



## AGENDA

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### JOIN ZOOM MEETING

<https://us02web.zoom.us/j/82010977484?pwd=Y0MyRkwwS0UrM09MWHMyOjVjZFdUOT09>

**Meeting ID: # 820 1097 7484**

**Passcode: # 063149**

One tap mobile

+1-253-215-8782 US (Tacoma)

+1-346-248-7799 US (Houston)

#### **Please Mute Your Call:**

Friendly Reminder: Please turn off all cell phones except for emergency personnel.

#### **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 and e-mailed to the Idaho Mountain Express on **April 30, 2024**. (Suggested Motion: I move the notice for the May 6, 2024, regular Meeting was completed in accordance with Idaho Code, Section §74-204.)*

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

#### **3. CONSIDERATION OF APPROVAL OF THE PLANNING AND ZONING MEETING MINUTES**

Action Item

- a. Planning commission regular minutes of April 15, 2024

#### **4. PRESENTATION:**

Consideration of Blaine County Housing Authority & Wood River Land Trust presentation on community housing and incentive tools; Tkp Rooney city of Ketchum, Housing Fellow

#### **5. CONSIDERATION OF DISCUSSION:**

Purposed text amendment for Bellevue Code § Title 10, Chapter 7: b business district: Jerry Gerbenc and Courtney Long, Great West Engineering

#### **6. ADJOURNMENT: Action Item**

/s/ Amy M. Phelps

Planning commission Secretary, City of Bellevue

I, designated Planning Commission Secretary for the City of Bellevue, Idaho, hereby certify that the regular meeting notice and agenda were posted in accordance with **Idaho Code §74-204** within forty-eight (48) hours prior to the meeting at: the City of Bellevue City Hall, Post Office, and on the City of Bellevue Website: <https://www.bellevueidaho.us/> and sent to the Idaho Mountain Express on **April 30, 2024**.

In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, or **phone number 208-788-2128 ext. 4, at least twenty-four (24) hours prior to the meeting.**

**Monday, May 6, 2024**, Regular Planning and Zoning Meeting



**Ciudad de Bellevue, Idaho**  
**Comisión de Planificación y Zonificación**  
**lunes, 6 de mayo de 2024 17:30**  
**115 Pine Street, Bellevue, Idaho 83313**

**AGENDA**

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**ÚNASE A LA REUNIÓN DE ZOOM**

<https://us02web.zoom.us/j/82010977484?pwd=Y0MyRkwwS0UrM09MWHMyOjVjZFdUQT09>

**ID de reunión: # 820 1097 7484**

**Código de acceso: # 063149**

Móvil con un toque

+1-253-215-8782 EE. UU. (Tacoma)

+1-346-248-7799 EE. UU. (Houston)

**Silencie su llamada**

Recordatorio amistoso: apague todos los teléfonos celulares excepto los del personal de emergencia.

**LLAME PARA ORDENAR**

**PASAR LISTA**

**1. APROBACIÓN DEL ORDEN DEL DÍA: ARTÍCULO DE ACCIÓN**

*Determinando que el aviso de la reunión regular y la agenda se publicaron de acuerdo con el Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas anteriores a la reunión en: el Ayuntamiento de la Ciudad de Bellevue, Oficina de Correos, en el sitio web de la Ciudad y en el correo electrónico, enviado por correo al Idaho Mountain Express el **30 de abril de 2024**. (Moción sugerida: propongo que se complete el aviso para la reunión ordinaria del de acuerdo con el Código de Idaho, Sección §74-204).*

**2. LLAMADO A CONFLICTO:** (Como se describe en el Código de Idaho 74-404)

**3. CONSIDERACIÓN DE APROBACIÓN DEL ACTA DE LA REUNIÓN DE PLANIFICACIÓN Y ZONIFICACIÓN | ARTÍCULO DE ACCIÓN**

a. Comisión de planificación actas periódicas de 15 de abril de 2024

**4. PRESENTACIÓN:**

Consideración de la presentación de la Autoridad de Vivienda del Condado de Blaine y Wood River Land Trust sobre viviendas comunitarias y herramientas de incentivos; Tkcp Rooney Ciudad de Ketchum, Becario de Vivienda

**5. CONSIDERACIÓN DE LA DISCUSIÓN**

Enmienda de texto propuesta para el Código Bellevue § Título 10, Capítulo 7: b distrito comercial: Jerry Gerbenc y Courtney Long, Great West Engineering

**6. ADORNO: ARTÍCULO DE ACCIÓN**

/s/ Amy M. Phelps

Secretario de la comisión de planificación

Yo, Secretario Municipal designado para la Ciudad de Bellevue, Idaho, por la presente certifico que el aviso de la reunión regular y la agenda se publicaron de acuerdo con el Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas anteriores a la reunión en: la Ciudad de Ayuntamiento de Bellevue, oficina de correos y en el sitio web de la ciudad de Bellevue: <https://www.bellevueidaho.us/> y enviado al Idaho Mountain Express el **30 de abril de 2024**.

De conformidad con la Ley de Estadounidenses con Discapacidades, las personas que necesiten adaptaciones especiales durante esta reunión deben notificar a City Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, o al número de teléfono 208-788-2128 ext. 4, al menos veinticuatro (24) horas antes de la reunión.



## City of Bellevue Planning & Zoning Commission Minutes of Meeting April 15, 2024

The meeting was called to order at 5:35 p.m. Commissioners present were John Kurtz and Eric Grootveld. Also present was Shelly Shoemaker, City Treasurer, and Krystal Swank and Dave Wood.

Attending Via Zoom: Jerry Grebenc, Great West Engineering and Tony Evans, Idaho Mountain Express.

### 3. CONCEPTUAL DISCUSSION:

As no quorum was present at the start of the meeting, the meeting started with conceptual discussion for a pending project application to the City for a combined work/live development on property at 81 Martin Lane. Chair Kurtz explained that multiple developers have approached the City who desire to develop in the business zone for multi-family type development. The Commission simply makes recommendations to the City Council, who then votes on amending the City Code.

Dave Wood asked about the timing expectation for a Code Amendment.

Chair Kurtz explained that the Commission is expecting a draft of a proposed code amendment the last week of April to be formally presented to the Commission at the May 6 meeting. The Commission will then discuss it. It could take multiple meetings as the Commission wants to do it right, with community support.

Krystal Swank asked if a rezone application would be a faster process?

Commissioner Grootveld commented that a rezone is not an appropriate option in his opinion because it does not fit the character of what that the zoning is designed to provide. A text amendment in the business zone seems more appropriate. Whether the project is granted conditional use, or it is permitted use, he is open to different configurations, but the zoning needs to stay business.

Jerry Grebenc reported that once the Commission agrees on a draft, then a public hearing must be scheduled before recommending the amendment to the City Council. The public hearing notice is at least a 15-day process and that moving forward for a project is a minimum of several weeks to a month. An estimated timeline for text amendment would be early to mid-June.

There was brief discussion about where to draw the line between business and light industrial zoning and spot zoning. Discussion included the struggle between too restrictive zoning and vague zoning in that it is a balancing act to make good decisions that are beneficial to the community.

Discussion continued about living above business use and the issues with parking and noise. Dave Wood commented that he has experienced this very situation in Hailey, and it is important for the business owner to be the owner of the property to create beneficial relationships for the live/work situation. In Hailey, the homeowner association polices the rules, and Hailey made the business use with priority and residential secondary.

Commissioner Grootveld commented that mixed use may not be appropriate to be tied to the business, and he encourages Great West Engineering to look at how to accommodate both situations as to what makes sense for Bellevue.

Jerry Grebenc commented on how difficult it is to deal with parking in live/work situations and differentiating between the business and residential uses and enforcement of rules and regulations. In a commercial mixed use, state building codes are also a factor. Overall, the text amendment needs to work for the community.

**Commissioner Weisen joined the meeting in person.**

Commissioner Kurtz encouraged the applicants to submit their project once the text amendment is finalized so they can officially hold a hearing. Commissioner Weisen commented that he likes the idea for the proposed project and that it fits the location and projects like this are something this valley is lacking.

As a quorum was now present, the Commissioners addressed items deferred earlier:

**1. NOTICE AND HEARING COMPLIANCE:**

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 City Hall, Bellevue Post Office and on the City's website and emailed to the Idaho Mountain Express on March 26, 2024.

**Commissioner Grootveld moved the notice was posted in compliance with Idaho Code §74-204. Commissioner Weisen seconded, and the motion passed unanimously.**

**2. CONSIDERATION AND APPROVAL OF PLANNING AND ZONING MEETING MINUTES of April 1, 2024 –**

Commissioners briefly discussed the minutes and agreed to defer approval to the next meeting, as Commissioner Weisen was not present at the April 1 meeting.

**4. ADJOURNMENT:**

**Commissioner Grootveld moved to adjourn the meeting at 6:7 p.m. Commissioner Weisen seconded, and the motion passed unanimously.**

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Commissioner Kurtz

\_\_\_\_\_  
Shelly Shoemaker, City Treasurer

**CHAPTER 7  
B BUSINESS DISTRICT**

SECTION:

10-7-1: Purpose and Intent

10-7-2: Permitted Uses

10-7-3: Accessory Uses

10-7-4: Conditional Uses

10-7-5: Dimensional, Bulk, And Building Coverage Standards And Requirements

10-7-6: Specific District Standards

10-7-1: PURPOSE:

~~It is the purpose of the Business District. The purpose of the Business District is to designate space for business, and to preserve the downtown core as the center of cultural and social heart of Bellevue that is consistent with the Bellevue Comprehensive Plan. (Ord. 2015-02, 4-20-2015) The district provides for a mix of commercial, office and residential uses and encourages two-and three-level story mixed-use buildings. In addition to providing for business activities, this district intends to preserve the small-town character and pedestrian scale of development that contribute to the appeal and economic viability of the community. Further, the district supports compact development and higher residential densities, no less than 16 dwelling units per acre of buildable land, with easy pedestrian access to commercial areas and small lot development to contribute to producing affordable housing while keeping the business zone intact. The Business District promotes the continued infill, investment, and development of the City's commercial areas.~~

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10-7-2: PERMITTED USES:

~~Permitted, Accessory, and Conditional Uses allowed in the Business District are in Table 10.7.1. All Conditional Uses must comply with Chapter 10-15 'Conditional Use Permit' of the Code.~~

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Permitted uses for this district are limited to the following:

Business, professional, public or social services offices.

Gas stations, restaurants, bars, theaters, banks, motels, tourist homes, hotels, and car washes.

Nursery for children, nursing homes.

One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is: a) in the same building as the business use of the property; b) clearly ancillary and secondary to the business use which shall, by application, be the primary use of the property; c) of less square footage than the business use of the building; and d) in the back of and/or on an upper floor of the building so as not to adversely reduce the ground level, street frontage business space available. Accessory dwelling units shall be subject to administrative design review approval.

Public utility business offices, repair, and storage facilities.

Recreational facilities, including bowling alleys.

Repair and personal services.

Retail stores and related storage, including commercial nursery and building supply outlets.

Wireless communication facilities (WCFs) (see additional requirements in section 10-23-7 of this title). (Ord. 2015-02, 4-20-2015)

#### 10-7-3: ACCESSORY USES:

The accessory uses for this district include, but are not limited to, the following:

Temporary buildings incidental to construction work on the premises; such buildings to be removed upon completion of construction work. (Ord. 2015-02, 4-20-2015)

#### 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.~~

~~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. (Ord. 2018-01, 4-23-2018; amd. Ord. 2022-01, 4-11-2022)~~

**Table 10.7.1 - Permitted Uses**

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PERMITTED				
Business, professional, or social services offices	Gas stations	Restaurants	Theaters	Nursery for children
	Restaurants	Bars		Nursing home
Banks	Motels	Tourist homes <a href="#">Short Term Rental</a>	Hotels	Car Washes

Residential Units, Multi-Family	Mixed-Use buildings <20,000 square feet	Public Utility Business Offices, Repair and Storage Facilities	Recreational Facilities, including bowling alleys	Repair and Personal Services
Residential Units, Work/Live				
Retail and Related Storage, including commercial nursery and building supply			Wireless Communication Facility (see 10.23.7)	
<b>ACCESSORY</b>				
Accessory Dwelling Units (see 10.7.xx)	Temporary buildings incidental to construction work on the premises; such buildings to be removed upon completion of construction work. (Ord. 2015-02, 4-20-2015)			
	Small engine repairs and maintenance			
<b>CONDITIONAL</b>				
Churches	Governmental emergency services WCFs		Parking lots and garages	
Motor vehicle sales and leasing with no use of banners, flags, balloons and other display techniques except signage which complies with this title.				



Public Facilities	Buildings > <del>28,000</del> 20,000 square feet but less than 36,000 square feet (See <del>10.7.05.D-1</del> )	

An Accessory use shall be allowed when a primary use has been established on the lot. If the applicant desires to establish an Accessory use or structure prior to a primary use or structure, the applicant shall seek an agreement with the City and establish a timeline for developing the primary use or structure.

10-7-5: DIMENSIONAL, BULK AND BUILDING COVERAGE STANDARDS AND REQUIREMENTS:

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

- A. Maximum Building Height: The maximum height of a building shall be forty feet (40').
- B. Minimum Lot Width And Area: The minimum lot width shall be fifty feet (50'), and the minimum lot area shall be six thousand (6,000) square feet.
- C. Parking Requirements: For parking requirements, refer to Chapter 21 of this title.
- D. Maximum Floor Area:

1. The gross floor area for buildings in the B zone shall not exceed ~~thirty-six~~thirty-six thousand (36,000) thousand square feet. All buildings in excess of twenty-eight thousand (~~28,000~~20,000) square feet in gross floor area per lot or parcel shall apply for and obtain a conditional use permit, pursuant to Chapter 10-15 of this Code. All buildings in excess of twenty-eight thousand (~~28,000~~20,000) square feet shall have a minimum setback of ten feet (10').

2. Exemptions: Public facilities, as defined in chapter 10-2, shall be exempt from the maximum floor area provision. (Ord. 2015-02, 4-20-2015; amd. Ord. 2022-01, 4-11-2022)

10-7-6: SPECIFIC DISTRICT STANDARDS

The following standards shall apply to development in the Business District:

A. Parking

Siting parking in appropriate locations can simultaneously enhance streetscape and viewshed of a community while maintaining vehicular access and safety, ultimately improving pedestrian access, circulation and safety.

- i. Reverse frontage (off-street parking beside or behind the building) shall be required.
- ii. Parking requirements shall adhere to Chapter 10-21 of this Code.
- iii. Parking calculations for mixed uses may be reduced up to 50% for each residential unit if two (2) bicycle parking spots are installed per parking space.

B. Building Orientation

Primary building facades and entries shall face the adjacent street or avenue with an entry door recessed at least two (2) feet from the front building wall.

C. Screening

Service areas associated with non-residential uses, such as dumpsters, and parking lots larger than four (4) parking spaces shall be screened from adjoining residential uses with an opaque wall and/or fence at least six (6) feet in height, along with vegetation.

D. Building Height

Multi-level buildings are encouraged.

E. Sidewalk

Sidewalks shall be required per Chapter 10-14-6 of the Code.

F. Residential Uses

- i. Residences shall be prohibited on the streetfront of the ground floor level.

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- ii. A minimum of one (1) space per residential unit and one (1) guest space of off-street parking shall be provided per dwelling unit. Credit towards the guest parking requirement may be given if unimproved City rights-of-way are improved as part of this site development.
- iii. Usable open space of not less than 10% of the lot area shall be included in the project design. Calculations for open space may include space reserved for required setbacks and snow storage.
- iv. Storage: each unit of less than 600 square feet shall be provided with on-site storage. Size, location, design of the storage areas shall be determined through the Design Review process.
- v. Work/Live units shall be held jointly in common ownership and the work and live spaces cannot be sold or platted as separate condominiums

G. Exemptions from Open Space Requirements

- i. The Administrator may review and approve rooftop open Space in concurrence with the Chair to reduce open space requirements for multi-family units to no less than 5%.
- ii. Open space requirements may be reviewed and approved by the Administrator in concurrence with the Chair to reduce to no less than 5% for installation of green infrastructure, such as bioswales for stormwater management.

10-7-7: DESIGN REVIEW REQUIRED

- A. All multi-family and mixed-use buildings shall be subject to Design Review. The Planning and Zoning Commission may impose additional requirements and conditions in the process. These conditions may include, but are not limited to, architectural design parameters, snow storage, screening, and buffering treatments.

## **CHAPTER 7**

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**Table 10.7.1 – Permitted Uses**

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Motor vehicle sales and leasing with no use of banners, flags, balloons and other display techniques except signage which complies with this title.		
Public Facilities	Buildings >20,000 square feet but less than 36,000 square feet <b>(See 10.7.5.D-1)</b>	

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