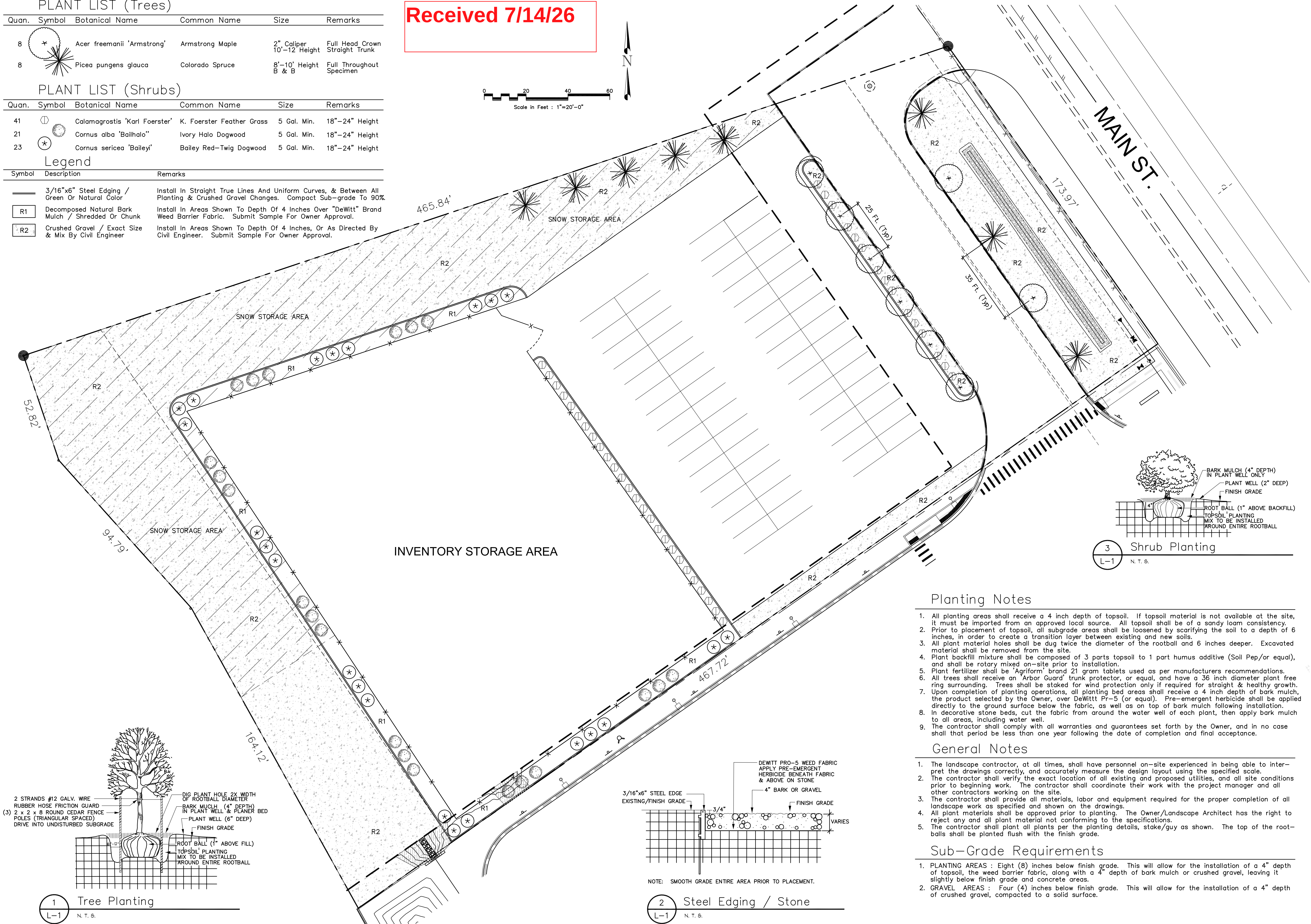
| Quan. | Symbol | Botanical Name                | Common Name               | Size        | Remarks        |
|-------|--------|-------------------------------|---------------------------|-------------|----------------|
| 41    |        | Calamagrostis 'Karl Foerster' | K. Foerster Feather Grass | 5 Gal. Min. | 18"-24" Height |
| 21    |        | Cornus alba 'Bailhalo'        | Ivory Halo Dogwood        | 5 Gal. Min. | 18"-24" Height |
| 23    |        | Cornus sericea 'Bailey'       | 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.              |

Received 7/14/26

Scale in Feet : 1"=20'-0"



LEGEND ENGINEERING

52 WEST 100 NORTH  
HEBER CITY, UT 84032  
PHONE: 435-654-4828  
www.legendengineering.comKARL MALONE FORD  
LANDSCAPE PLAN

871 N MAIN ST, BELLEVUE, ID 83313

SHEET:

L-1

DATE: 07/08/2026

NO. BY DATE

REVISIONS

PROJECT ENGINEER: LR DESIGNER: LR





# 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:

| <b>Parking Spaces Required</b>                                           | <b>Unit</b>                       | <b>Units on Site – Existing</b> | <b>Units on Site – Proposed</b> | <b>Units on Site - Total</b> | <b>Parking Required</b>               |
|--------------------------------------------------------------------------|-----------------------------------|---------------------------------|---------------------------------|------------------------------|---------------------------------------|
| 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.