



May 7, 2024

City of Bellevue  
Attn: Mayor Johnson and Council President Giordani  
115 East Pine St.  
Bellevue, ID 83313

**RE: Lot Line Adjustment for 305, 309 and 313 North Main Street**

Dear Mayor and City Council:

The City of Bellevue has requested that Great West Engineering review the attached application for compliance with the City's zoning and subdivision regulations. Per the Bellevue Subdivision Ordinance adopted in December 2016, compliance with the regulations shall be evaluated for, "any alteration, modification, change, addition to or deletion from any plat of record, including boundary shifts and/or removal of lot lines between existing platted or unplatted lots or parcels of land" (11.1.4-C5). Chapter 6 of the Ordinance requires final approval by the City Council.

**Process:** Per the Bellevue Subdivision Ordinance, the process for lot line readjustment includes:

1. **Zoning Administrator review-** Completed May 7, 2024
2. **Notification to adjacent property owners-** Written notices mailed on May 8, 2024
3. **Planning Commission review and recommendation-** Scheduled for May 20, 2024
4. **City Council review and approval-** Scheduled for May 28, 2024

As of May 20th, no public comment has been received.

**Summary:**

SOUTH TACOMA WAY, LLC submitted an application and a proposed survey for a lot line readjustment on lots 2A, 3A, and 4A of Block P (see Exhibit 1). The subdivision ordinance defines a readjustment of lot lines as:

A change or modification of the boundary lines between existing lots or parcels of land or between dwelling units which does not reduce the area, frontage, width, depth, or building setback lines of such lots below the minimum zoning requirements and which does not create additional lots or dwelling units. Readjustment of lot lines is intended to include other minor changes to a subdivision, condominium or townhouse plat such as, but not limited to, notation changes, boundary shifts and removal of lot line(s), each of which does not reduce the area, frontage, width, depth, or building setback lines of each lot below the minimum zoning requirements nor create additional lots or dwelling units.

Address of proposed lot line readjustment: 305, 309, & 313 North Main Street  
Legal description: Bellevue Lot 2A, 3A, 4A BLK P

**BILLINGS**

6780 Trade Center Avenue  
Billings, MT 59101  
Ph: (406) 652-5000  
F: (406) 248-1363

**HELENA**

2501 Belt View Drive  
Helena, MT 59601  
Ph: (406) 449-8627  
F: (406) 449-8631

**BOISE**

1921 E Overland Road  
Meridian, ID 83642  
Ph: (208) 576-6646

**GREAT FALLS**

702 2nd Street Ste #2  
Great Falls, MT 59405  
Ph: (406) 952-1109

**SPOKANE**

10220 N Nevada Street  
Suite 130  
Spokane, WA 99218  
Ph: (509) 413-1430

Current Zoning District:

Business District

The proposed lot line readjustment removes three interior lot lines to create one lot along North Main Street, requiring review. According to the Blaine County Parcel Information website, Lots 2A, 3A, and 4A are currently estimated to be 0.22 acres, 0.14 acres, and 0.14 acres, respectively.

| Business District Dimensional Standards |                | Proposed                     |
|---|----------------|------------------------------|
|   |                | Lot 2AA- Block P             |
| Minimum Lot Size                        | 6,000 sq. feet | 21,715 sq. feet (0.49 acres) |
| Minimum Lot Width                       | 50 feet        | 59.87 feet                   |

Figure 1 Snip of project location area from application.



**Conditions:** No conditions are recommended.

The above project has been reviewed in consideration of the City of Bellevue's Zoning Regulations and the Subdivision Ordinance. The proposed lot size and frontage of the subject property have been found far to exceed the minimum-dimensional standards for the Business District. **The application has been found to comply with these regulations, and I recommend to the Council approval of the application.**

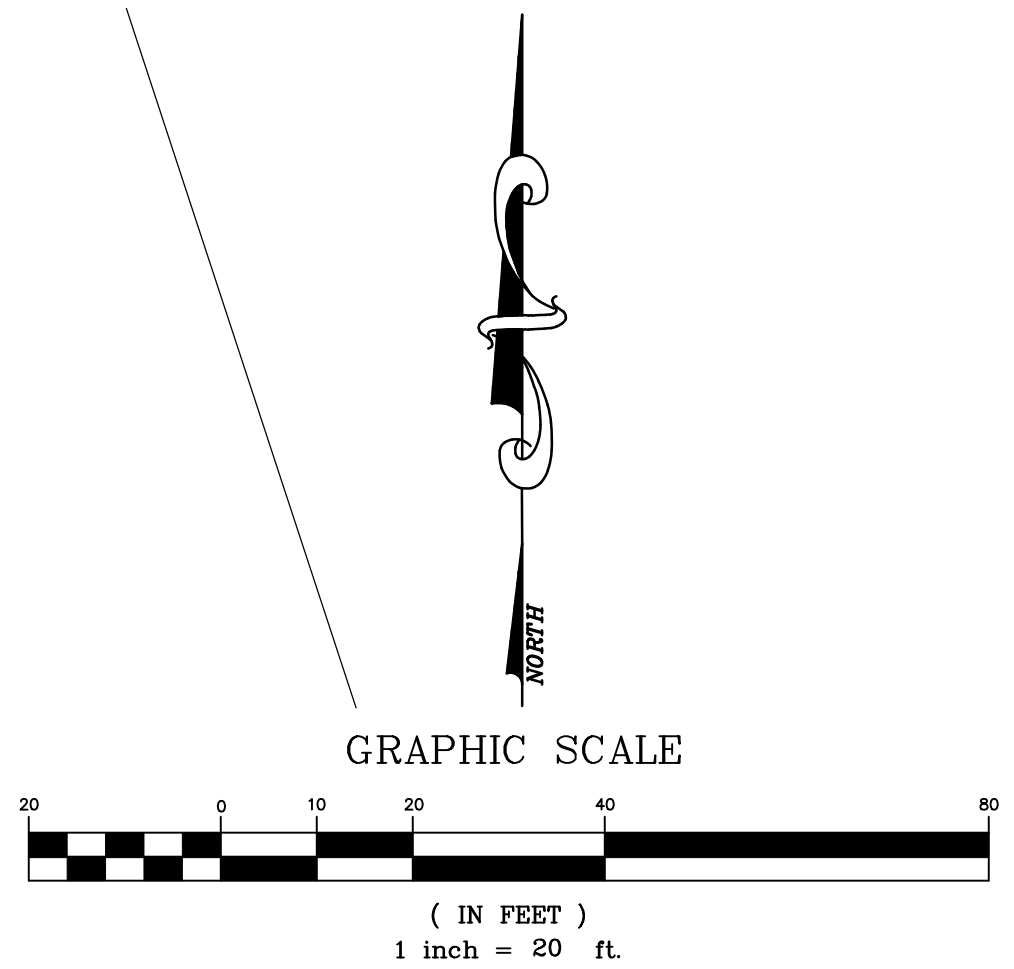
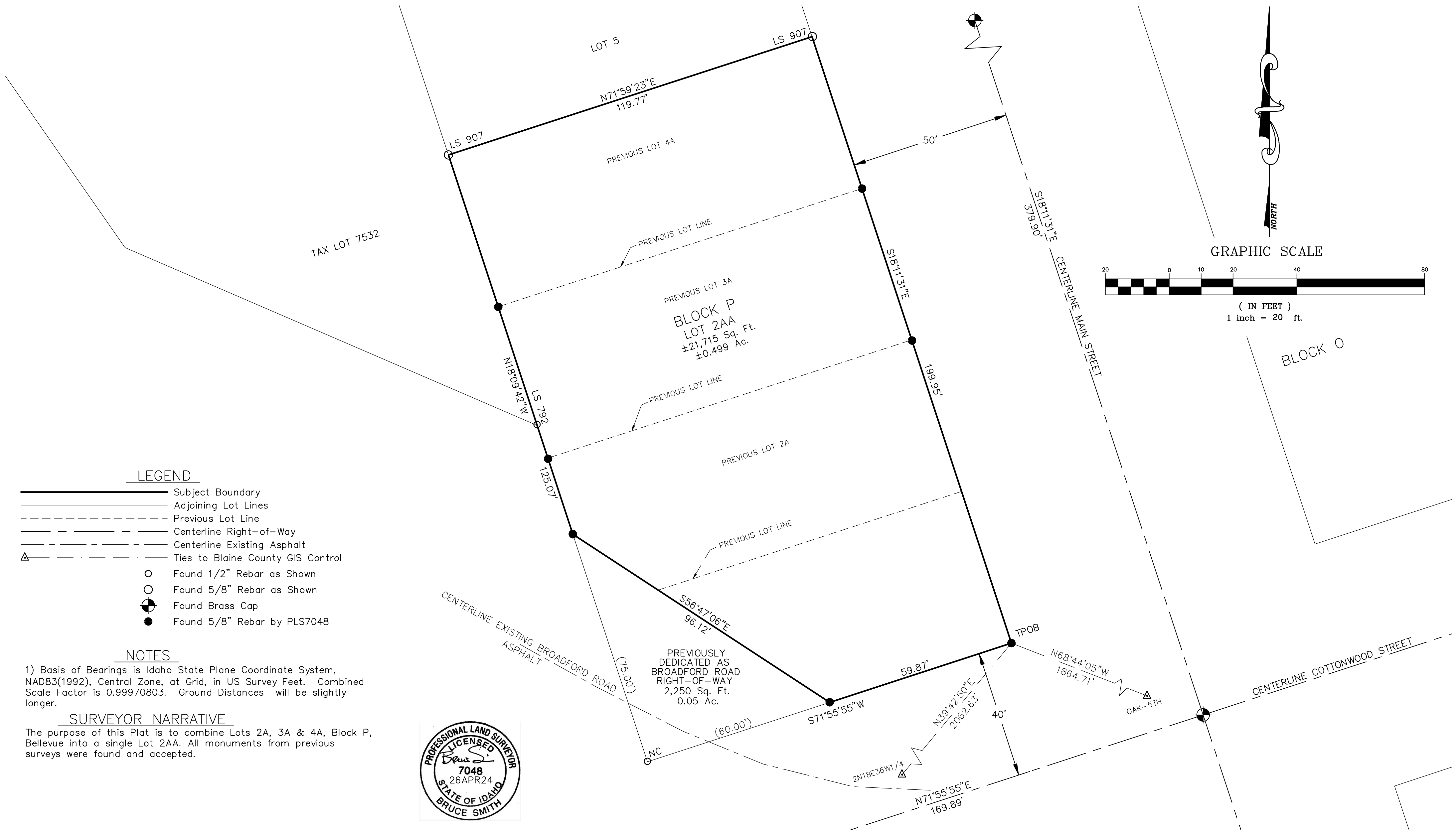


Sincerely,

A handwritten signature in black ink, appearing to read "Courtney Long", with a stylized flourish at the end.

**Great West Engineering, Inc.**  
Courtney Long, CFM  
Planner

A PLAT SHOWING  
**LOT 2AA, BLOCK P, CITY OF BELLEVUE**  
 WHEREIN LOTS 2A, 3A & 4A, BLOCK P ARE COMBINED CREATING A SINGLE LOT 2AA  
 LOCATED WITHIN SECTION 36, T.2N., R.18E., B.M., CITY OF BELLEVUE, BLAINE COUNTY, IDAHO  
 APRIL 2024



**LEGEND**

- Subject Boundary
- Adjoining Lot Lines
- - - - - Previous Lot Line
- Centerline Right-of-Way
- Centerline Existing Asphalt
- △ ——— Ties to Blaine County GIS Control
- Found 1/2" Rebar as Shown
- Found 5/8" Rebar as Shown
- ⊙ Found Brass Cap
- Found 5/8" Rebar by PLS7048

**NOTES**

1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet. Combined Scale Factor is 0.99970803. Ground Distances will be slightly longer.

**SURVEYOR NARRATIVE**

The purpose of this Plat is to combine Lots 2A, 3A & 4A, Block P, Bellevue into a single Lot 2AA. All monuments from previous surveys were found and accepted.



**HEALTH CERTIFICATE:** Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date \_\_\_\_\_ South Central Public Health District, EHS