CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, November 23, 2026, 5:30 PM
115 Pine Street, Bellevue, Idaho 83313

AGENDA

JOIN TEAMS MEETING
Join the meeting now
https://teams.microsoft.com/meet/2199271302152926?p=JJJtQAaKHpDA2ERP5J
Meeting ID: 219 927 130 215 292 6
Passcode: hu73SC2a

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 November 19, 2026. (**Suggested Motion: I move the notice for the November 23, 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. October 5, 2026 Meeting Minutes
   b. November 9, 2026 Meeting Minutes
   c. Gannett Ranch Pre-Annexation Findings of Fact
5. **NEW BUSINESS**
   a. **DR-26-10 – Façade Changes to 205 & 213 North Main Street - ACTION ITEM**

      An application for Design Review Approval replace siding, convert an existing garage door into man doors, and to paint portions of the façade.

   b. **Recommendation on Findings of Fact to Determine Eligibility for Annexation of Lot 1 of Driftwood Ranch Subdivision for Kirstin Fussell – ACTION ITEM**

      A pre-annexation request by Kristin Fussell to determine eligibility for annexation pursuant to Idaho Code 50-222 and Bellevue City Code Section 13-1-3.

      PUBLIC COMMENT WILL BE TAKEN ON THIS ITEM
6. **NEXT MEETING**
   a. December 14, 2026
7. **ADJOURNMENT - ACTION ITEM**

CIUDAD DE BELLEVUE, IDAHO
Comisión de Planificación y Zonificación
Lunes, 23 de noviembre de 2026, 17:30
115 Pine Street, Bellevue, Idaho 83313

ORDEN DEL Día

UNIRSE A LA REUNIÓN DE TEAMS
Únete a la reunión ahora
https://teams.microsoft.com/meet/2199271302152926?p=JJJtQAaKHpDA2ERP5J
ID de la reunión: 219 927 130 215 292 6
Código de acceso: hu73SC2a

LLAMADA AL ORDEN

LLAMADA NOMINAL

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

   *Determinando 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: Oficina de Correos del Ayuntamiento de la Ciudad de Bellevue, en la página web de la Ciudad el 19 de noviembre de 2026. (**Moción sugerida: Propongo que el aviso para la reunión ordinaria del 23 de noviembre de 2026 se completó conforme al Código de Idaho, Sección §74-204**.)*

2. **LLAMAMIENTO AL CONFLICTO:** (Según lo detallado en el Código de Idaho §74-404)
3. **COMENTARIO PÚBLICO:** Para asuntos de preocupación **que NO** estén en el orden del día.
4. **ORDEN DEL DÍA DE CONSENTIMIENTO - PUNTO DE ACCIÓN**
   a. Acta de la reunión del 5 de octubre de 2026
   b. Actas de la reunión del 9 de noviembre de 2026
   c. Conclusiones de hecho previas a la anexión de Gannett Ranch
5. **NUEVO NEGOCIO**
   a. **DR-26-10 – Cambios en la fachada a 205 y 213 North Main Street - PUNTO DE ACCIÓN**

      Una solicitud de aprobación para la revisión de diseño reemplaza el revestimiento, convierte una puerta de garaje existente en puertas de apoyo y pinta partes de la fachada.

   b. **Recomendación sobre las conclusiones de hecho para determinar la elegibilidad para la anexión del Lote 1 de la subdivisión Driftwood Ranch para Kirstin Fussell – PUNTO DE ACCIÓN**

      Solicitud de preanexión presentada por Kristin Fussell para determinar la elegibilidad para la anexión conforme al Código 50-222 de Idaho y la Sección 13-1-3 del Código de la Ciudad de Bellevue.

      SE TOMARÁN COMENTARIOS DEL PÚBLICO SOBRE ESTE PUNTO
6. **PRÓXIMA REUNIÓN**
   a. 14 de diciembre de 2026
7. **APLAZAMIENTO - PUNTO DE ACCIÓN**

CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, October 5, 2026, 5:30 PM
115 Pine Street, Bellevue, Idaho 83313

MINUTES

JOIN TEAMS MEETING
Join the meeting now
Meeting ID: 296 592 476 369 10
Passcode: hu63ES6K

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTI4YjgzYTAtNmMxOS00ZWU0LTkxNGItZWQ2MTA0ZmJjNDc1%40thread.v2/0?context=%7b%22Tid%22%3a%224bf19b22-eade-47a0-a58b-8db6b13f043c%22%2c%22Oid%22%3a%22c5e34ffd-539c-475c-b8b7-172244c9c3d6%22%7d

CALL TO ORDER

ROLL CALL

Chair Kurtz – Present

Commissioner Heughly – Present

Commissioner Grootveld – Present

1. **NOTICE OF AGENDA COMPLIANCE - ACTION ITEM**

   *Finding that the regular meeting notice and agenda were posted in accordance with Idaho Code §74-204 within forty-eight (48) hours prior to the meeting at: the City of Bellevue City Hall, Post Office, on the City's website on October 1, 2026. (**Suggested Motion: I move the notice for the October 5, 2026, regular Meeting was completed in accordance with Idaho Code, Section §74-204**.)*

   Commissioner Heughly motioned that the notice for the October 5, 2026 regular Meeting was completed in accordance with Idaho Code Section 74-204.

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

   No Commissioners identified any conflicts.

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

   The following individuals provided public comment:

   - Doro Schinella, 1217 Glen Aspen Drive

4. **CONSENT AGENDA -ACTION ITEM**

   a. September 8, 2026 Meeting Minutes **- ACTION ITEM**

   b. **Findings of Fact, Conclusions of Law, and Decisions from Previous Meeting**

      i. **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.

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

5. **NEW BUSINESS – ACTION ITEM**

   a. **Recommendation on Findings of Fact to Determine Eligibility for Annexation for Gannett Ranch Holdings, LLC – ACTION ITEM**

      A pre-annexation request by Gannett Ranch Holdings, LLC to determine eligibility for annexation pursuant to Idaho Code 50-222 and Bellevue City Code Section 13-1-3.

      PUBLIC COMMENT WILL BE TAKEN ON THIS ITEM

Because the document on the City's website was labeled with the incorrect date, the Commission elected postpone this item to their next available meeting.

b. **Discussion on Alternative Meeting Dates – ACTION ITEM**

The Commission expressed a preference in keeping the Monday meeting schedule, but swapping dates with the Council.

6. **NEXT MEETING**

a. October 19, 2026

7. **ADJOURNMENT - ACTION ITEM**

_____	_____
John Kurtz	Brian Parker
Chair	Community Development Director

CITY OF BELLEVUE, IDAHO
PLANNING & ZONING COMMISSION MEETING
DATE: OCTOBER 5, 2026

For public comment not on the agenda, please provide your name & address for the record

Para comentarios públicos que no están en la agenda, proporcione su nombre y dirección para que conste

Name *(Please Print)*	**Address**	**Phone Number** *(optional)*	**Subject of Comment** *(write agenda item number if applicable)*
Nombre *(por favor en letra de imprenta)*	**Dirección**	**Número de teléfono** *(opcional)*	**Tema del comentario** *(escriba el número de punto de la agenda si corresponde)*
Bill Ratliff	206 Bayhorse Rd	503-780-2972	
JACKIE PEPPARD	BELLEVUE		
John F. Stevenson	Bellevue	208-721-8091	
Elizabeth Stevenson	Bellevue		
Kathy Ratliff	206 Bayhorse Rd Bellevue	208-934-6400	
Martha [illegible]	Bellevue		
Michael Rotanel	Bellevue	208-721-8864	
Travis Nisson	Bellevue	208-720-4028	
Shelley Miller	Derby Rd Blaine Co	208.720 5639	
Deano Miller	Derby Road Blaine Co.	208-720-5638	
Todd Bracher	Bellevue	206-669023.	

Name *(Please Print)*	**Address**	**Phone Number** *(optional)*	**Subject of Comment** *(write agenda item number if applicable)*
Nombre *(por favor en letra de imprenta)*	**Dirección**	**Número de teléfono** *(opcional)*	**Tema del comentario** *(escriba el número de punto de la agenda si corresponde)*

CITY OF BELLEVUE, IDAHO
PLANNING & ZONING COMMISSION MEETING
DATE: OCTOBER 5, 2026

For public comment not on the agenda, please provide your name & address for the record

Para comentarios públicos que no están en la agenda, proporcione su nombre y dirección para que conste

Name *(Please Print)*	**Address**	**Phone Number** *(optional)*	**Subject of Comment** *(write agenda item number if applicable)*
Nombre *(por favor en letra de imprenta)*	**Dirección**	**Número de teléfono** *(opcional)*	**Tema del comentario** *(escriba el número de punto de la agenda si corresponde)*
Evan Stelma	111 Tendoy	208 720 3148	
Sheryl Schowengerdt	200 Melrose	208-720-6534	
BART LASSMAN	111 Tendoy	208-721-4169	
TONY EVANS	MT. EXPRESS	208-726-8060	
Will Heidel	105 Grace Dr Hailey, ID	415-341-2750	
Mel Jackson	127 Saddle Rd. Ketchum	208-350-0539	
Pamela Ridgway	106 Equus Loop Bellevue	208-309-3037	
Bob Foulkes	106 Equus Bell Loop	206-972-2861	
[illegible]	11033 Hwy 75S	208-721-0625	
Brett Stevens	358 Baseline Bellevue	208-720-8336	
Doro Schinella	1217 Glen Aspen	Bellevue	7883566

Name *(Please Print)*	**Address**	**Phone Number** *(optional)*	**Subject of Comment** *(write agenda item number if applicable)*
Nombre *(por favor en letra de imprenta)*	**Dirección**	**Número de teléfono** *(opcional)*	**Tema del comentario** *(escriba el número de punto de la agenda si corresponde)*
Megan Stevens	111 3rd Ave S Hailey Bellevue	208 720 1109	
Trina Benson	417 Glendale Rd. Bellevue	208 309-1380	
Kelly Roberts	240 Melrose St Bellevue	602-291-3352	
CJ Harpham	109 Lewalt Dr. Bellevue	208-578-2168	
Matthew Marks	441 Glendale Rd Bellevue	208-309-1632	
JUSTIN STEVENSON	111 3RD HAILEY	208/720-1409	

CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, November 9, 2026, 5:30 PM
115 Pine Street, Bellevue, Idaho 83313

MINUTES

JOIN TEAMS MEETING
Join the meeting now
Meeting ID: 219 927 130 215 292 6
Passcode: hu73SC2a
https://teams.microsoft.com/meet/219927130215292?p=JJJtQAaKHpDA2ERP5J

CALL TO ORDER

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

ROLL CALL

Chair Kurtz – Present

Commissioner Heugly – Present

Commissioner Grootveld - Present

1. **NOTICE OF AGENDA COMPLIANCE - ACTION ITEM**

   *Finding that the regular meeting notice and agenda were posted in accordance with Idaho Code §74-204 within forty-eight (48) hours prior to the meeting at: the City of Bellevue City Hall, Post Office, on the City's website on November 5, 2026. (**Suggested Motion: I move the notice for the November 9, 2026, regular Meeting was completed in accordance with Idaho Code, Section §74-204**.)*

   Commissioner Grootveld motioned that the notice for the November 9, 2026 regular meeting was completed in accordance with Idaho Code Section 74-204, Commissioner Heughly seconded, all voted in favor, and the motion carried.

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

   No commissioners identified any conflicts.

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

   The following individuals provided comment:

   - Quenia Gonzalez
   - Krista Gherke

4. **NEW BUSINESS – ACTION ITEM**

   a. **Recommendation on Findings of Fact to Determine Eligibility for Annexation for Gannett Ranch Holdings, LLC – ACTION ITEM**

      A pre-annexation request by Gannett Ranch Holdings, LLC to determine eligibility for annexation pursuant to Idaho Code 50-222 and Bellevue City Code Section 13-1-3.

      PUBLIC COMMENT WILL BE TAKEN ON THIS ITEM

   Chair Kurtz introduced the topic. Mr. Parker presented on the required findings at this time and the process still to come.

   Lance Emery, on behalf of Steadfast Companies, provided additional information on the property's eligibility to be annexed into the City.

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

- Doro Schinella
- Linda McMahon
- Brett Stevenson
- Trina Benson
- Jackie Peppard
- Matthew Marks
- E.J. Hartpam
- Dorothy Miller
- Tracy Larrison
- Travis Nissen
- Florence Blanchard
- Jill Parker
- Jodi Walbaum
- Mel Jackson
- Evan Stelma
- Dino Miller
- Mike Willard

Upon hearing all public comment, the Commission entered into deliberation. Commissioner Grootveld did not feel that the potential annexation would constitute a "shoestring." Commissioner Heugly concurred. Chair Kurtz reiterated the limited scope of the decision, and that there would be many opportunities to engage with the questions raised by the public in future meetings. Commissioner Grootveld motioned to recommend to the Common Council to find that the application is eligible to submit an application for annexation, Commissioner Heughly seconded, all voted in favor, and the motion carried.

5. **NEXT MEETING**

   a. November 23, 2026

6. **ADJOURNMENT - ACTION ITEM**

   Commissioner Grootveld motioned to adjourn, Commissioner Heugly seconded, all voted in favor, and the meeting was adjourned at 6:41 PM.

_____ _____

John Kurtz — Chair

Brian Parker — Community Development Director

CITY OF BELLEVUE, IDAHO
PLANNING & ZONING COMMISSION MEETING
DATE: NOVEMBER 9, 2026

For public comment not on the agenda, please provide your name & address for the record

Para comentarios públicos que no están en la agenda, proporcione su nombre y dirección para que conste

Name *(Please Print)* / **Nombre** *(por favor en letra de imprenta)*	**Address** / **Dirección**	**Phone Number** *(optional)* / **Número de teléfono** *(opcional)*	**Subject of Comment** *(write agenda item number if applicable)* / **Tema del comentario** *(escriba el número de punto de la agenda si corresponde)*
Brett Stevenson	Bellevue	208-720-0336	
Todd Bracher	Bellevue		
Tom Blanchard	"		
Deano Stalley Miller	113 Derby Bellevue	720-5639	
Bill & Kathy Ratliffe		~~503-2972~~ 503-780-2972 208-934-6410	
Kathy Noble	Bellevue	208-725-5975	
Doro Schimelpfenig	"	721 0193	
Tracy Litterisson	"	208-724 7523 405 So 8th St	
Linda McMahon	Bellevue	208-721-0625	
Matt Marks	Bellevue		

CITY OF BELLEVUE

PLANNING & ZONING COMMISSION

REGARDING A PETITION FOR ANNEXATION BY: Gannett Development Holdings, LLC	**FINDINGS OF FACT**

DESCRIPTION: A pre-annexation request by Gannett Development Holdings, LLC to determine eligibility for annexation pursuant to Idaho Code 50-222 and Bellevue City Code Section 13-1-3.

The Bellevue Planning and Zoning Commission and Bellevue Common Council conducted a joint work session on September 28, 2026, at which time both bodies received presentations from Staff and the applicant regarding compliance with the aforementioned statutes. The matter was then considered by the Commission at their regularly scheduled November 9, 2026 meeting. These findings were formally adopted at the Commission's regularly scheduled November 23, 2026 meeting.

STANDARDS OF EVALUATION

BELLEVUE CITY CODE SECTION 13-1-3:

When an owner of real property or at least one holder of an interest in real property requests annexation into a city, the process as set forth in Idaho Code section 50-222 shall be followed. The request shall be placed on the City Council's agenda and the Council shall make findings relative to which category of annexation is being requested. The Council may also consider and determine appropriate costs and fees associated with processing the request. The Council shall refer the request to the Planning and Zoning Commission (Commission) for them to make

findings as outlined in 13-1-9, below.

FACTS: Idaho Code 50-222(2) includes the following relevant definitions:

> “Consent” means a written document executed by the landowner or the landowner’s authorized agent explicitly agreeing to annexation. Written consent to annex lands must be recorded in the county recorder’s office to be binding upon subsequent purchasers, heirs, or assigns of lands addressed in the consent.
>
> “Contiguous” means sharing a common border. For the purpose of this section, land is not contiguous if the only common border is along a shoestring connection.
>
> “Landowner” means a person owning real property in the area proposed for annexation.
>
> "Subject land" means an area proposed for annexation by a city pursuant to this section.

Idaho Code 50-222(3) states the following:

> Requirements. Except as provided in subsection (6) of this section, no city of this state shall annex land unless and until the following requirements are met:
>
> (a) The subject land is contiguous to or surrounded by the city, except as provided in subsections (8), (10), or (12) of this section;
>
> (b) The city notifies each landowner and the board of county commissioners of its intent to annex the subject land. Such notification shall:

(i) Include a summary of the annexation plan;

(ii) Advise landowners of their right to give or withhold consent;

(iii) Include a description of how consent can be made, where it should be filed, and the deadline for such filing, which shall be no later than forty-five (45) days after the date of notification;

(iv) Include information about where the entire record of the proposed annexation may be reviewed; and

(v) Include a legal description of the subject land and a simple map depicting the location of the subject land;

(c) The city publishes notice of its intent to annex the subject land. In providing notice, the city shall comply with the notice and hearing procedures governing a zoning district boundary change as set forth in chapter 65, title 67, Idaho Code, unless otherwise provided in this section, on the question of whether the subject land should be annexed and, if annexed, the zoning designation to be applied to the subject land. The initial notice of public hearing concerning the question of annexation and zoning shall be published in the official newspaper of the city and mailed by first class mail to every landowner of property included in the annexation proposal at least twenty-eight (28) days prior to the initial public hearing. All public hearing notices shall establish a time and procedure by which comments concerning the proposed annexation may be received in

writing and heard;

(d) The city council adopts a written annexation plan;

(e) Subsequent to publishing notice of intent and a written annexation plan, the city council and the planning and zoning commission each holds a public hearing on the proposed annexation, pursuant to section 67-6525, Idaho Code, at which landowners and city residents are afforded an opportunity to testify for or against annexation. Provided, however, if a city performs its own planning and zoning functions without a commission, the two (2) public hearings required by this paragraph may be combined into one (1) public hearing, but in such case, the notice to landowners required by paragraph (c) of this subsection must be mailed at least forty-five (45) days prior to the public hearing; and

(f) Landowners representing sixty percent (60%) of the parcels and at least fifty percent (50%) of the area proposed for annexation give voluntary consent as defined in subsection (2) of this section and record such consent with the county recorder's office for the county in which the property is located.

Idaho Code 50-222(6)(a) states the following:

Annexation with consent. In the case of a prospective annexation where all landowners of the subject property have requested annexation or where consent has been given by the landowner or landowners of a contiguous parcel or parcels or where implied consent has been given, the provisions of subsections (3) and (4) of this section shall not apply. In such a case,

the subject land may extend beyond the city area of impact if the land is contiguous to the city and the comprehensive plan includes the area of annexation. Lands need not be contiguous to the city limits at the time a landowner consents to annexation for the property to be subject to a valid consent to annex, but no annexation of lands may occur, regardless of consent, until such land becomes contiguous to the city. Upon determining that a proposed annexation meets the requirements of this subsection, a city may initiate the planning and zoning procedures set forth in chapter 65, title 67, Idaho Code, to establish the comprehensive planning policies, where necessary, and zoning classification of the lands to be annexed.

The City of Bellevue operates under a City Charter.

Section 1: Limits of the Bellevue Charter, last amended in the Charter by House Bill 573 of the 1996 Idaho Legislative Session includes a legal description of the corporate limits of the City of Bellevue.

A portion of the subject land is within the corporate limits of the City of Bellevue.

The landowner requested the pre-application hearing.

The City and the landowner entered into an Annexation Review Fee Agreement on November 28, 2022 to cover cost associated processing the annexation request of the subject land previously submitted by the landowner.

The Annexation Review Fee Agreement is still valid.

FINDINGS: Because a portion of the subject land is already within City Limits, the subject land shares a common border with the City of Bellevue.

Because the applicant requested the hearing, the annexation is voluntary, and Idaho Code Section 50-222(3) is not applicable to this potential annexation.

The existing Annexation Review Fee Agreement is sufficient to continue processing the requested annexation.

CONCLUSION: The subject land is contiguous with the City of Bellevue.

The annexation is voluntary.

The existing Annexation Review Fee Agreement is sufficient to continue processing the requested annexation.

III. DECISION RECOMMENDATION

►**Motion:** Upon a Motion by Commissioner Grootveld and a second by Commissioner Heugly, a unanimous vote, the Bellevue Planning and Zoning Commission hereby recommends to the Bellevue Common Council to adopt findings **approving** the requested annexation application for submittal, subject to the following conditions:

1. A copy of written consent executed by the landowner or the landowner's authorized agent explicitly agreeing to annexation, recorded with the Blaine County Recorder's Office shall be included with the application submittal requirements.
2. Any application submitted by the landowner shall be consistent with the submittal requirements of Bellevue City Code Section 13-1-6.
3. This determination of eligibility does not in any way commit the City of Bellevue to annex the subject land.

IT IS SO ORDERED this 23rd Day of November, 2026

John Kurtz Chair	Brian Parker Community Development Director

DR-26-10

Staff Report

205/213 N Main Street

Bellevue Planning & Zoning Commission

November 23, 2026

Building Material Thrift Façade Changes

Executive Summary

Description

An application for Design Review Approval replace siding, convert an existing garage door into man doors, and to paint portions of the façade to match the adjacent building.

Discussion

- The applicant is requesting to make façade changes to the existing structure located at 205 N Main Street. Bellevue City Code Section 10-17-3(A) requires Design Review approval for "change to or demolition of the exterior of any building, excluding necessary maintenance, within the Business Zoning District, Limited Business/Residential Zoning District, Light Industrial/Mixed Business Zoning District, Light Industrial Zoning District, or Transitional Zoning District in the City."
- The proposed replacement of the garage door with man doors improves the compatibility with Bellevue's architectural design standards as pedestrian access is more consistent with 1880-1910 storefront design.
- The exterior siding and paint color changes in question appear to Bellevue's Design Review standards as the siding is not metal and the colors are of natural tones.

Recommendations

Actions

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

Suggested motion:

"I move to approve DR-26-10, and to direct Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this decision based on the record provided."

Notice of Expiration

Pursuant to Bellevue City Code Section 10-17-7(A), approval of the Design Review application shall expire if the proposed modifications are not complete within one (1) year of the final action by the Commission.

Project Location



Project Analysis

Legal Description

The north half of Lot 2, Lots 3 and 4, and the south half of Lot 5, Block B, Original Plat of Bellevue Townsite, located within Section 36, Township 2 North, Range 18 East, B.M., City of Bellevue, Blaine County, Idaho.

Associated Documents

Document Name	Receipt of Last Revision
Application	November 9, 2026
Aerial Photo	November 9, 2026
Renderings	November 9, 2026

Public Noticing

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

Required Findings Code Sections

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

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

f. Metal siding shall not be permitted on buildings on parcels of real property abutting Main Street (State Highway 75) unless deemed appropriate by the Planning and Zoning Commission. All such buildings shall be constructed of or faced with materials that are similar in texture, finish, and appearance to natural materials. The use of natural materials such as wood, brick and stone shall be encouraged, and exterior wall colors shall be of natural earth tones.
g. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.
h. Accessory dwelling unit sizes shall comply with section 10-2-1 of this title.

2. Multi-Family And Townhouses: Multi-family and townhouses shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and location of the site. Multi-family and townhouse design, style, scale, and aesthetics shall blend with its neighborhood. There shall be no repetitive side by side development of buildings. The City is looking for individual buildings by varying types and styles to make for a pleasant streetscape experience.
3. Accessory Dwelling Units (ADUs): ADUs shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and emulate the primary structure of the site. Design, style, scale, and esthetics shall blend with its neighborhood. Building materials and exterior architectural design shall be reflective of existing structures on the subject site and take into consideration the architectural style and materials of the general vicinity.

City of Bellevue

Printed: 11/18/2026

Replace Garage Door

11/09/2026 - 11/08/2027

Land Use

Land Use

Application Status

Under Review

Permit/License #

DR-26-10

Reference Number

d50408c2-7f43-425e-a0b6-6a06a5449ecc

Status

Active

Application Review Status

Pre-Review	Approved	Date Submitted
Community Development	Not Reviewed	11/09/2026
Final-Review	Not Reviewed	

Fees

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

Payments

11/09/2026	Online	$700.00
Total Paid		**$724.50**

Application Form Data

(Empty fields are not included)

Permit Type (select all that apply)

Design Review

Design Review Type
Non-Residential

Applicant First Name
Tammy

Applicant Last Name
Davis

Contact Phone
[redacted]

Contact Email
[redacted]

Are you the owner of the subject property?
Yes

Project Name
Replace Garage Door

Business Name (If applicable)
The Building Material Thrift

Narrative - Describe Reason for Application and Explain Project Details
The original garage door is non-conforming and broken. It is a hazard. We plan to expand the use of our retail store in the garage and need an appropriate entrance. Also, we need to replace/add siding around the upstairs living space. it is leaking in because it was never properly installed prior. The material is as pictured and is metal batt/board style siding.
Also to note, there is no proposed landscaping, as there is no where to landscape

Legal Description of Property
BELLEVUE LOT N1/2 OF 2 BLK B 3,000 SF

Project Address or Location

205 N Main St.

Current Zoning
Business

Property Size (sq ft)
2999

Current Square Footage of Structures (If Applicable)
0

Proposed Square Footage of Structures (If Applicable)
0

Are Living Quarters Included?
No

Number of Units/Lots
0

Upload Site Plan
ariel view parcel .png

Upload Preliminary Building Plans
mock27_full.jpg

Upload Proposed Landscape Plan
mock27_full.jpg

Signature

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

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

Electronically Signed

Tammy E. Davis - 11/09/2026 3:14 pm


BUILDING
THRIFT
MATERIAL
MSCL
ROOM


29
213
205

CITY OF BELLEVUE

PLANNING & ZONING COMMISSION

REGARDING A PETITION FOR ANNEXATION BY: Kirsten Fussell	**FINDINGS OF FACT**

DESCRIPTION: A pre-annexation request by Kirsten Fussell to determine eligibility for annexation pursuant to Idaho Code 50-222 and Bellevue City Code Section 13-1-3.

STANDARDS OF EVALUATION

BELLEVUE CITY CODE SECTION 13-1-3:

When an owner of real property or at least one holder of an interest in real property requests annexation into a city, the process as set forth in Idaho Code section 50-222 shall be followed. The request shall be placed on the City Council's agenda and the Council shall make findings relative to which category of annexation is being requested. The Council may also consider and determine appropriate costs and fees associated with processing the request. The Council shall refer the request to the Planning and Zoning Commission (Commission) for them to make findings as outlined in 13-1-9, below.

FACTS: Idaho Code 50-222(2) includes the following relevant definitions:

> "Consent" means a written document executed by the landowner or the landowner's authorized agent explicitly agreeing to annexation. Written consent to annex lands must be recorded in the county recorder's office to be binding upon subsequent purchasers, heirs, or assigns of lands addressed in the consent.

“Contiguous” means sharing a common border. For the purpose of this section, land is not contiguous if the only common border is along a shoestring connection.

“Landowner” means a person owning real property in the area proposed for annexation.

"Subject land" means an area proposed for annexation by a city pursuant to this section.

Idaho Code 50-222(3) states the following:

Requirements. Except as provided in subsection (6) of this section, no city of this state shall annex land unless and until the following requirements are met:

(a) The subject land is contiguous to or surrounded by the city, except as provided in subsections (8), (10), or (12) of this section;

(b) The city notifies each landowner and the board of county commissioners of its intent to annex the subject land. Such notification shall:

(i) Include a summary of the annexation plan;

(ii) Advise landowners of their right to give or withhold consent;

(iii) Include a description of how consent can be made, where it should be filed, and the deadline for such filing, which shall be no later than forty-five (45) days after the date of notification;

(iv) Include information about where the entire record of the proposed annexation may be reviewed; and

(v) Include a legal description of the subject land and a simple map depicting the location of the subject land;

(c) The city publishes notice of its intent to annex the subject land. In providing notice, the city shall comply with the notice and hearing procedures governing a zoning district boundary change as set forth in chapter 65, title 67, Idaho Code, unless otherwise provided in this section, on the question of whether the subject land should be annexed and, if annexed, the zoning designation to be applied to the subject land. The initial notice of public hearing concerning the question of annexation and zoning shall be published in the official newspaper of the city and mailed by first class mail to every landowner of property included in the annexation proposal at least twenty-eight (28) days prior to the initial public hearing. All public hearing notices shall establish a time and procedure by which comments concerning the proposed annexation may be received in writing and heard;

(d) The city council adopts a written annexation plan;

(e) Subsequent to publishing notice of intent and a written annexation plan, the city council and the planning and zoning commission each holds a public hearing on the proposed annexation, pursuant to section 67-6525, Idaho Code, at which landowners and city residents are afforded an opportunity to testify for or against

annexation. Provided, however, if a city performs its own planning and zoning functions without a commission, the two (2) public hearings required by this paragraph may be combined into one (1) public hearing, but in such case, the notice to landowners required by paragraph (c) of this subsection must be mailed at least forty-five (45) days prior to the public hearing; and

(f) Landowners representing sixty percent (60%) of the parcels and at least fifty percent (50%) of the area proposed for annexation give voluntary consent as defined in subsection (2) of this section and record such consent with the county recorder's office for the county in which the property is located.

Idaho Code 50-222(6)(a) states the following:

Annexation with consent. In the case of a prospective annexation where all landowners of the subject property have requested annexation or where consent has been given by the landowner or landowners of a contiguous parcel or parcels or where implied consent has been given, the provisions of subsections (3) and (4) of this section shall not apply. In such a case, the subject land may extend beyond the city area of impact if the land is contiguous to the city and the comprehensive plan includes the area of annexation. Lands need not be contiguous to the city limits at the time a landowner consents to annexation for the property to be subject to a valid consent to annex, but no annexation of lands may occur, regardless of consent, until such land becomes contiguous to the city. Upon determining that a proposed annexation meets the requirements of this subsection, a

city may initiate the planning and zoning procedures set forth in chapter 65, title 67, Idaho Code, to establish the comprehensive planning policies, where necessary, and zoning classification of the lands to be annexed.

The City of Bellevue operates under a City Charter.

Section 1: Limits of the Bellevue Charter, last amended in the Charter by House Bill 573 of the 1996 Idaho Legislative Session includes a legal description of the corporate limits of the City of Bellevue.

The applicant's Letter of Intent to Annex identifies the subject property as Lot 1 of Driftwood Ranch Subdivision.

The northerly property boundary of the subject property is coincident with the boundary described in Section 1 of the Bellevue Charter.

The face of the Driftwood Ranch Subdivision identifies "Bellevue City Limits" along the northerly boundary of the subject property.

The landowner submitted a letter of intent to annex.

No annexation fee agreement has been presented to date.

FINDINGS: The subject land shares a common border with the City of Bellevue.

The applicant's Letter of Intent to Annex identifies it as voluntary.

CONCLUSION: The subject land is contiguous with the City of Bellevue.

The annexation is voluntary.

III. DECISION RECOMMENDATION

►**Motion:** Upon a Motion by Commissioner _____ and a second by Commissioner _____, a _____ vote, the Bellevue Planning and Zoning Commission hereby recommends to the Bellevue Common Council to adopt findings **approving** the requested annexation application for submittal, subject to the following conditions:

1. A copy of written consent executed by the landowner or the landowner's authorized agent explicitly agreeing to annexation, recorded with the Blaine County Recorder's Office shall be included with the application submittal requirements.
2. Any application submitted by the landowner shall be consistent with the submittal requirements of Bellevue City Code Section 13-1-6.
3. This determination of eligibility does not in any way commit the City of Bellevue to annex the subject land.
4. Prior to scheduling a hearing with the Bellevue Common Council, the applicant shall provide a draft Annexation Fee Agreement.

IT IS SO ORDERED this 23rd Day of November, 2026

_____ _____

John Kurtz
Chair

Brian Parker
Community Development Director

Mr. Brian Parker
Community Development Director
City of Bellevue, Idaho
115 E Pine Street
Bellevue, ID 83313

October 5, 2026

Dear Mr. Parker:

I am respectfully submitting this letter as the landowner of Driftwood Ranch Subdivision, Lot 1 expressing my interest and voluntary intent to annex the property into the City of Bellevue. The property is situated at Bellevue's southwestern municipal boundary and is approximately 5.56 acres. It is contiguous to the city and is within the City of Bellevue's Area of City impact. The property meets the legislative intent of Idaho Code 50-222 including but not limited to orderly development, the efficient and economically viable provision of tax-supported and fee-supported municipal services, the enabling development of private lands that benefit from cost-effective availability of municipal services and to equitably allocate the costs of public services in managing development on the urban fringe.

The key components of this annexation and benefits to the city include:

- A logical extension of the Wood River Meadow subdivisions,
- Additional small lot inventory to increase housing supply,
- Added property to city tax rolls (the existing property is accessed via city streets, but is not in the city's taxing district).

Bellevue Municipal Code §13-1-3 Annexation Procedures directs the owner of a property to request annexation via the process set forth in Idaho Code §50-222. Subsection 6(a) governs "Annexation with consent" and provides that "upon determining that a proposed annexation meets the requirements of this subsection, a city may initiate the planning and zoning procedures set forth in Chapter 65, Title 67, Idaho Code to establish the comprehensive planning policies, where necessary, and zoning classify of the land to be annexed." This request meets the requirements set forth in 50-222 in that the request (1) is voluntary, (2) is contiguous to the city and (3) is within the City's ACI.

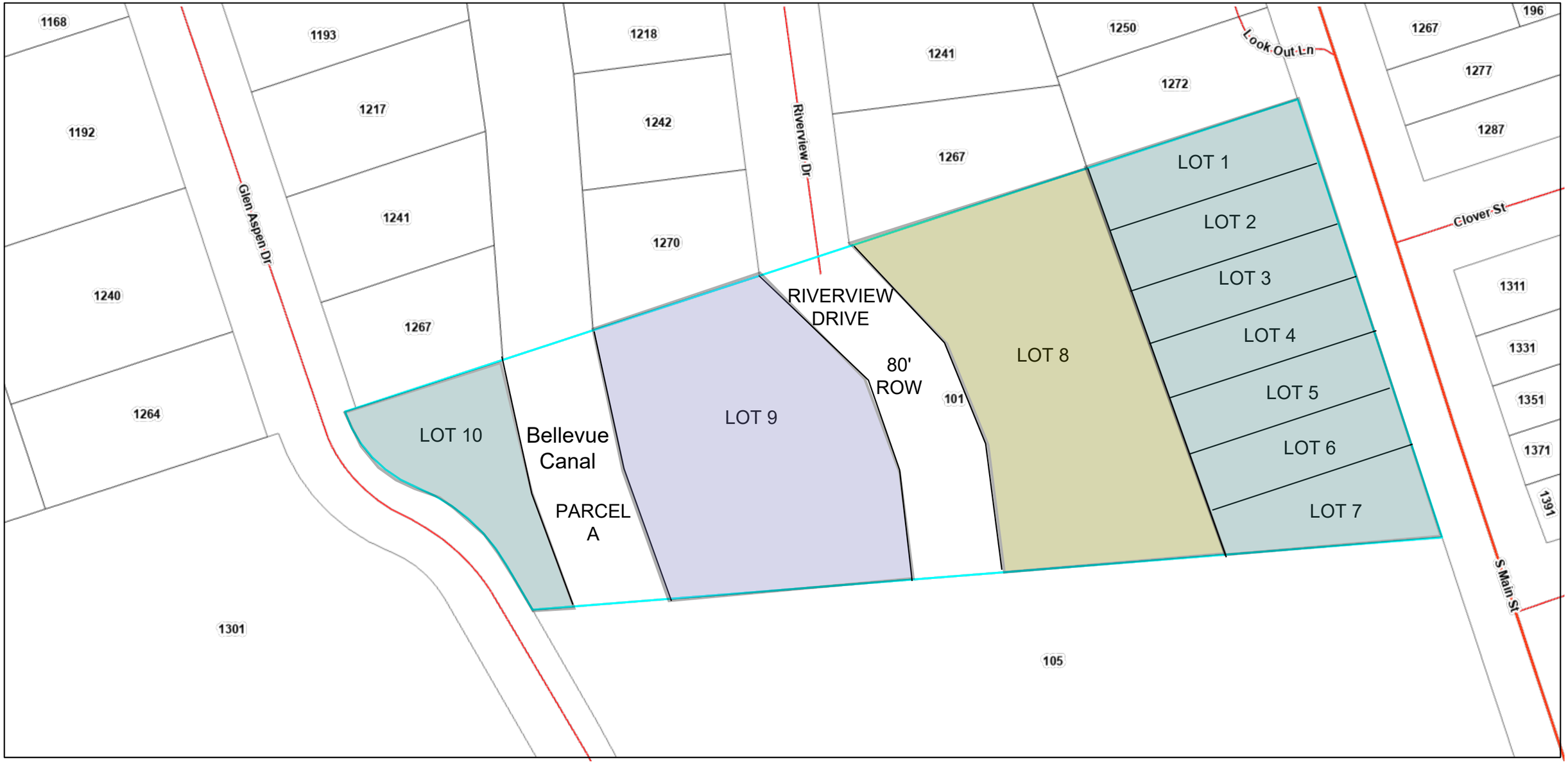
The attached exhibit is for illustrative purposes only and is included to provide context to the Council for discussion and signal the intent for the property.

I believe the proposed annexation is a natural and logical extension of the City of Bellevue and represents an opportunity for orderly development and infrastructure planning. I look forward to working with the City and community throughout this process.

Sincerely,
Kirsten Fussell

Kirsten Fussell
101 Riverview Drive
Bellevue, ID 83333

DRIFTWOOD RANCH, LOT 1 - CONCEPTUAL SUBDIVISION LAYOUT



ASSUMPTIONS:

- CITY OF BELLEVUE ANNEXATION
- GENERAL RESIDIENTIAL ZONING

APPROXIMATE LOT SIZES:

- LOTS 1-7 ~ 9,000 - 10,000 SQ. FT.
- LOT 8 ~ 58,000 SQ. FT.
- LOT 9 ~ 53,850 SQ. FT.
- LOT 10 ~ 19,000 SQ. FT.

1:1,000

0 65 130 260 ft

0 20 40 80 m

SCALE

1' = 1,000'

(WHEN PRINTED ON 11 X 17)

Driftwood Ranch Sub.
Folder 1

DRIFTWOOD RANCH SUBDIVISION

SEC. I, T1N, R18E, B.M., BLAINE COUNTY, IDAHO

JUNE 1980

LEGEND

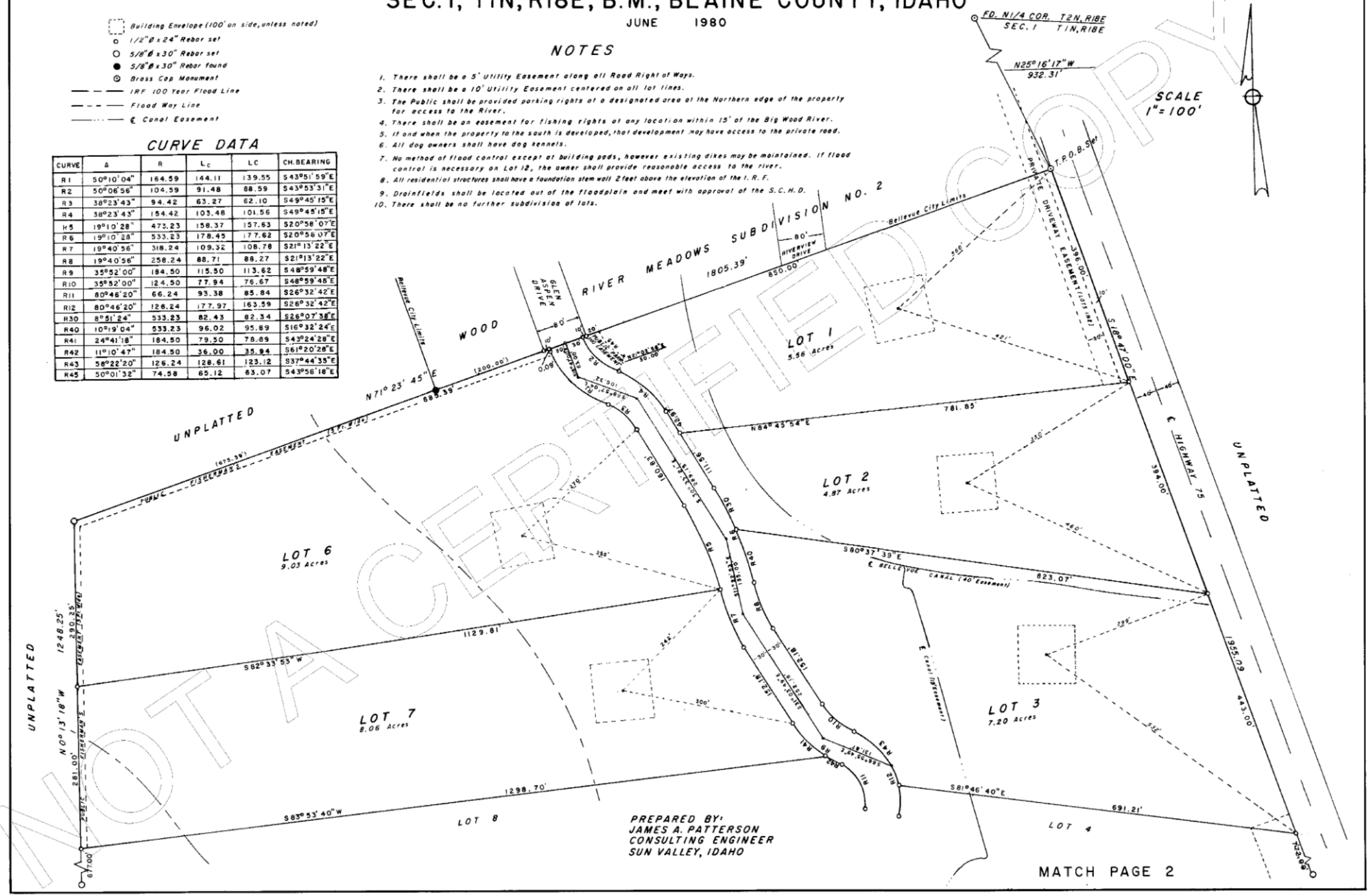
- Building Envelope (100' on side, unless noted)
- 1/2"Ø x 24" Rebar set
- 5/8"Ø x 30" Rebar set
- 5/8"Ø x 30" Rebar found
- Brass Cap Monument
- IRF 100 Year Flood Line
- Flood Way Line
- ℄ Canal Easement

CURVE DATA

CURVE	Δ	R	L_c	LC	CH.BEARING
R1	50°10'04"	164.59	144.11	139.55	S43°51'59"E
R2	50°06'56"	104.59	91.48	88.59	S43°53'31"E
R3	38°23'43"	94.42	63.27	62.10	S49°45'15"E
R4	38°23'43"	154.42	103.48	101.56	S49°45'15"E
R5	19°10'28"	473.23	158.37	157.63	S20°58'07"E
R6	19°10'28"	533.23	178.45	177.62	S20°58'07"E
R7	19°40'56"	318.24	109.32	108.78	S21°13'22"E
R8	19°40'56"	258.24	88.71	88.27	S21°13'22"E
R9	35°52'00"	184.50	115.50	113.62	S48°59'48"E
R10	35°52'00"	124.50	77.94	76.67	S48°59'48"E
R11	80°46'20"	66.24	93.38	85.84	S26°32'42"E
R12	80°46'20"	126.24	177.97	163.59	S26°32'42"E
R30	8°51'24"	533.23	82.43	82.34	S26°07'38"E
R40	10°19'04"	533.23	96.02	95.89	S16°32'24"E
R41	24°41'18"	184.50	79.50	78.89	S43°24'28"E
R42	11°10'47"	184.50	36.00	35.94	S61°20'28"E
R43	58°22'20"	126.24	128.61	123.12	S37°44'35"E
R45	50°01'32"	74.58	65.12	63.07	S43°56'18"E

NOTES

1. There shall be a 5' Utility Easement along all Road Right of Ways.
2. There shall be a 10' Utility Easement centered on all lot lines.
3. The Public shall be provided parking rights at a designated area at the Northern edge of the property for access to the River.
4. There shall be an easement for fishing rights at any location within 15' of the Big Wood River.
5. If and when the property to the south is developed, that development may have access to the private road.
6. All dog owners shall have dog kennels.
7. No method of flood control except at building pads, however existing dikes may be maintained. If flood control is necessary on Lot 12, the owner shall provide reasonable access to the river.
8. All residential structures shall have a foundation stem wall 2 feet above the elevation of the I. R. F.
9. Drainfields shall be located out of the floodplain and meet with approval of the S.C.H.D.
10. There shall be no further subdivision of lots.



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IDAHO BLUEPRINT & SUPPLY CO., INC. BOISE, IDAHO

J-13
Driftwood Ranch Sub.
Folder 1

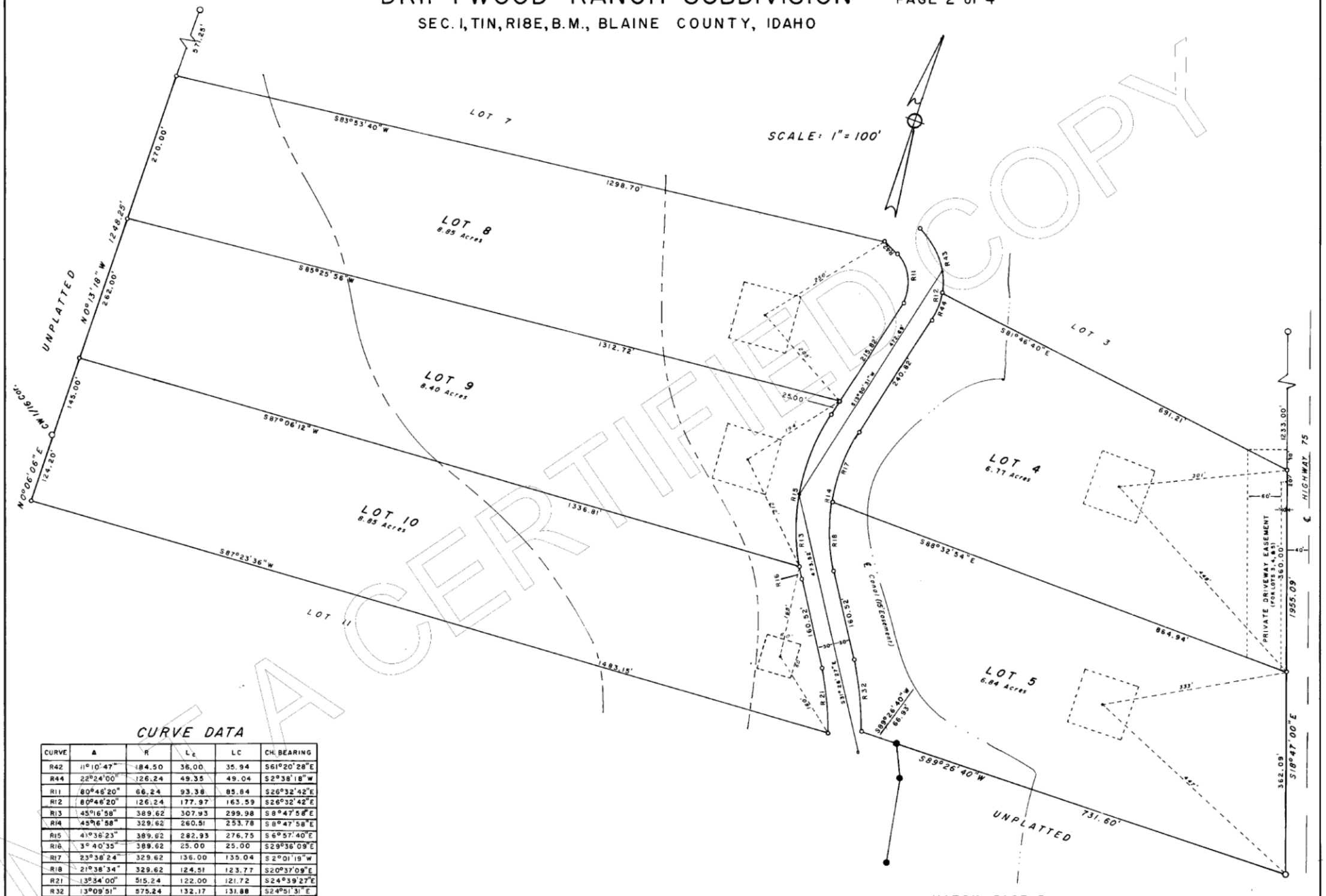
DRIFTWOOD RANCH SUBDIVISION

PAGE 2 of 4

SEC. 1, T1N, R18E, B.M., BLAINE COUNTY, IDAHO

MATCH PAGE 1

SCALE: 1" = 100'



CURVE DATA

CURVE	Δ	R	L_c	LC	CH. BEARING
R42	11°10'47"	184.50	36.00	35.94	S61°20'28"E
R44	22°24'00"	126.24	49.35	49.04	S2°38'18"W
R11	80°46'20"	66.24	93.38	85.84	S26°32'42"E
R12	80°46'20"	126.24	177.97	163.59	S26°32'42"E
R13	45°16'58"	389.62	307.93	299.98	S8°47'58"E
R14	45°16'58"	329.62	260.51	253.78	S8°47'58"E
R15	41°36'23"	389.62	282.93	276.75	S6°57'40"E
R16	3°40'35"	389.62	25.00	25.00	S29°36'09"E
R17	23°38'24"	329.62	136.00	135.04	S2°01'19"W
R18	21°38'34"	329.62	124.51	123.77	S20°37'09"E
R21	13°34'00"	515.24	122.00	121.72	S24°39'27"E
R32	13°09'51"	575.24	132.17	131.88	S24°51'31"E

MATCH PAGE 3

IDAHO BLUEPRINT & SUPPLY CO., INC. BOISE, IDAHO

Packet D
Driftwood Ranch Sub
Folder 1
D-13

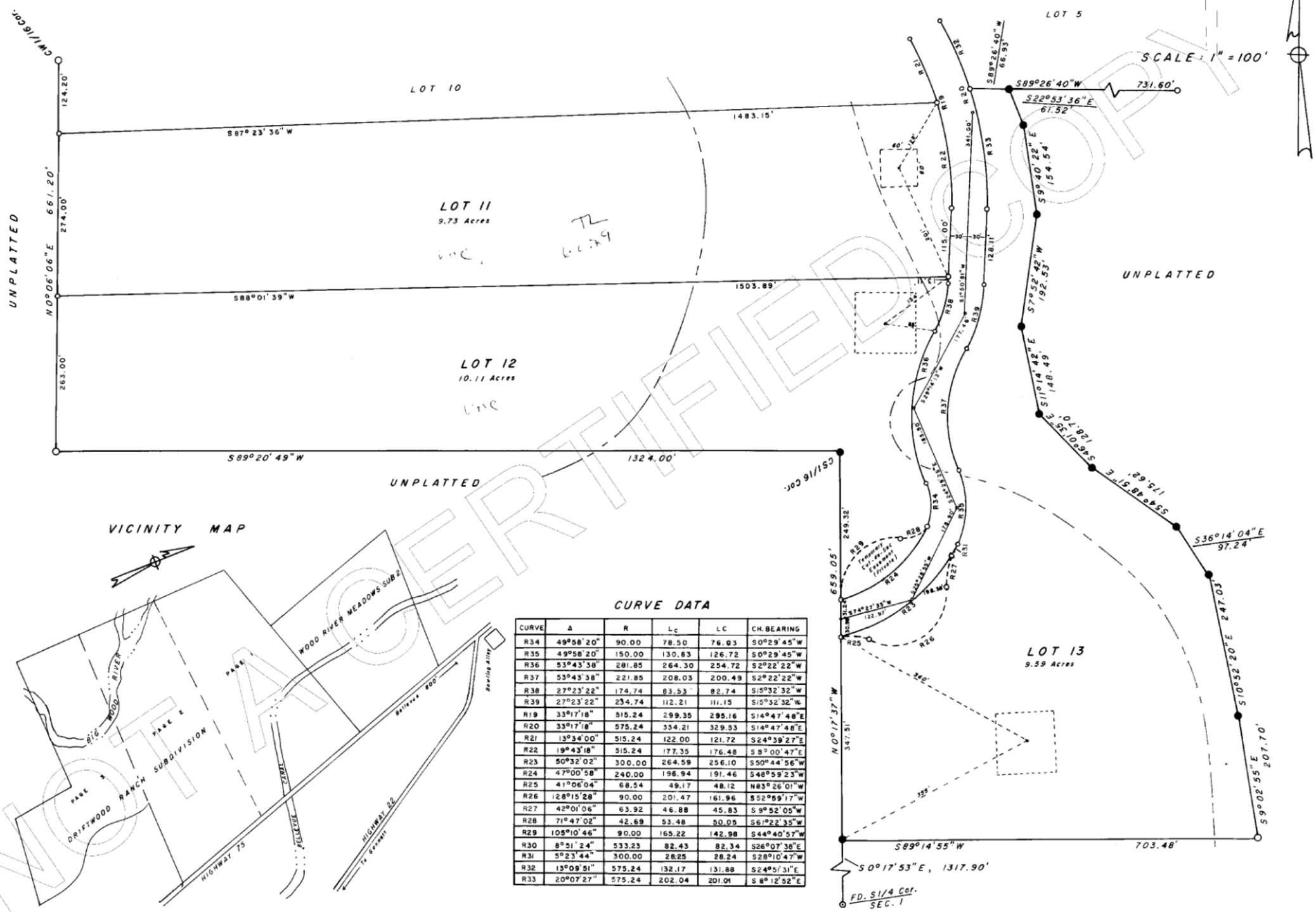
DRIFTWOOD RANCH SUBDIVISION

PAGE 3 of 4

SEC. 1, T1N, R18E, B.M., BLAINE COUNTY, IDAHO

MATCH PAGE 2

SCALE: 1" = 100'



VICINITY MAP

CURVE DATA

CURVE	Δ	R	L_C	LC	CH. BEARING
R34	49°58'20"	90.00	78.50	76.03	S0°29'45"W
R35	49°58'20"	150.00	130.83	126.72	S0°29'45"W
R36	53°43'38"	281.85	264.30	254.72	S2°22'22"W
R37	53°43'38"	221.85	208.03	200.49	S2°22'22"W
R38	27°23'22"	174.74	83.53	82.74	S15°32'32"W
R39	27°23'22"	234.74	112.21	111.15	S15°32'32"W
R19	33°17'18"	515.24	299.35	295.16	S14°47'48"E
R20	33°17'18"	575.24	334.21	329.53	S14°47'48"E
R21	13°34'00"	515.24	122.00	121.72	S24°39'27"E
R22	19°43'18"	515.24	177.35	176.48	S 8°00'47"E
R23	50°32'02"	300.00	264.59	256.10	S50°44'56"W
R24	47°00'58"	240.00	196.94	191.46	S48°59'23"W
R25	41°06'04"	68.54	49.17	48.12	N83°26'01"W
R26	128°15'28"	90.00	201.47	161.96	S52°59'17"W
R27	42°01'06"	63.92	46.88	45.83	S 9°52'05"W
R28	71°47'02"	42.69	53.48	50.05	S61°22'35"W
R29	105°10'46"	90.00	165.22	142.98	S44°40'57"W
R30	8°51'24"	533.23	82.43	82.34	S26°07'38"E
R31	5°23'44"	300.00	28.25	28.24	S28°10'47"W
R32	13°09'51"	575.24	132.17	131.88	S24°51'31"E
R33	20°07'27"	575.24	202.04	201.01	S 8°12'52"E

NOT A CERTIFIED COPY

IDAHO BLUEPRINT & SUPPLY CO., INC. BOISE, IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT The Big Wood River Ranch, an Idaho Limited Partnership, and The Sunshine Ranch Corp., a corporation organized and existing under the laws of the State of Idaho, do hereby certify that they are the owners of a certain parcel of land within Sec. 1, T1N, R18E, B.M., Blaine County, Idaho, and further described as follows:

Commencing at the N1/4 Cor. of said Sec. 1, thence S25°16'17"E, 932.31 feet to the True Point of Beginning; thence S18°47'00"E, 1955.09 feet; thence S89°26'40"W, 731.60 feet; thence S22°53'36"E, 61.52 feet; thence S9°40'22"E, 154.54 feet; thence S7°52'42"W, 192.53 feet, thence S11°14'42"E, 148.49 feet; thence S46°01'35"E, 128.70 feet; thence S54°48'51"E, 175.62 feet; thence S36°14'04"E, 97.24 feet; S10°52'20"E, 247.03 feet; thence S9°02'55"E, 207.70 feet; thence S89°14'55"W, 703.48 feet; thence N0°17'37"W, 659.05 feet; thence S89°20'49"W, 1324.00 feet; thence N0°06'06"E, 661.20 feet, thence N0°13'18"W, 1248.25 feet; thence N71°23'45"E, 1805.39 feet to the True Point of Beginning, and said parcel containing 107.74 acres. That it is the intention of the undersigned to and they do hereby include said land in this plat.

The purchaser and/or owner of a lot or parcel understands and agrees that private road construction, maintenance, and snow removal shall be the obligation of the owner, his successors in interest, or homeowners' association, and that Blaine County is in no way obligated to accept, maintain or improve these roads until the roads are brought up to county standards, dedicated, and accepted by the County, and that each owner shall notify in writing any successor in interest of these facts.

The owners do hereby dedicate to the Public forever all Public Easements as shown on this plat.

All Private Easements are hereby dedicated for use as indicated.

IN WITNESS WHEREOF, I have hereunto set my hand this 30 day of May, 1980.

Barton Ballantyne, General Partner
Big Wood River Ranch

ACKNOWLEDGEMENT

STATE OF Idaho)
) SS
COUNTY OF Ada)

On this 30 day of May, 1980, before me, the undersigned, a Notary Public in and for said state, personally appeared the person whose name is subscribed to the Owner's Certificate and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

My commission expires: 11/23/83
Residing at: Boise, Idaho

Notary Public

IN WITNESS WHEREOF, I have hereunto set my hand this 3 day of June, 1980.

Alan D. Wise / Sunshine Ranch Corp.
Alan D. Wise, President
Sunshine Ranch Corp.

Covenants and restrictions filed under instrument No. 204429 on this 23 day of June, 1980, in the Blaine County Courthouse.

ACKNOWLEDGEMENT

STATE OF IDAHO)
) SS
COUNTY OF BLAINE)

On this 3 day of June, 1980, before me, the undersigned, a Notary Public in and for said state, personally appeared the person whose name is subscribed to the Owner's Certificate and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

My commission expires: Life
Residing at: Hailey

Notary Public

PLANNING AND ZONING COMMISSION'S APPROVAL

The foregoing plat of DRIFTWOOD RANCH SUBDIVISION was approved and accepted this 13th day of MAY, 1980, by the Blaine County Planning and Zoning Commission, Blaine County, Idaho.

By: Gary D. Slette

SURVEYOR'S CERTIFICATE

I, James A. Patterson, a duly registered Land Surveyor in the state of Idaho do hereby certify that this plat of DRIFTWOOD RANCH SUBDIVISION is a true and accurate map of the land surveyed under my direct supervision, that the location of streets, lots and blocks have definitely been established and perpetuated in strict accordance with the State of Idaho Code relating to plats and surveys and that they are, as shown hereon, a portion of Blaine County, Idaho as described in the owner's certificate.

REGISTERED LAND SURVEYOR James A. Patterson 673 June STATE OF IDAHO JAMES A. PATTERSON

James A. Patterson
James A. Patterson, L.S. 673

COUNTY COMMISSIONER'S APPROVAL

The foregoing plat of DRIFTWOOD RANCH SUBDIVISION was approved and accepted this 23rd day of June, 1980, by the Board of County Commissioners, Blaine County, Idaho.

By: Ray Seidel

CITY COUNCIL'S APPROVAL

The foregoing plat of DRIFTWOOD RANCH SUBDIVISION was approved and accepted this 3rd day of JUNE, 1980, by the Bellevue City Council, Bellevue, Idaho.

By: Clerk D. Ballard
Anna Faye O'Donnell - clerk

COUNTY ENGINEER'S APPROVAL

This is to certify that I, Jim W. Koonce, County Engineer for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

REGISTERED LAND SURVEYOR Jim W. Koonce 6-18-80 JIM W. KOONCE

Jim W. Koonce, P.E.
Idaho Certificate NO. 2263

TREASURER'S CERTIFICATE

The foregoing plat was approved and accepted this 3 day of June, 1980, by the Blaine County Treasurer, Blaine County, Idaho.

By: Marilyn Lanier

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record at the request of Al Wise at ____ minutes past 2 o'clock P. M. this 23 day of June, 1980 A.D. in my office and duly recorded in book ____ of plats at page ____.

Instrument No. 204429
Fee: $12.00

Marie Joan Filer
County Recorder By Mary Green Dep.

SANITARY RESTRICTIONS

"SANITARY RESTRICTION IN FORCE UNDER TITLE 50, CHAPTER 13, IDAHO CODE"
6-23-80
Mary Green
Deputy

NOT APPROVED FOR RECORDING

DESCRIPTION OF A PARCEL OF LAND FOR MR. ALEX MACDONALD

A parcel of land within Lots 11, 12 & 13 and the included unamed road within Driftwood Ranch Subdivision in Sec. 1, T1N, R18E, B.M., Blaine County, Idaho, according to the official plat on file in the Blaine County Recorder's office and more particularly described as follows:

Commencing at the SE Cor. of said Lot 13 and said Cor. being the true point of beginning.

Thence S89°14'55" W, 703.48 feet;

thence N0°17'37" W, 659.05 feet;

thence S89°20'49" W, 1324.00 feet;

thence N0°06'06" E, 537.00 feet;

SCANNED

thence S10°52'20"E, 247.03 feet;

thence S9°02'55"E, 207.70 feet to the true point of beginning,

and said parcel containing 30.78 acres.

CERTIFIED COPY

of charter provisions in this chapter shall not be construed to prevent the inclusion of additional lawful provisions in charters. The charter shall specify the date on which the charter will take effect.

SECTION 2. An emergency existing therefor, which emergency is hereby declared to exist, this act shall be in full force and effect on and after its passage and approval.

Approved March 8, 1996.

CHAPTER 130
(H.B. No. 573, As Amended in the Senate)

AN ACT

AMENDING THE CHARTER OF THE CITY OF BELLEVUE APPROVED FEBRUARY 9, 1883, AS AMENDED; AMENDING SECTION 1, TO PROVIDE FOR THE EXPANDED CORPORATE LIMITS OF THE CITY; AMENDING THE CHARTER BY THE ADDITION OF A NEW SECTION 33, TO PROVIDE THAT THE CITY OF BELLEVUE SHALL HAVE THE POWERS GRANTED BY LAW TO CITIES OF THE STATE OF IDAHO; AND DECLARING AN EMERGENCY.

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. That Section 1 of the Charter of the City of Bellevue, be, and the same is hereby amended to read as follows:

Section 1. That the corporate limits of the City of Bellevue shall be as follows, to wit:

Commencing at a point ~~south 18°29' east one half mile distant from Post No. 6 of the Townsite of Bellevue, Blaine County, Idaho, as established by the survey of Morris McFarland, U.S. Deputy Surveyor, March 6th, 1882, thence south 71°31' west 1,000 feet; thence north 18°29' west two miles; thence north 71°31' east one mile; thence south 18°29' east two miles; thence north 71°31' west 4,288 feet to the place~~ at the Northwest corner of the NW1/4SW1/4 of Section 36, Township 2N, Range 18E, Blaine County, Idaho, as the True Point of Beginning; thence North 1,320 feet; thence East 244 feet; thence North 18°29' West 5,088.13 feet; thence North 71°31' East 632.05 feet; thence South 33°5' East 3,800 feet; thence North 71°31' East 3,680 feet; thence South 18°29' East 4,398.53 feet; thence South 71°31' West 930 feet; thence South 980 feet; thence West 420 feet; thence North 830 feet; thence South 71°31' West 2,280 feet; thence South 23°0' East 1,792.09 feet; thence East 392.46 feet; thence South 31°28' East 604.53 feet; thence South 71°31' West 496.02 feet; thence South 31°06'53" East 1,030 feet; thence South 58°53'07" West 317.16 feet; thence North 53°46' West 12.8 feet; thence North 79°18' West 462.59 feet; thence North 18°47' West 838.65 feet; thence South 71°31' West 1,264.09 feet; thence North 18°29' West 4,103.75 feet; thence West

688.58 feet to the True Point of Beginning. Provided however, the owner or adjoining owner of any platted on unplatted tract or tracts of land containing not less than five acres, included within the said corporate limits, and used exclusively for agricultural purposes, may petition the district court of the county in which said tract or tracts are situated for a judgment and decree of the court detaching such tract or tracts of land from the said municipality.

Upon the filing of such petition with the clerk of such court and paying a fee of $100.00 which fee shall be in full for all clerk's fees, except the regular fees provided by law on appeals, the said court shall fix a time for the hearing thereon, which shall not be less than thirty days from the date of filing the petition, and the petitioners shall serve or cause to be served a notice of hearing upon the mayor or clerk of said city at least twenty days before the time fixed for said hearing.

The said petitioner or petitioners shall also cause notices to be posted in at least three conspicuous places in said city, said notices stating the time and place of such hearing and that any person desiring to protest or object to the granting of the prayer of said petition may do so by filing with the clerk of said court, at least two days before the date set for the hearing of said petition, his objections or protest in writing. Such notice shall state generally the purpose of the petition and the location and description of the land sought to be detached from the corporate limits of said city.

The petitioner or petitioners may, after any such protests or objections are filed with the clerk, at any time before the time set for the hearing, file an answer or answers to such protests or objections. Neither petition, protests, objections, or reply need be verified.

The hearing herein provided may be held either during term time or at chambers and must be by the court or a judge thereof without the intervention of a jury and the testimony reduced to writing as in ordinary civil actions in such court. The judge of such court, either before or after such hearing, may view the lands and premises sought to be detached, as well as other lands or property within the corporate limits, which might in any way be affected by the granting of such petitions, and also the lands on the outside of said corporate limits in the same vicinity or locality, in which the lands sought to be detached are situated, and may consider such conditions as he finds in connection with the evidence introduced on the hearing, in making his final decision in the matter.

If, upon the hearing, the court shall find that such tract or tracts of land are tracts containing at least five acres and are included within the said corporate limits and the lands included within such tract or tracts are used exclusively for agricultural purposes; that such lands do not receive sufficient special benefits to justify the retention

of said lands within the said corporate limits, and that by the detachment of said lands the symmetry of the municipality would not be materially marred, then the judge of said court shall grant the prayer of said petition and shall enter judgment and decree accordingly: Provided, however, that if such petition prays for detaching several tracts of land the court may enter judgment granting the prayer of the petition as to such tract or tracts as come within its finding as aforesaid and may deny such petition as to such tract or tracts which do not come within his findings as aforesaid.

And said tract or tracts of land sought to be detached and for which the said judgment is entered detaching the same shall, upon the entering of said judgment, become detached from said corporate limits and the corporate boundary line or limits shall be deemed changed accordingly, and said tract or tracts so detached shall be free from the government of the said City of Bellevue from the date of said judgment.

Such separation shall not relieve any such tract or land from its liability on account of any outstanding bonded indebtedness of said City of Bellevue existing at the time of such separation therefrom.

The detaching of any lands from said corporate limits as herein provided shall not affect or change the status of any public streets or highways as the same are laid out or constructed or dedicated at the time of such detachment.

The said City of Bellevue or any person aggrieved by the judgment of the court as herein provided may appeal from such decision to the Supreme Court. The procedure of such appeal shall be the same as upon appeal from final judgment in civil actions.

SECTION 2. That the Charter of the City of Bellevue, be, and the same is hereby amended by the addition thereto of a NEW SECTION, known and designated as Section 33, and to read as follows:

Section 33. All powers and authority granted to cities under any general law of the state of Idaho are hereby granted to the City of Bellevue. The City of Bellevue may pass and publish ordinances as provided by the general laws of the state of Idaho.

SECTION 3. An emergency existing therefor, which emergency is hereby declared to exist, this act shall be in full force and effect on and after its passage and approval.

Approved March 8, 1996.

CHAPTER 131
(H.B. No. 593)

AN ACT

RELATING TO EMPLOYER DUTIES; AMENDING TITLE 44, IDAHO CODE, BY THE