

See what's possible.



May 7, 2024

Mayor and Council
City of Bellevue
115 E. Pine Street
Bellevue, ID 83313

RE: Lot Line Adjustment: Lot 1A & 2A Block 1 KMAM Plat

Dear Mayor and Council,

KMAM Real Estate IDBEL, LLC has submitted a survey with a proposed lot line adjustment between Lots 1 and 2 of Block 1 of the KMAM Plat. Under Chapters 2 and 6 of the Bellevue Subdivision Regulations, lot line adjustments are required to be reviewed to ensure compliance with the minimum zoning requirements and that the proposed survey would not create additional lots or dwelling units.

Per the requirements of the City Code, the general review process for lot line adjustments includes:

1. Zoning Administrator review
2. Notification to adjacent property owners
3. Planning Commission review and recommendation
4. City Council review and decision

The City provided written notice of the application to owners of property immediately adjacent to the subject property. The comment period for adjacent property owners was more than ten (10) days after the mailing of the notice to the property owners. No comments were received.

The subject properties are located north of Kirtley Street and west and adjacent to State Highway 75. See Exhibit 1 for an aerial photograph of the property locations.

Current Lot Size	Proposed Lot Size	Zoning Code Minimum Lot Size and Width
Lot 1 - 3.12 acres	5.43 - acres	6,000 square feet and 50-foot
Lot 2 – 7.28 acres	4.97 - acres	6,000 square feet and 50-foot

Per information from the Blaine County Parcel Information website (<https://maps.co.blaine.id.us/custapps/parcelinfomap/>), Lot 1 and Lot 2 are currently estimated to be 3.12 acres and 7.28 acres in size respectively. The

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

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

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

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



proposed lot line adjustment would move the southern boundary of the new Lot 1A southward and would increase the size of Lot 1A to 5.43 Acres or 236,712 square feet. The proposed lot line adjustment would reduce the size of proposed Lot 2A to 4.97 acres or 216,429 square feet. See Exhibit 2 for a copy of the proposed survey.

The subject property is located within the B Business District (Chapter 7) of the City of Bellevue Zoning Code. The minimum lot width required in this district is 50-feet and the minimum lot area required is six thousand square feet. The changes to the lots proposed by the lot line adjustment would have lot widths and lot areas that far exceed these requirements.

Based upon my review of the application in comparison to the City Code requirements, the proposed lot line adjustment complies with the Code, and I recommend that the City Council approve the lot line adjustment.

Sincerely,

Great West Engineering, Inc.

A handwritten signature in black ink, appearing to read "Jerry Grebenc", is enclosed in a light gray rectangular box.

Jerry Grebenc
Senior Planner, CFM
Contract Planner for the City



Lot 1

Lot 2

Mustang Ln

Kirtley St

A LOT LINE ADJUSTMENT SHOWING LOTS 1A & 2A, BLOCK 1, KMAM PLAT

WHEREIN THE LOT LINES BETWEEN LOTS 1 & 2, BLOCK 1, ARE SHIFTED AS SHOWN HEREON
LOCATED WITHIN SECTION 26, T.2N., R.18E., B.M., CITY OF BELLEVUE, BLAINE COUNTY, IDAHO

APRIL 2024

LEGEND

- Property Line
- Previous Lot Line
- Adjoiner's Lot Line
- Section & 1/4 Section Line
- Centerline Right of Way
- Centerline Kohler Ditch (See Note 5)
- Approximate Vacated Reservoir Easement (See Note 6)
- Ditch Easement (See Note 5)
- Fence Line
- City of Bellevue Limits
- GIS Tie Line
- Found Aluminum Cap on Iron Pipe
- Found Steel Rod in Monument Well
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar, P.L.S. 16670
- Calculated Point (Nothing Set)

SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found during the boundary retracement of Lot 1 & Lot 2, KMAM Plat, and reconfigure interior lot lines as shown hereon. The boundary shown is based on found monuments and the plat of KMAM Plat, Instrument Number 702962, records of Blaine County, Idaho. Additional documents that were used in the course of this survey include; (All records of Blaine County, Idaho)
 - Young Subdivision, Instrument Number 520587
 - Bend of the River Ranch Subdivision, Instrument Number 531248
 - Friedman Memorial Airport, Instrument Number 160629
 - Tenney-Anderson Subdivision, Instrument Number 285645
 - Stonecove Subdivision, Instrument Number 513333
 - Broadford Highlands Subdivision No. 1, Instrument Number 144273
 - Record of Survey for Frank and Shirley Moore, Instrument Number 442954
 - Chantrelle II Subdivision Phase 1, Instrument Number 387375
 - Chantrelle II Subdivision Phase 2, Instrument Number 393577
2. The distances shown are measured. Refer to the above referenced documents for previous record data.
3. Unless otherwise shown hereon, this survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, ditches, access, utility, and airspace easements, encroachments, wetlands, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations.
4. A Lot Book Guarantee for the subject property has been issued by Old Republic National Title Insurance Company, File Number 1080362K, with a Commitment Date of February 15, 2024. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. Some of the encumbrances and easements listed in the title report are NOT plotted hereon. Review of specific documents is required, if further information is desired.
5. Within the exceptions of the above referenced Lot Book Guarantee, there are two documents that reference an 80' wide ditch easement, being centered on the Kohler Ditch within the subject property. An easement vacation document, Abandonment of a Portion of Kohler Ditch, recorded under Instrument Number 693294, records of Blaine County, Idaho, was recorded to vacate said 80' wide ditch easement within the subject property. One Water Right, Water Right No. 37-885A, still has a right to water delivery from said Kohler Ditch. The Ditch Easement as shown hereon is shown based on a coordinated effort between the owner and the water right holder. After construction of the new ditch to continue the path of water to the sole water right holder, the existing ditch to the southeast of the ditch easement will be removed, based on said owner and water right holder coordination.
6. Within the exceptions of the above referenced Lot Book Guarantee, there are two documents that reference a 100' wide reservoir easement. The language in each document is slightly different, but each reference an easement for a reservoir, being 100' wide, being 50' right and 50' left of the centerline of the ditch, being about 1000 feet in length. The approximate location of the reservoir easement is shown hereon using both documents as reference. An Easement Vacation and Abandonment document has been recorded under Instrument Number 697311, records of Blaine County, Idaho, to vacate and abandon said Reservoir Easement.

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 District Health Dept., EHS

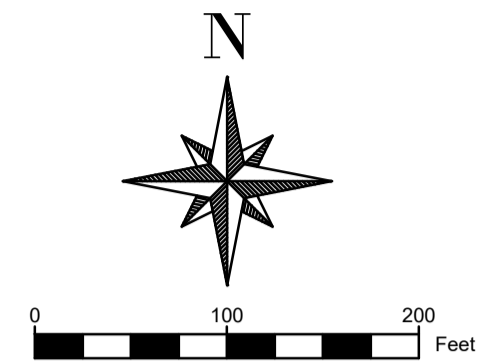


MARK E. PHILLIPS, P.L.S. 16670

LOTS 1A & 2A, BLOCK 1,
KMAM PLAT

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

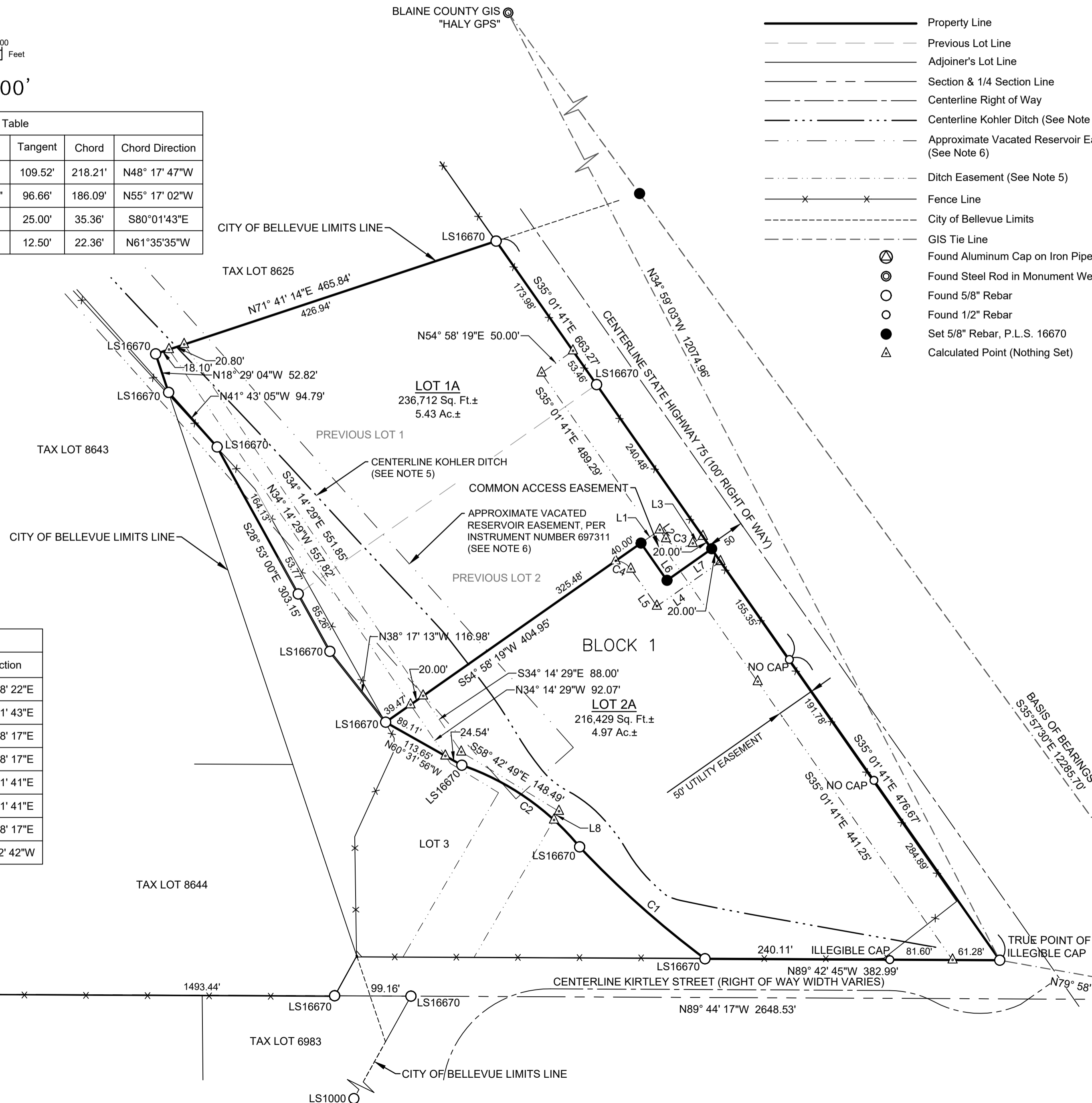
1 OF 2
PROJECT: 2024-09



SCALE: 1" = 100'

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	218.49'	1254.94'	9° 58' 31"	109.52'	218.21'	N48° 17' 47"W
C2	188.45'	343.29'	31° 27' 08"	96.66'	186.09'	N55° 17' 02"W
C3	39.27'	25.00'	90° 00' 00"	25.00'	35.36'	S80° 01' 43"E
C4	23.18'	25.00'	53° 07' 48"	12.50'	22.36'	N61° 35' 35"W

Line Table		
Line #	Length	Direction
L1	30.00	N54° 58' 22"E
L2	13.92	S35° 01' 43"E
L3	16.00	N54° 58' 17"E
L4	101.00	N54° 58' 17"E
L5	58.92	S35° 01' 41"E
L6	58.92	S35° 01' 41"E
L7	71.00	N54° 58' 17"E
L8	12.94	S30° 12' 42"W



LS16670
C1/4
SECTION 26

1493.44'

TAX LOT 6983

LS1000

CITY OF BELLEVUE LIMITS LINE

CENTERLINE KIRTLLEY STREET (RIGHT OF WAY WIDTH VARIES)

N89° 44' 17"W 2648.53'

SECTION 26 SECTION 25

BLAINE COUNTY GIS
"2N18E26E14"

LS3621