

Archived: Thursday, May 28, 2026 5:31:07 PM
From: [Cece Albertson](#)
Mail received time: Wed, 27 May 2026 21:26:51 +0000
Subject: Re: Trout Lane Work

Thanks Brian!

Ryan has more familiarity with permitting through the Army Corps of Engineers. He says that a 404 Joint Stream Alteration Permit-- that satisfies both state stream channel alteration requirements and federal Section 404 of the Clean Water Act requirements-- is required for below the ordinary high water mark and in wetlands. He is cc'ed here if you have more questions. He also says that in the past, WRLT has had to secure a CUP for work in Bellevue's floodplain.

Is it clear that the work took place within the bounds of the flood control district's easement, or did it go beyond that (as some people are stipulating)?

Cece (Osborn) Albertson
Community Planning Director

Wood River Land Trust
119 E Bullion Street
Hailey, ID 83333
Office: 208-788-3947 ext. 120
Cell: 208-727-7320
www.WoodRiverLandTrust.org



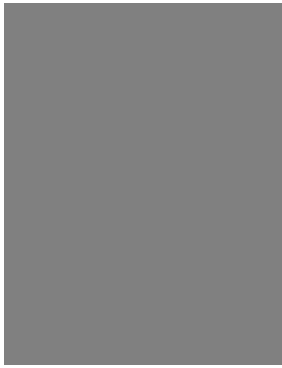
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On Wed, May 27, 2026 at 1:19â€PM Brian Parker <bparker@bellevueidaho.us> wrote:

Here's what I have found thus far. I am still missing a lot of land use related documentation, which will hopefully reveal why the Plat Note #4 language is different in the annexation agreement exhibit vs. the final plat.

I don't know which permits have or have not been issued or are required with other agencies. No permits from the City of Bellevue have been issued to date.

Brian Parker
Community Development Director
City of Bellevue



Office: 208.913.0187
Cell: 208.309.8949
Hours: 7:00-5:30, Monday through Thursday

115 E. Pine Street
PO Box 825
Bellevue, ID 83313

bellevueidaho.gov

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From: Cece Albertson <cece@woodriverlandtrust.org>
Sent: Tuesday, May 26, 2026 20:42
To: Brian Parker <bparker@bellevueidaho.us>
Subject: Fwd: Trout Lane Work

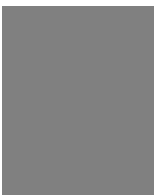
Hi Brian,

I was just debriefing with Tom, he said that the Bramon subdivision was associated with an Annexation Agreement.

And, he said that the work was permitted by the Army Corp of Engineers, is that so? Iâ€™m sorry, I didnâ€™t gather that from our conversation nor the comments tonight.

Cece (Osborn) Albertson
Community Planning Director

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----- Forwarded message -----

From: **Kristin Fletcher** <naturewalker7@gmail.com>

Date: Tue, May 26, 2026 at 8:16â€PM

Subject: Re: Trout Lane Work

To: Cece Albertson <cece@woodriverlandtrust.org>

CC: Chad Stoesz <chad@woodriverlandtrust.org>, Florence Blanchard <fkblanchard@gmail.com>, Tom Blanchard <tjblanchard@svskylan.net>, Kristin Fletcher <naturewalker7@gmail.com>

Hi Cece,

Thanks for this summary. It's pretty technical! But I hope over time it will help guide the process.

I was glad that Lars was at the council meeting tonight as it's always good to put a face to a name to an issue. And I was glad that being a minority voice he did not become defensive. I'm also glad that much of the focus was on how do we keep this from happening again.

I'm also glad that Mark Sindell seems to have his ear and is willing to work with him as we determine what needs to be done regarding restoration and revegetation. And that Lars indicated his interest in conservation and being a good neighbor.

Take care,

Kristin

On Tue, May 26, 2026, 5:15 PM Cece Albertson <cece@woodriverlandtrust.org> wrote:

Thanks Kristin! I spoke with Brian, he's open to a town hall meeting like the City held for Karl Malone. He has not had the chance to dig deep into the docs/background on the authorities associated with the parcels, but intends to. Here is an update re what I looked into and heard from him:

- Brian is going to get back to me about whether the Bramon subdivision was associated with a development or annexation agreement.
- Brian does not give much weight to the plat note. Similarly, I would need to see all the plat notes backed up in language from an entitlement decision or recorded agreement to know whether they are enforceable. Plat notes are simply supposed to act as reflections of entitlements, they are not entitlements themselves.
- The relevant easements (see attached) do not specifically grant permissions for vegetation removal, however they do grant broad authorities to the County and Flood Control District re "stream alteration protection" and "reconstruct and repair river levees and embankments"
 - the County is granted "a perpetual 40-foot right of way and easement for the construction, operation, maintenance, repair, inspection and replacement of stream alteration protection, together with the right of ingress and egress," "right to repair, construct and reconstruct the stream protection" and some degree of immunity from "personal injury or property damage which may result from the construction, repair and operation of said protection"
 - the Flood Control District #9 "a perpetual easement and right of way to reconstruct and repair river levees and embankments and any incidental works" plus the right to access the easement land "with men, machinery, and equipment for the performance of the work for the purposes contemplated"
- Brian said that the prospective landowner, who directed the work, is acting on behalf of the FCD#9 and that FCD#9 is in support of this activity.
 - I haven't had a chance to call John Wright yet.
- Brian is unclear on the limits of the authority of the Flood Control District #9 to supersede local land use regulations.
 - I am looking into this.
 - It's my understanding that they would have to a) designate the prospective landowner as acting on behalf of FCD#9, b) demonstrate that the vegetation removal abides by the terms of their easement rights (in terms of

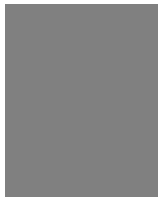
project location and purpose of the activities), and c) tie those activities to the City's permitted exceptions in [Section 12-5-1, General Standards in Chapter 5 Provisions for Flood Hazard Reduction \(which includes riparian protections\)](#), and riparian protections elsewhere, e.g. [Section 11-4-10.D](#).

- Brian said that the prospective landowner is repentant, he is hopeful that he'll agree to revegetation.

I hope you understand that I am just trying to do the diligence so that we can specify exactly where there may have been violations. I am disheartened to see the destruction of important riparian habitat and hopeful that we can find an avenue to mandate native revegetation. We might consider proposing an official permit process for vegetation removal, so that the City can better regulate such activities.

Cece (Osborn) Albertson
Community Planning Director

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On Tue, May 26, 2026 at 3:44â€ PM Kristin Fletcher <naturewalker7@gmail.com> wrote:

Hi Cece,

The mayor is aware of our basic concerns because I cc'd her in an email to Brian which is part of the string below. You are correct that our only opportunity to comment is during the public comment for items not on the agenda. So I think we'll have 3 minutes. Last I knew the outcome Florence was hoping for was to ask the mayor and Council to hold a special meeting to hear communities concerns about the issue like they did with the Karl Malone issue.

On Tue, May 26, 2026, 2:14 PM Cece Albertson <cece@woodriverlandtrust.org> wrote:

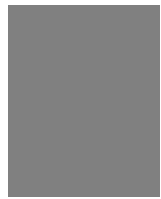
Sounds good. And, I'd just like to confirm-- did anyone request a meeting with the Mayor about this?

I'm not seeing a relevant agenda item to this item, so I assume that you all are planning on commenting during the public comment section. If the Mayor hasn't heard about this issue yet she might prefer an opportunity to learn about the land use authorities and restrictions, plus documentation of what happened and the habitat value in a less public and more open forum where there can be back and forth. She may also need time to learn how the City can act on our concerns, e.g. if/how they can demand revegetation.

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On Tue, May 26, 2026 at 1:58â€PM Kristin Fletcher <naturewalker7@gmail.com> wrote:

Cece,

All I'm aware of is Florence's comment about Plat Note #4 which is further down in this email string. Also Brian's reference to city code in one of the earliest of this email string. Tom Blanchard is a wealth of knowledge about this sort of thing in Bellevue.

I'll comment on a quick survey I did last night of plant species just immediately north of the Trout Lane controversy. It's a remarkably healthy riparian ecosystem. I'll also talk briefly about the nearly 40 species of birds who are in the process of nesting in or near the property.

Take care,
Kristin

On Tue, May 26, 2026, 1:46 PM Cece Albertson <cece@woodriverlandtrust.org> wrote:

Hi all,

I am trying to track down copies of the easements referenced on the plat, plus any other entitlement decisions and docs related to the creation of the subdivision. I'll let you know if I learn of any authorities or permissions that contradict the plat notes protecting the floodplain and would allow for vegetation removal. I want to be clear that we certainly understand that such removal in the floodplain and riparian setback should not-- and very well might not-- be permitted. However, I think knowing the extent of different authorities will be helpful for tonight.

Please don't hesitate to call me or forward any docs, including photos, that might help me get caught up to speed.

See you later today,

Cece (Osborn) Albertson
Community Planning Director

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On Tue, May 26, 2026 at 1:21â€PM Chad Stoesz <chad@woodriverlandtrust.org> wrote:
Hi Florence and Kristin,

I wanted to let you know that Cece Albertson, our Community Development Director copied on this email, is planning to attend the meeting this evening. She will be spending some time this afternoon gathering information to understand the situation to hopefully be able to provide some productive comments from the Land Trust.

- Chad

On Fri, May 22, 2026 at 10:30â€PM Florence Blanchard <fkblanchard@gmail.com> wrote:
Brian,

I completely agree with Kristin. Also Plat Note #4 of the Bramon subdivision says specifically: "The area within the floodplain shall not be disturbed and will remain in a natural condition. No more than 1/2 acre of each lot will be disturbed and used for residential construction and landscaping."

The City of Bellevue was a signatory to this Plat. They are legally required to enforce it. They cannot give out special permits or exceptions.

fb

Sent from my iPad

On May 22, 2026, at 9:45â€PM, Kristin Fletcher <naturewalker7@gmail.com> wrote:

ï»¿

Brian,

I disagree that all of the dozens of cottonwoods in a robust riparian area represented a hazard. Show me that inventory. There are certified arborist who think that any standing cottonwood should be removed as a so-called hazard, ignoring the role they play in a healthy ecosystem and their importance for breeding birds who are nesting right now. I disagree with that assessment.

This doesn't explain why the line of maybe 20 6-8 inch diameter trees immediately adjacent to the river were clear cut. Explain that action to me.

I also don't understand why the land within the 100-ft riparian setback was removed of all understory species. These are shrubs like willows, red osier dogwood and chokecherries which grow maybe 5, maybe 6 ft tall. Certainly they don't present a hazard, do they? Please explain that action to me.

The city of Bellevue has a lot of explaining to do to justify why this devastation occurred in the first place... and continues to happen.

Kristin Fletcher

On Fri, May 22, 2026, 7:29 PM Brian Parker <bparker@bellevueidaho.us> wrote:

All,

Thank you for your concern regarding the Big Wood River. Here is the current status of activities:

- No stop work order has been issued to date.
- While some grading and riparian clearing occurred prior to the issuance of a permit, I have been in communication with the property owner and advising on allowable activities since then.
- [Bellevue City Code Section 12-5-1\(A\)\(4\)](#) allows for the removal of hazardous trees once a certified arborist has verified that removal needs to occur to abate the hazardous condition, which the property owner has provided. I connected the property owner with the Bellevue Fire Department so that they could utilize this opportunity for chainsaw training.
- The owner has been removing branches and debris related to the prior brush and tree work. No additional grading or site work beyond that point should occur until I have authorized it.

I would be happy to answer any additional questions next week once I am back in the office. You may schedule a meeting with me here: [Book time with Brian Parker](#)

Thank you,

<image.png>

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Brian Parker

Community Development Director
City of Bellevue

Office: 208.913.0187

Cell: 208.309.8949

Hours: 7:00-5:30, Monday through
Thursday

[115 E. Pine Street](#)

PO Box 825

Bellevue, ID 83313

bellevueidaho.gov

<image.png> [Book time to meet with me](#)

<image.png>

<image.png>

Archived: Thursday, May 28, 2026 5:31:09 PM

From: [Tony Evans](#)

Mail received time: Wed, 27 May 2026 20:01:09 +0000

Subject: Trout Lane Work questions

All,

Thank you for your concern regarding the Big Wood River. Here is the current status of activities:

- No stop work order has been issued to date.
- While **some grading and riparian clearing occurred prior to the issuance of a permit**, I have been in communication with the property owner and advising on allowable activities since then.
 - **[What type of permit was approved?]**
- **Bellevue City Code Section 12-5-1(A)(4)** allows for the **removal of hazardous trees** once a certified arborist has verified that removal needs to occur to abate the hazardous condition, which the property owner has provided.
 - **[How many trees and for what purpose?]**
- I connected the property owner with the Bellevue Fire Department so that they could utilize this opportunity for chainsaw training.
 - **[were BFD fire vehicles used?]**
- The owner has been removing branches and debris related to the prior brush and tree work. **No additional grading or site work beyond that point should occur until I have authorized it.**
 - **[was the grading you knew about in violation of plat notes 2 or 4, and was there a floodplain alteration permit approved or applied for?]**
 - **[was a floodplain alteration permit application submitted?]**

Thanks,

Tony

[Tony Tekaroniaka Evans](#)

Idaho Mountain Express

<https://www.mtexpress.com/>

office: 208 726-8060

cell: 208 720-4821

From: Brian Parker <barker@bellevueidaho.us>

Sent: Friday, May 22, 2026 7:29 PM

Subject: Trout Lane Work

All,

Thank you for your concern regarding the Big Wood River. Here is the current status of activities:

- No stop work order has been issued to date.
- While some grading and riparian clearing occurred prior to the issuance of a permit, I have been in communication with the property owner and advising on allowable activities since then.
- **Bellevue City Code Section 12-5-1(A)(4)** allows for the removal of hazardous trees once a certified arborist has verified that removal needs to occur to abate the hazardous condition, which the property owner has provided. I connected the

- property owner with the Bellevue Fire Department so that they could utilize this opportunity for chainsaw training.
- The owner has been removing branches and debris related to the prior brush and tree work. No additional grading or site work beyond that point should occur until I have authorized it.

I would be happy to answer any additional questions next week once I am back in the office. You may schedule a meeting with me here: [Book time with Brian Parker](#)

Thank you,



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Brian Parker

Community Development Director
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bellevueidaho.gov



[Book time to meet with me](#)

Archived: Thursday, May 28, 2026 5:31:11 PM

From: [Tony Evans](#)

Mail received time: Wed, 27 May 2026 16:32:28 +0000

Subject: Trout Lane questions

Hi Brian,

In following up from last night and our quick chat on the porch after the city council meeting:

â€¢,â€¢,â€¢,â€¢,What permit was "missed", as you said last night? Flood Plain development permit ?

â€¢,â€¢,â€¢,â€¢,What work would not have transpired on Lars' property had the plat note #4 been recognized?

â€¢,â€¢,â€¢,â€¢,What steps could be taken moving forward? Remediation?

Also, there is work ongoing with tree removals on Lars' property to the north in the woods for his "horse property."
Is this of any concern to the city with regard to flood plain issues?

Thanks,
Tony

[Tony Tekaroniake Evans](#)

Idaho Mountain Express

<https://www.mtexpress.com/>

office: 208 726-8060

cell: 208 720-4821

Archived: Thursday, May 28, 2026 5:31:12 PM
From: [Lars Knudsen](#)
Mail received time: Wed, 27 May 2026 16:26:40 +0000
Subject: Re: Applications

Carlos thank you for redirecting your energy in getting the permit

Sincerely,

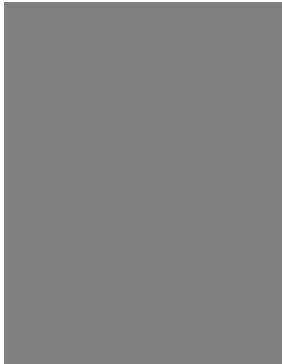
Lars
([REDACTED])

From: Carter Bullock <cbullock@bellevueidaho.us>
Sent: Wednesday, May 27, 2026 7:32 AM
To: Lars Knudsen [REDACTED] >
Cc: Brian Parker <bparker@bellevueidaho.us>
Subject: RE: Applications

Hi Lars,

I have been made aware that you may also be re-roofing the structure at 100 Trout Ln. All roofing projects require a roof permit. To avoid any code enforcement, please apply for and obtain a permit before continuing this work. You can apply here: <https://app.civireview.com/application/6986295965e1848ff193ef47>. Thanks so much.

Best,



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Carter Bullock
Planner ? Community Development
City of Bellevue

Phone: (208) 309-6110
Hours: 7:00-5:30, Monday through
Thursday

115 E. Pine Street
PO Box 825
Bellevue, ID 83313

bellevueidaho.gov

From: Lars Knudsen < [REDACTED] >
Sent: Tuesday, May 26, 2026 6:42 PM
To: Brian Parker <bparker@bellevueidaho.us>
Cc: freestone.idaho@gmail.com; Carter Bullock <cbullock@bellevueidaho.us>
Subject: Re: Applications

Thank you. I will work with Kristina to re-enter those online.

Sincerely,

Lars
[REDACTED]

From: Lars Knudsen <[REDACTED]>
Sent: Tuesday, May 26, 2026 6:38:46 PM
To: Brian Parker <bparker@bellevueidaho.us>
Cc: [REDACTED]; Carter Bullock <cbullock@bellevueidaho.us>
Subject: Re: Applications

Thank you for the response.

Thank you for your participation today I know with some time and effort this will pass and things will get done in an effective and timely manner.

I do have a question in regards to the temporary fence. Can you call when you have time?

Sincerely,

Lars
[REDACTED]

From: Brian Parker <bparker@bellevueidaho.us>
Sent: Tuesday, May 26, 2026 6:35:19 PM
To: [REDACTED]
Cc: [REDACTED]; Carter Bullock <cbullock@bellevueidaho.us>
Subject: Applications

Lars,

Thanks for submitting all of the applications. We have moved from the paper forms to an online application portal. I'll put all of the correct links directly in this email, but go to <https://bellevueidaho.gov/city-forms/> if you need anything else.

You'll need a [floodplain development permit](#) for any "development activity" (defined in Bellevue City Code Section 12-2-1 as "Any activity defined as development which will necessitate a Floodplain Development Permit; such as: the construction of buildings, structures, or accessory structures; additions or substantial improvements to existing structures; bulkheads, retaining walls, piers, and pools; the placement of mobile homes; or the deposition or extraction of materials; the construction or elevation of dikes, berms and levees." This includes grading work for the driveway, clearing future pad sites, or any other dirt-moving work. I would recommend against clearing the pad site until you are fully ready to move forward with building.

The fences (both temporary and permanent) will require both a [floodplain development permit](#) and a [fence permit](#). All fencing will need to be compliant with [Bellevue City Code Section 12-5-2\(J\)\(1\)](#), meaning that it is either sufficiently "pass-through-able" so as to not collect debris, or constructed as an automatic break-away in the event of a flood.

Please let me know if you have any additional questions. Please do not commence any additional work until permits have been issued.

Thank you,

|



Brian Parker

Community Development Director
City of Bellevue

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Cell: 208.309.8949

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Archived: Thursday, May 28, 2026 5:31:14 PM

From: [Lars Knudsen](#)

Mail received time: Wed, 27 May 2026 16:02:32 +0000

Subject: Roof memo

Attachments:

[Memo_to_Carter_Roof_Repair_Permit.pdf](#) 

Yours,

Lars


Archived: Thursday, May 28, 2026 5:31:15 PM

From: [Mark Sindell](#)

Mail received time: Tue, 26 May 2026 21:25:55 +0000

Subject: FW: Trout Lane Property - Outline for Meeting Tonight

See below, let me know if this is ok for tonight!

Mark Sindell ASLA, LEED AP BD+C, LFA
Principal

o + [REDACTED]

From: Mark Sindell

Sent: Tuesday, May 26, 2026 3:25 PM

To: Lars Knudsen <[REDACTED]>; [REDACTED]

Subject: Trout Lane Property - Outline for Meeting Tonight

See Agenda below. I believe my neighbor and Parks Committee Chair Kristen requested some time during item for some discussion. Meeting starts at 5:30pm, our portion will start likely between 5:35 and 5:40, so don't be late or you will miss it! Suggesting we do the following:

- 5 minute introduction to the project
 - Lars (or Mark if you would rather I represent you)
 - The Problem Statement (1 minute)
 - The flood control levee which the trail essentially sits on top of hasn't been maintained since 2017 due to lack of funding, and per Corps of Engineers requirements to maintain certification needs to be tended to immediately by the property owner.
 - The edge of the developed portion of the lot along the back of the trail needs years of deadfall, grass clippings and invasive plants removed,
 - The Plan (2 minutes)
 - Complete Phase 1 maintenance of the levee (river side of trail): Tree removal over 2" caliper on the river side of the levee/path. Phase 2: establish a stable bank (6 months to 1 year out), with restoration as allowed by the Corps.
 - Restoration of riparian habitat along the river edge, with Project Bigwood Input/Leadership
 - Restoration of habitat along the lot side of the trail, by the Property Owner with Mark Sindell/GGLO Input/Leadership
 - Construction of improvements within the lot
 - Amanda (2 minutes)
 - How Project Bigwood will engage
 - Basic recommendations
- Public Comment, Q&A (likely 6-8 people will take 3 minutes to talk)

Let's run this all by Brian ahead of time to confirm we can take the time, or if this needs to be a separate Agenda item for a future Council Meeting (probably a good idea to do so anyway).

LMK your thoughts.



AGENDA

AGENDA
Agendas May Be Amended

JOIN TEAMS MEETING:

<https://teams.microsoft.com/meet/226840493261123?p=uKw1nA0S5CGaD4p959>

MEETING ID: 226 840 493 261 123

PASSCODE: nz96f8Ph

PLEASE MUTE YOUR CALL: PLEASE TURN OFF ALL CELL PHONES EXCEPT FOR EMERGENCY PERSONNEL.

CALL TO ORDER

ROLL CALL

1. **NOTICE OF AGENDA COMPLIANCE (PER IDAHO CODE §74-204): 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, and on the City's website on May 21, 2026. Suggested Motion: Move that the notice for the May 26, 2026, meeting was completed in accordance with Idaho Code, Section §74-204.
2. **CALL FOR CONFLICT (AS OUTLINED IN IDAHO CODE §74-404): ACTION ITEM**
3. **MAYOR AND COUNCIL REPORT**
4. **PUBLIC COMMENT: FOR ITEMS OF CONCERN NOT ON THE AGENDA – (COMMENTS ARE LIMITED TO 3-5 MINUTES)**
5. **CONSENT AGENDA: ACTION ITEMS**
 - a. Approval of Minutes: April 13 Regular Meeting Minutes: Amy Phelps, City Clerk
 - b. Approval of Claims: May 23 through May 26, 2026: Shelly Shoemaker, Treasurer
 - c. Treasurer's Report: Through April 2026: Shelly Shoemaker, Treasurer
6. **NEW BUSINESS**
 - a. Consideration of Resolution No. 26-16 authorizing the destruction of certain Semi-Permanent City records pursuant to Idaho Code 50-907: Amy Phelps, City Clerk | **ACTION ITEM**
 - b. Consideration of a Fee Waiver Application for a Memorial Park Reservation submitted on May 12, 2026 for the Hunger Coalition Bloom Truck at Memorial Park on Mondays and Wednesdays 1:00-2:00pm

for the Hunger Coalition Bloom Truck at Memorial Park on Mondays and Wednesdays 1:00-2:00pm

Mark Sindell ASLA, LEED AP BD+C, LFA
Principal

o [REDACTED]

GGLO
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WWW.GGLO.COM

Archived: Thursday, May 28, 2026 5:31:18 PM

From: [Cece Albertson](#)

Mail received time: Tue, 26 May 2026 16:32:32 -0600

Subject: Fwd: Scan from WRLT

Attachments:

[\[Untitled\].pdf](#) 

See attached for records of the easements between the landowners and the Flood Control District (Inst #279376), County (Inst #278201) and (past) Assemblies of God Inc. (Inst #278200).

Cece (Osborn) Albertson
Community Planning Director

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From: Scans <[\[REDACTED\]](#)>

Date: Tue, May 26, 2026 at 4:16 PM

Subject: Scan from WRLT

To: Cece <cece@woodriverlandtrust.org>

Archived: Thursday, May 28, 2026 5:31:22 PM
 From: [Lars Knudsen](#)
 Mail received time: Tue, 26 May 2026 12:59:47 +0000
 Subject: Better attachment for restoration

Attachment — Before / After Native Riparian Restoration Planting

100 & 200 Trout Lane · Bellevue, Idaho · Big Wood River corridor

Before & After — Native Riparian Restoration Planting
 100 & 200 Trout Lane · Bellevue, Idaho · Big Wood River corridor

BEFORE — Unhealthy & Toxic Bio-Sphere

- **Cheatgrass** (*Bromus tectorum*) — Idaho's most aggressive fire-cycle invader; cues early and carries wildfire.
- **Leafy Spurge** (*Euphorbia esula*) — ISDA Containment List; toxic to livestock, displaces native vegetation.
- **Spotted Knapweed** (*Centaurea stoebe*) — ISDA Containment List; suppresses native plants through soil allelopathy.
- **Canada Thistle** (*Cirsium arvense*) — ISDA Containment List; spreads aggressively through riparian corridors.
- **Decades of Matted Grass Clippings** — actively steaming when uncovered; spontaneous-combustion fire hazard (same mechanism that ignites haystacks).
- **Hazardous & Dying Trees** — identified by licensed arborist in three zones; one already fell onto an RV behind the property.

Removed per ISDA noxious weed / invasive species guidance

BEFORE



Current site — Invasive cleared, remaining trees removed, soil repair

AFTER



Proposed planting — native grasses, willows, wildflowers, shrubs

Native Grasses	Willows & Streambank Trees	Native Wildflowers	Native Shrubs
• Bluebunch Wheatgrass	• Coyote Willow	• Purple Lupine	• Woods' Rose
• Idaho Fescue	• Booth Willow	• Arrowleaf Balsamorhiz	• Golden Currant
• Bromat Mountain Brome	• Geyer Willow	• Indian Paintbrush	• Common Snowberry
• Pryor Slender Wheatgrass	• Yellow Willow	• Blue Penstemon	• Chokeberry
• Sherman Big Bluegrass	• Pacific Willow	• White Yarrow	• Mountain Big Sagebrush
• Soda Streambank Wheatgrass	• Red-stem Dogwood	• Yellow Monkshflower	• Rubber Rabbitbrush
• Great Basin Wildrye	• Water Birch	• Native Asters & Daisies	• Oregon Grape
• Sheep Fescue	• Thinleaf Alder	• Showy Fleabane	• Serviceberry

Invasive species removed per Idaho State Department of Agriculture (ISDA) noxious weed program. Native replacements aligned with NRCS Idaho riparian planting guidance for soil stabilization, pollinator habitat, and fish-friendly river.

Source: Applicant's restoration plan — invasives removed per ISDA noxious weed / invasive species guidance; natives selected per NRCS Idaho riparian planting guidance.

I would propose working with which ever source the City would approve for overseeing the restoration process. I've had dialogue with a couple sources. My goal is to restore any disrupted areas with diverse native plants. I would also be willing to invest additional funds for the removal of toxic and invasive non-native plants to better the ecosystem.

Sincerely,

Lars



Archived: Thursday, May 28, 2026 5:31:26 PM

From: [Lars Knudsen](#)

Mail received time: Tue, 26 May 2026 12:53:40 +0000

Subject: Permit for Building envelope excavation

Attachments:

[2026-05-26 06-52.pdf](#);

Yours,

Lars


Archived: Thursday, May 28, 2026 5:31:29 PM

From: [Lars Knudsen](#)

Mail received time: Tue, 26 May 2026 12:49:58 +0000

Subject: Permit to add to driveway for Required access for fire department

Attachments:

[2026-05-26 06-48.pdf](#);

Yours,

Lars


Archived: Thursday, May 28, 2026 5:31:33 PM

From: [Lars Knudsen](#)

Mail received time: Tue, 26 May 2026 12:47:46 +0000

Subject: Permanent fence permit application

Attachments:

[2026-05-26 06-45.pdf](#);

Yours,

Lars


Archived: Thursday, May 28, 2026 5:31:37 PM

From: [Lars Knudsen](#)

Mail received time: Tue, 26 May 2026 12:52:02 +0000

Subject: Permit for Native plant restoration

Attachments:

[2026-05-26 06-50.pdf](#);

Yours,

Lars


Archived: Thursday, May 28, 2026 5:31:39 PM

From: [Lars Knudsen](#)

Mail received time: Tue, 26 May 2026 05:14:24 +0000

Subject: Excavation permit

Attachments:

[2026-05-25 17-20.pdf](#);

Sincerely,

Lars



Archived: Thursday, May 28, 2026 5:31:40 PM

From: [Lars Knudsen](#)

Mail received time: Tue, 26 May 2026 05:09:53 +0000

Subject: Letter outlining intent and applications process

Dear Brian and Carter,

First, I want to apologize for any miscommunication or actions that may have caused additional work, concern, or attention on your part. I understand you are in a position balancing concerns from neighbors, public safety responsibilities, and interests from the property owner, and I truly appreciate your professionalism and patience throughout this process.

It was my understanding that I had the Ok to rough out the general area of the future building envelope, the fence line, and remove hazardous trees on the property. In that regard, I also want to acknowledge the Fire Department, who did an excellent job removing some of the identified hazardous trees, including several that were directly impacting the driveway access path. Some of those trees were clearly unstable and could be pushed over with minimal force, so I am grateful some of those immediate hazards were addressed before someone was injured or property was damaged.

If I misunderstood the scope of what was authorized I apologize. As I said when we met I want to work in a clean and compliant manner collaboratively moving forward to ensure the City and we are in alignment.

At this point, my immediate priority is safety. specifically a safe emergency access to the property and mitigation of hazardous conditions. Accordingly, I respectfully request immediate authorization for the following:

1. The widening and stabilization of the driveway in accordance with the Fire Department's required emergency access standards.
2. Installation of a *temporary* perimeter construction fence to secure the property and protect both people and animals.
3. Complete the removal of arborists identified dangerous and hazardous trees that pose risks to the street, neighboring properties, utilities, or emergency access routes.
4. Removal of any remaining invasive and hazardous vegetation, including accumulated lawn clipping debris and other combustible organic material that has built up over many years. (Done in accordance with State of Idaho - Idaho Invasive Species Council (IISC))

Regarding the vegetation issue, while I was out of town, Sluder Construction contacted me with an immediate concern that portions of the piled organic debris (years laundry) were actively steaming and presented a spontaneous combustion fire risk. Based on those concerns, material believed to pose an immediate fire danger was removed.

The temporary fencing issue is especially urgent for me. We have experienced repeated trespassing, removal of survey stakes, and several direct threats and confrontations. You received a letter from Sluder outlining their experiences. In addition, we will have multiple dogs on the property, and fencing is vital to protect all concerned.

I have submitted four applications intended to address these immediate issues.

- Temporary perimeter fencing for safety and security.
- Driveway widening and stabilization for emergency vehicle access.
- Hazardous tree removal for public and property safety.
- Vegetation and invasive species mitigation to reduce fire risk and restore the natural biosphere.

Once these immediate safety matters are resolved, I would greatly appreciate the opportunity to meet with you and discuss the broader long-term vision for the property.

Initial applications for our fencing and initializing excavation have also been sent in.

I genuinely believe that once the City and neighbors better understand the intended outcome, there will be support and enthusiasm for the project.

My goal is to be both a responsible property owner and a conservation-minded steward of the land. My understanding is There is vegetation currently on the property that consists of invasive and unhealthy plant growth that is suppressing the natural ecosystem and increasing fire risk. I hope to work cooperatively with the State Agriculture Department, the City, neighbors, and other interested parties to responsibly identify and remove invasive species while restoring healthy native habitat throughout the property and along pathways. You can see the pictures of Some of the proposals.

As that restoration process progresses, I would ultimately like to begin planning for the long-term building envelope and eventual homes on the property in a careful, compliant, and community-conscious manner.

I know this process has not started the way any of us would have preferred, and I sincerely appreciate your understanding and continued support. I am fully committed to correcting any misunderstandings, improving communication, and working constructively with the City and surrounding community moving forward.

Thank you again for your time, professionalism, and consideration.

Sincerely,

Lars Knudsen

Sincerely,

Lars



Archived: Thursday, May 28, 2026 5:31:42 PM

From: [Lars Knudsen](#)

Mail received time: Sun, 24 May 2026 13:10:59 +0000

Subject: Trespassing and endangering individuals

Attachments:

[Letter to homeowner.pdf](#) 

Brian,

To keep you informed, while I have been out of town Sluder construction had some incidents occur. As he had discontinued excavation. His operator was assisting the Fireman and their training exercise and consolidating already downed trees and bushes in a central location for later safe removal. (To confirm as requested, as far as I know no additional excavation work was occurring.)

His operator had a group of individuals that were clearly trespassing in the middle of the building envelope standing in a circle around his equipment, not allowing him to work as well as putting themselves and others in danger.

Along with this, surveyors stakes have been removed. The Marshal was called but the perpetrators had left by the time he arrived. As you can imagine Chad was upset. More importantly the operator could have easily accidentally hurt someone.

Attached is his letter sent to the marshal.

With this occurring installation of a fence has a heightened priority. I will follow up with Christine and make sure our permit is timely applied.

Overall a *majority* of individuals have been welcoming, friendly and supportive. I'm sorry this is occurring, but I understand sometimes a small number of individuals need attention. I hope to open good dialogue, create awareness, understanding and collaboration.

See you on Tuesday. Hope you have a great Memorial Day weekend.

Sincerely,

Lars


Archived: Thursday, May 28, 2026 5:31:44 PM

From: [Tony Evans](#)

Mail received time: Fri, 22 May 2026 20:49:59 +0000

Subject: Trout Lane work closure ?

Hi Christina and Brian,

I'm told that a cease work order was placed on a development at Trout Lane where some trees are being removed. Can you let me know if this is true and what the reason would be?

Thanks,

Tony

[Tony Tekaroniake Evans](#)

Idaho Mountain Express

<https://www.mtexpress.com/>

office: 208 726-8060

cell: 208 720-4821

Archived: Thursday, May 28, 2026 5:31:45 PM

From: [Kristin Fletcher](#)

Mail received time: Fri, 22 May 2026 12:48:04 -0600

Subject: Trout Lane

Hi Brian and Christina,

I'm very concerned about the appalling destruction of old growth riparian forest north of the Broadford Bridge.

I understand the City issued a stop work order yesterday, Friday, May 21. Yet, when I walked my dog along the trail at 7 PM last night, I observed heavy equipment ripping additional vegetation out of the ground. I noted that heavy equipment had very recently travelled on top of the dike for a considerable distance. I also noted that more trees had been cut down right at the water's edge than I saw on Tuesday afternoon. I have an 8 minute, continuous video taken as I walked along the dike for the length of the property in question which documents my statement and includes a segment of heavy equipment operating. I'm happy to share this video with you.

Birds are nesting now and their habitat is being destroyed. I understand from Evan Stelma that Lars, the man instigating this work, does not actually own the land yet; the sale is still pending. Trees that protect the river bank and stabilize the soil are being ripped out of the ground.

Please do something immediately to stop this destruction!

Kristin Fletcher

Archived: Thursday, May 28, 2026 5:31:46 PM

From: [Lars Knudsen](#)

Mail received time: Fri, 22 May 2026 14:02:12 +0000

Subject: Notice_of_Invasive_Plant_and_Weed_Mitigation_and_Native_=?Windows-1252?Q?Revegetation_Efforts_=?96_100_&_200_Trout_Lane?=

Dear Brian and Carter , City of Bellevue Permitting Department,

We wanted to keep the City informed regarding ongoing site preparation and vegetation management activities occurring at the properties located at 100 and 200 Trout Lane in Bellevue, Idaho.

As part of our preparations for widening the driveway (as requested by the fire department) for emergency vehicle and Fire Department access, along with installation of a permitted fence, we have identified a substantial presence of invasive and noxious plant species throughout portions of the property. In connection with this effort, we contacted the Blaine County Noxious Weed Department and the Cooperative Weed Management Area (CWMA) regarding proper identification, mitigation, and long-term restoration planning.

The invasive species being identified include several problematic plants common to the Wood River Valley and Blaine County region, including:

- Canada thistle
- Scotch thistle
- Spotted knapweed
- Diffuse knapweed
- Cheatgrass

In addition, independent of this, the adjacent property is in process of having required levy maintenance and overgrowth management by the Flood Control District consistent with flood control requirements and maintenance guidance provided by the U.S. Army Corps of Engineers.

We are cooperating and complying with the Flood Control District and applicable Corps guidance related to vegetation management, access, and flood conveyance maintenance within the affected corridor areas.

Our objective is to remove invasive and damaging plant species while improving long-term ecological stability, wildfire mitigation, flood control function, and habitat restoration using state recommended native plants. We intend to work with state and local resources (Blaine County Noxious Weed Department, CWMA) regarding reseeding and revegetation using the above approved and regionally appropriate native plant species.

The proposed replacement vegetation includes a combination of native grasses, shrubs, and pollinator-supporting species suitable for the Bellevue and Blaine County ecosystem, including:

- Bluebunch wheatgrass
- Idaho fescue
- Basin wildrye

- Rubber rabbitbrush
- Lewis flax
- Rocky Mountain penstemon
- Yarrow

These efforts are intended to improve overall site safety, reduce wildfire fuel loads, stabilize soils, support floodplain management objectives, and restore healthy native vegetation consistent with state-supported restoration practices.

I'm excited to be part of improving and enhancing the city's beautiful ecosystem.

At this time, we simply wanted to provide the City with notice of these coordinated vegetation management and restoration efforts as they relate to the broader permitted improvements underway on the property.

I am certainly learning a lot. There are many interesting, important and overlapping issues. Brian and Carter thank you for your support and service.

Also, although we have had a burn permit, we wanted to respect the value of your and other City employees' time. The outcome of having you, the fire department and Marshal having your day constantly interrupted by neighbors wasn't worth the cost savings. Again just wanted you to know.

Have a great day.

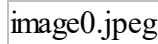

Sincerely,

Lars Knudsen and Lise Shdo
100 & 200 Trout Lane
Bellevue, Idaho



Archived: Thursday, May 28, 2026 5:31:49 PM
From: [Freestone Consulting](#)
Mail received time: Fri, 22 May 2026 03:47:32 +0000
Subject: Re: tree removal and pruning100 and 200 trout lane

Ok great, thanks for your quick response. To clarify, the trees removed along the driveway will be those necessary to wide. It to the 20â€™™ minimum access for fire apparatus. In that case, mist the root ball be left?

Thanks,

Kristine Spangenberger
Freestone Consulting

On May 21, 2026, at 5:30â€™™ PM, Brian Parker <bparker@bellevueidaho.us> wrote:

ï»¿
Yes. If they are within the 100' riparian setback, the root ball must be retained. Any "construction activity" (grading, ground clearing, etc.) requires a [floodplain development permit](#). I'll give the remaining questions in your first email a more thorough look next week.

Please let me know when tree removal will be occurring so that I can work on communicating with the trail users.

<image.png>

**Learn More About the
Bellevue Comprehensive Plan
Update**

Get Involved!

Brian Parker

Community Development Director
City of Bellevue

Office: 208.913.0187

Cell: 208.309.8949

Hours: 7:00-5:30, Monday through
Thursday

115 E. Pine Street
PO Box 825
Bellevue, ID 83313

bellevueidaho.gov

[<image.png>](#) [Book time to meet with me](#)

From: Kristine Spangenberger <[REDACTED]>
Sent: Thursday, May 21, 2026 9:36
To: Brian Parker <bparker@bellevueidaho.us>
Subject: Re: tree removal and pruning100 and 200 trout lane

Good morning, Brian,

Rob Beck came out on site yesterday and had a good visit with Lars. I guess he is much more affordable compared to Alpine Tree Service for the removal work.

Lars indicated that he has asked Robb to remove trees along the driveway and at the entrance gate (entirely on private property) in the coming days. Are you good with that?

I'll send a few photos separately.

Thanks,

Kristine Spangenberg
Freestone Consulting

From: Kristine Spangenberg <[REDACTED]>
Sent: Wednesday, May 20, 2026 11:26 AM
To: Brian Parker <barker@bellevueidaho.us>
Subject: Fw: tree removal and pruning100 and 200 trout lane

Hi Brian,

Here is the write up from Carl with Alpine Trees and the associated map.

Please let me know if we may have city approval to remove the flagged trees outlined below and included in the attached map. Happy to walk the site with you if you have any questions.

Thanks,

Kristine Spangenberg
Freestone Consulting

From: Carl Hjelm [REDACTED]
Sent: Monday, May 18, 2026 2:51 PM
To: [REDACTED]
Subject: tree removal and pruning100 and 200 trout lane

Good afternoon Lars,

I've been able to spend a significant amount of time on the property over the past ten days and have developed a set of recommendations regarding tree removal and pruning. The work falls into four categories:

1. Highest Priority — Hazardous Trees I have identified **15 trees**, mostly Cottonwoods, that present a hazard to nearby residences.

- **10 trees** pose a direct threat to the campers and mobile homes east of **100 Trout Lane**.
- **2 Cottonwoods and 3 Aspen** are close to the residence on the property.

I recommend removal of all of these trees as soon as practical. We will need access to the trailer park to reach the trees along that property line, and Iâ€™d ask that you coordinate that access. As always, these are the trees most likely to fail, but this does not imply that all remaining trees are risk-free.

2. Dead and Dying Trees I have tagged **27 dead or declining trees** for removal. These trees overhang the common easement or the driveway. While they do not meet the arborist definition of "hazardous," removal is still recommended due to their condition and location.

3. Deadwooding Several trees have been marked with **lime—glo green ribbon**. These trees have significant deadwood accumulation in the crown, but full removal is not warranted. Deadwooding will materially improve their safety.

4. Optional Removals A small number of trees have been tagged with **yellow ribbon** (some with both yellow and green). These trees can be deadwooded now, but removal is a reasonable long-term option. Many will likely need to be removed within the next 10-15 years. Some of these can be addressed as the northern lot is cleared and prepared for future building.

Coordination With Sluder Construction Iâ€™ve been in contact with Chad Sluder, though we have not yet developed a plan for the northern lot (200). He has asked that we address the trees closest to the house. His crew has already removed a few dead trees southwest of the residence, which we appreciate.

Please see the attached rough map showing the trees recommended for removal. I will develop pricing for each portion of the work this week.

Thanks, Carl



Carl Hjelm

ISA Certified Arborist | ASCA



Alpine Tree Service | www.alpinetreeservice.net

[21 Mercure Lane, Hailey, ID 83333](https://www.alpinetreeservice.net/21-Mercure-Lane-Hailey-ID-83333)

O: A solid black rectangular box used to redact a phone number.



Archived: Thursday, May 28, 2026 5:31:52 PM

From: [Lars Knudsen](#)

Mail received time: Fri, 22 May 2026 02:28:38 +0000

Subject: Re: Fence permits

Good morning, Brian and Carter:

We are in process of getting you the permit applications for the fencing and the view deck. Thank you for suggesting we work with Fire Department for training. They came out today and will be taking a few of the arborist identified trees out to help us create room for the wider driveway requested by the Fire Department.

As I was informed, we needed to widen the driveway for the Fire Department to have access. Is this something we need to permit for even though it was requested by the Fire Department? If so, we will add that to our application process. If we do not Please let us know.

In the meantime, we've sent you the identified trees that the Arborist recommended we remove and we will be slowly working on those.

The first grouping will be along the driveway so we can widen it for the Fire Department request.

The second group will be along the fence behind the property by the RV Park.

Third group will be along the path where we will be focusing on risk mitigation for the city and ourselves. We will be prioritizing the large, dead and most dangerous, trees or trees towards the path.

I very much appreciate your help in getting the critter fencing design that will be very helpful. The application should be forthcoming shortly..

Please let us know if there is any thing additional needed from us. Talk soon.

Sincerely,

Lars
[REDACTED]

From: Lars Knudsen [REDACTED]

Sent: Saturday, May 16, 2026 7:20:30 PM

To: bparker@bellevueidaho.us <bparker@bellevueidaho.us>; cbullock@bellevueidaho.us <cbullock@bellevueidaho.us>

Subject: Re: Fence permits

I Look forward to seeing you both tomorrow morning. I'll bring over a couple coffees.

Let me know what you would like.

Also can you please text or call to confirm the best time for you.

Thank you.

Sincerely,

Lars
[REDACTED]

From: Lars Knudsen <[REDACTED]>

Sent: Tuesday, May 12, 2026 7:38 AM

To: bparker@bellevueidaho.us <bparker@bellevueidaho.us>; cbullock@bellevueidaho.us <cbullock@bellevueidaho.us>

Subject: Fence permits

As we continue to work on our property, we are in process of examining options for a fence permit. We would like to install a fence along the perimeter of the property, approximately 10 feet west of the trail easement. Our goal is to provide safety, privacy and property delineation. Because this is in the reparation area I started with talking with Brian the Commissioner of the Flood district 9. He said as long as water can pass through it is approved to be installed. It would be a four foot tastefully designed three rail metal or wood fence.

Separate we would like to install a fence in the grass area for dogs.

Can you please send me the appropriate documents to initiate this process?

Thank you for your assistance.

Sincerely,

Lars

[REDACTED]

From: [Florence Blanchard](#)

Subject:

Archived: Thursday, May 28, 2026 5:31:53 PM

Hi Brian,

The new owner of 100 Trout Lane at the Bellevue Bridge is removing huge swaths of vegetation all the way to the ground that appear to be in the riparian setback. His helper said the owner was just "cleaning up the property." He has piled the trees and brush into several big piles and may intend to burn them. He has cut trees along the river down (possibly illegal), but has marked several healthy looking cottonwoods along the public easement for removal. It is like a Karl Malone project on the river! Welcome to Monday.

fb

Sent from my iPad

Archived: Thursday, May 28, 2026 5:31:54 PM

From: "tjblanchard@svskylan.net"

Mail received time: Mon, 18 May 2026 00:48:32 +0000

Subject: 100 Trout Lane

Brian? I am pretty sure you have heard about this one, but the new owner of lot 1 in the Brahman Sub has done significant vegetation alteration on the river and in the set back. I did talk to him and he was well aware of Army Corp, Idaho Water Resource, all the local jurisdictions, etc? and claimed to have all the permits, etc? but he was getting harassed by some lady who alerted the local call line. When I walked by the fire and medical people were out there also.

He and I did talk for quite a while. I was sure he was within his rights along the dike knowing the Army Corp requires cutting anything over 3 inches. It's one of their requirements for maintenance and funding. I did note that he cut back every willow that had been planted post 2017 river work and the logic of that escaped me and should be questioned.

A question I had after seeing what was done relates to how much brush, detritus can they remove under the riparian set back protection conditions? And given the plat outlines specific building envelope, can he remove vegetation beyond the BE boundary? He has marked a number of very old growth trees further along the pathway in a manner that looks as though he would be cutting them down also which would be a shame and unnecessary. It looks like he intends to put a fence in along the property edge but I would hope he does not do a bull dozer clearing to justify tree removal in the set back. Do we have any restriction/protection for trees in this case? This is a heavily used winter area for elk and fencing will be an impediment to their movement. If it is a barb wire fence the top wire should be barbless and the bottom wire higher than 18 inches to allow migration for animals that can't or won't jump high.

My understanding is that he has a fire permit and will be burning everything shortly. If he did the clearing in violation of the setback provisions, that debris should be scattered around the denuded area.

Thanks for reading my rant.

Tom

Archived: Thursday, May 28, 2026 5:31:56 PM

From: [Lars Knudsen](#)

Mail received time: Sun, 10 May 2026 12:51:58 +0000

Subject: Lot line, building envelope survey and Flood plain management

Brian and Carter, it was nice talking with you. Brian sorry I missed you on Thursday. I will stop by week after next and introduce myself.

As a follow up to our discussion, I wanted to keep you apprised as to our progress and steps being taken. We are surveying the property lines and building envelope and in preparation opening the space for easy surveying. We have identified trees that are dead or have already started to fall over that are a clear and present danger.

As requested we are notifying you we will be taking some of those down. At this point none appear to be in the repair area.

Also, the flood commissioner has reached out and notified me he is following the Corps of Engineers requirements to maintain the levy and is removing plants along the levy that increase destabilization of the levy.

Thank you for your help and support. I'm available all day Monday if you would like to call.

Sincerely,

Lars


Archived: Thursday, May 28, 2026 5:31:57 PM

From: [Lars Knudsen](#)

Mail received time: Thu, 28 May 2026 16:34:01 +0000

Subject: Re: Correct countersigned version

Thanks

Sincerely,

Lars
[REDACTED]

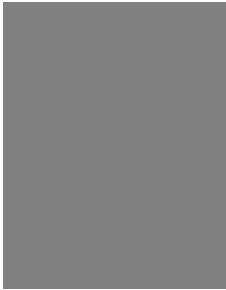
From: Brian Parker <barker@bellevueidaho.us>

Sent: Thursday, May 28, 2026 9:20:13 AM

To: Lars Knudsen [REDACTED]

Subject: Re: Correct countersigned version

Received, thank you.



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[Get Involved!](#)

Brian Parker

Community Development Director
City of Bellevue

Office: 208.913.0187

Cell: 208.309.8949

Hours: 7:00-5:30, Monday through
Thursday

115 E. Pine Street
PO Box 825
Bellevue, ID 83313

bellevueidaho.gov



[Book time to meet with me](#)

From: Lars Knudsen [REDACTED]

Sent: Thursday, May 28, 2026 10:11

To: Brian Parker <barker@bellevueidaho.us>

Subject: Correct countersigned version

5/26/26

Revised License Agreement

PROPERTY ACCESS AND ALTERATION LICENSE

Effective Date: May 26, 2026

Licensor (Owner): David Donovick

Licensee (Buyer): Lars Knudsen

Properties: 100 Trout Lane, 200 Trout Lane, Bellevue, ID 83313, and the adjacent river parcel
(collectively, the "Properties")

This License Agreement ("License") grants Lars Knudsen permission to access and perform improvements on the Properties subject to the following terms:

1. **Grant of Authority:** Licensor authorizes Licensee to apply for necessary municipal permits, facilitate property improvements, and contract with licensed, bonded, and insured vendors to work onsite at the Properties.
2. **Indemnification & Hold Harmless:** In exchange for this License, Licensee agrees to defend, indemnify, and hold Licensor harmless from and against any and all claims, demands, liabilities, damages, losses, costs, or expenses (including reasonable attorneys' fees) arising out of, related to, or resulting from any activities, construction, or work performed on the Properties by Licensee, his agents, employees, or vendors.
3. **Compliance, Liens & Billing:** Licensee ensures all work complies with local building codes. Licensee shall keep the Properties free from any mechanic's or materialman's liens resulting from the work. Licensee shall be responsible for all payment associated with contracted improvements.
4. **No Transfer of Ownership:** This License does not transfer legal title or ownership rights prior to the official closing of the purchase contract. If the purchase contract terminates, this License immediately expires.
5. **Agreement Conflict:** This License is a supplement to the Purchase & Sale Agreement between the parties. If there are any conflicts, the Purchase & Sale Agreement shall prevail.

Licensor Signature: _____ Date: 5/26/26

Licensee Signature: _____ Date: 5/26/26

Yours,

Lars



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, WALLA WALLA DISTRICT
 201 NORTH 3RD AVENUE
 WALLA WALLA, WA 99362-1876

October 19, 2023

Mr. Bryan Dilworth
 Flood Control District No. 9
 P.O Box 3181
 Hailey, ID 83333

Dear Mr. Dilworth:

On August 17, 2023, John Wright and yourself, representing the Flood Control District No. 9, along with Nathan Pierson from the Walla Walla District of the U.S. Army Corps of Engineers (Corps), conducted Continuing Eligibility Inspections for the following three flood risk reduction projects.

The primary purpose of these inspections is to determine if the projects continue to provide dependable and reliable flood risk reduction. Additionally, the findings of these inspections are used to determine the eligibility status of each project for rehabilitation assistance under the authority of Public Law (PL) 84-99. If any of these projects fail to meet the Corps' minimum eligibility criteria standards, they will become ineligible for Corps rehabilitation assistance should they become damaged as a result of an unusual flood event.

<u>Levee Segment/Name</u>	<u>Overall System/Segment Rating</u>	<u>Eligibility Status</u>
Broadford Bridge-Eccles/BROB	Minimally Acceptable	Active
Meyers/MEYE	Minimally Acceptable	Active
Star Bridge Left Bank/STAL	Minimally Acceptable	Active

System ratings for each of the segments are found in the table above. Please see the enclosed inspection reports for detailed information. Additionally, the eligibility status in the Rehabilitation and Inspection Program under the PL 84-99 authority for each system is also found in the table above. The Rehabilitation Program Eligibility Determination Checklists are also enclosed along with maps to facilitate locating individual deficiencies and observations noted during the inspection.

Broadford Bridge-Eccles/BROB

The primary reasons for the Minimally Acceptable rating are unwanted vegetation and wood chips placed on the levee crown. Remove the unwanted vegetation to help assure dependable and reliable flood risk reduction. Felled trees have been chipped and the material spread over the levee crown to dispose of the felled trees. The wood chips will need to be removed if levee repairs are necessary because the wood chips

create an organic layer, which is incompatible with earthwork compaction. Riprap displacement and erosion occurred in May 2023 due to a high-water event.

Meyers/MEYE

The primary reason for the Minimally Acceptable rating is unwanted vegetation, which has displaced riprap in certain areas and obscured the landside and riverside slopes along most of the levee alignment. This unwanted vegetation needs to be removed to help assure dependable and reliable flood risk reduction.

Star Bridge Left Bank/STAL

The primary reason for the Minimally Acceptable rating is unwanted vegetation. Significant vegetation removal has occurred since the last inspection; however, these efforts need to be continued at the upstream end of the levee to allow for vehicle access.

The Corps' vegetation standards require the levee prism plus 15 feet from the levee toe (or property boundary, whichever is less) to be free from shrubs, brush, and trees larger than two inches in diameter. Please consult the Levee Owner's Manual for more information regarding the vegetation standards.

This letter does not constitute approval for any construction or maintenance activities for which permits may be required. Permits for such activities in waterways and wetlands may be required from the Corps under Section 404 of the Clean Water Act and/or from other various federal or state agencies. You are advised to contact the Idaho Falls Regulatory Office at 208-522-1645 to obtain information concerning any required permits prior to the start of such work.

Inspections performed by the Corps do not relieve the public sponsor from the responsibility of operating the projects, performing maintenance inspections, obtaining rights of entry for the purpose of Operations and Maintenance and Inspections, and maintaining the projects in accordance with regulations prescribed by the Corps.

A copy of this letter has been provided to the U.S. Army Corps of Engineers, Idaho Falls Regulatory Office, 900 N. Skyline Drive, Suite A, Idaho Falls, Idaho 83402.

Please complete the "Public Sponsor Pre-Inspection Form" prior to the next inspection. This form is required to maintain eligibility and is used to report your

maintenance activities to the Corps. If we can be of any further assistance, please contact the Levee Safety Program Manager, Mr. Troy Gilbert, at 509-527-7144.

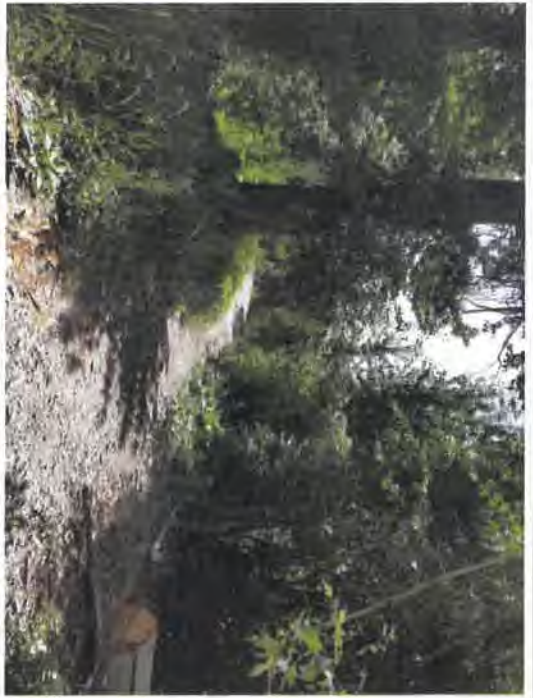

Sincerely,

A handwritten signature in black ink, appearing to read 'M. D. Palmer', with a long horizontal flourish extending to the right.

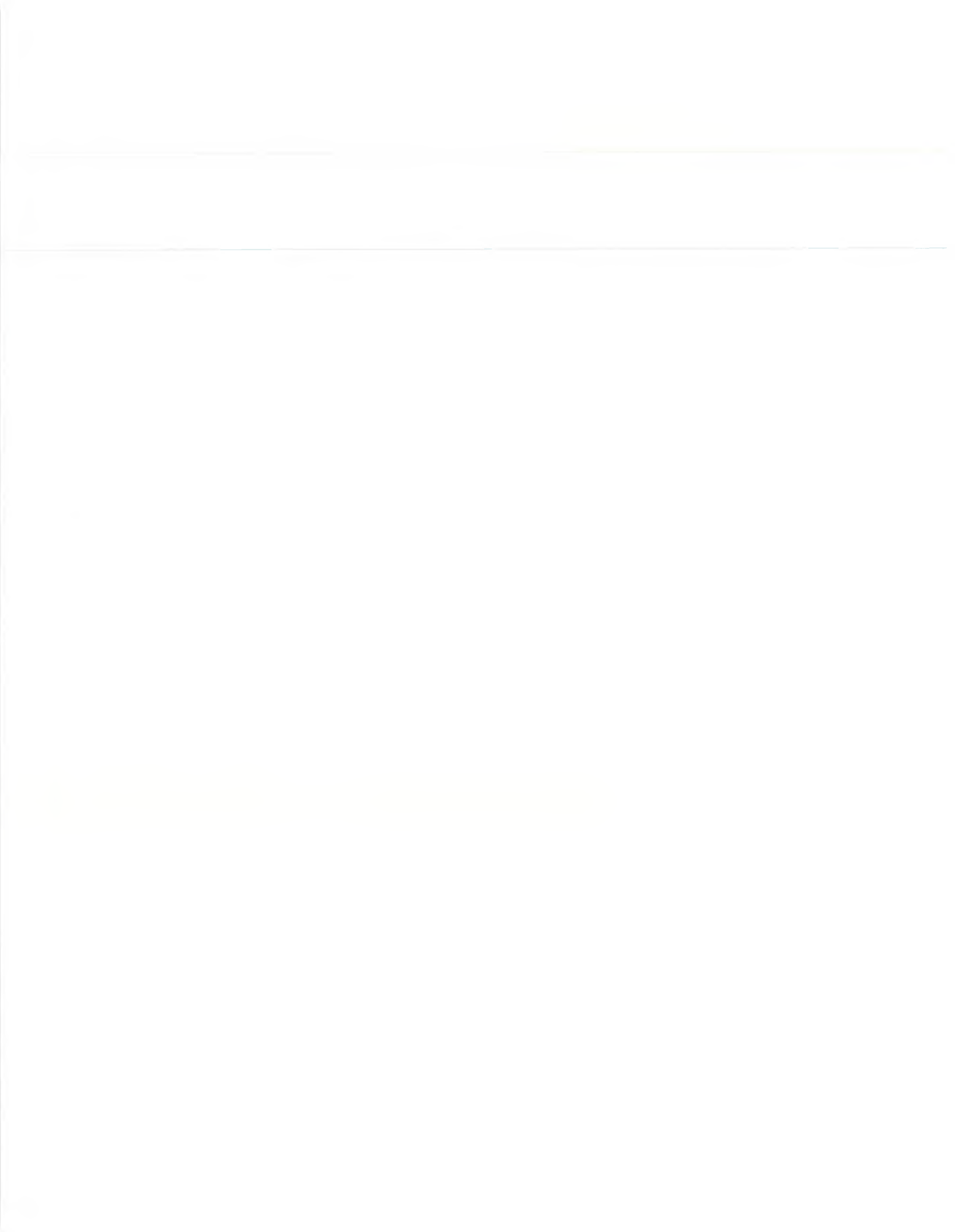
Marcus D. Palmer, P.E.
Chief, Design Branch
Levee Safety Officer

Enclosures



Photos

	<p>Inspect ID: 2019-0009</p> <p>Title: 6004000522_CENWW_2023_A_2019-0009_4_1692281147399.jpg</p> <p>Rated Item: 1. Unwanted Vegetation Growth Caption: Unacceptable - Remove large trees on the landside of crown.</p>
	<p>Inspect ID: 2019-0006</p> <p>Title: 6004000522_CENWW_2023_A_2019-0006_3_1692280511241.jpg</p> <p>Rated Item: 3. Encroachments Caption: Minimally Acceptable - Felled trees have been chipped and the material spread over the crown to dispose of the felled trees. This creates an organic material layer, which will hinder earthwork during levee maintenance or flood fighting. The wood chips will need to be removed if levee repairs are necessary because the wood chips create an organic layer, which is incompatible with earthwork compaction.</p>

	<p>Inspect ID: 2021-0003 Title: 6004000522_CENWW_2023_A_2021-0003_3_1692279481904.jpg Rated Item: 3. Encroachments Caption: Minimally Acceptable - Felled trees have been chipped and the material spread over the crown to dispose of the felled trees. This creates an organic material layer, which will hinder earthwork during levee maintenance or flood fighting. The wood chips will need to be removed if levee repairs are necessary because the wood chips create an organic layer, which is incompatible with earthwork compaction.</p>
	<p>Inspect ID: 2019-0008 Title: 6004000522_CENWW_2023_A_2019-0008_4_1692280875818.jpg Rated Item: 4. Closure Structures Caption: Acceptable - A 3-foot high concrete wall with slots for stoplogs is inland of the levee on a drainage ditch that cuts through the levee. This ditch has probably existed since the levee was constructed. Ensure the stoplogs are still functional and can be placed into the slots during a high-water event.</p>



Photos

	<p>Inspect ID: 2019-0002 Title: 6004000522_CENWW_2023_A_2019-0002_5_1692281341325.jpg Rated Item: 1. Unwanted Vegetation Growth Caption: Unacceptable - Remove the dense vegetation consisting of trees and brush along the length of the levee on both slopes.</p>
	<p>Inspect ID: 2019-0002 Title: 6004000522_CENWW_2023_A_2023-0002_2_20231018T205110.jpg Rated Item: 1. Unwanted Vegetation Growth Caption: Unacceptable - Remove the dense vegetation consisting of trees and brush along the length of the levee on both slopes.</p>

Levee Embankments

Rated Item	Rating	Rating Guidelines	Observation Locations with Descriptions and Resulting Item Rating Justification						
15. Seepage	A	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">A</td> <td>No evidence or history of unrepaired seepage, saturated areas, or boils.</td> </tr> <tr> <td style="text-align: center;">M</td> <td>Evidence or history of minor unrepaired seepage or small saturated areas at or beyond the landside toe but not on the landward slope of levee. No evidence of soil transport.</td> </tr> <tr> <td style="text-align: center;">U</td> <td>Evidence or history of active seepage, extensive saturated areas, or boils.</td> </tr> </table>	A	No evidence or history of unrepaired seepage, saturated areas, or boils.	M	Evidence or history of minor unrepaired seepage or small saturated areas at or beyond the landside toe but not on the landward slope of levee. No evidence of soil transport.	U	Evidence or history of active seepage, extensive saturated areas, or boils.	
A	No evidence or history of unrepaired seepage, saturated areas, or boils.								
M	Evidence or history of minor unrepaired seepage or small saturated areas at or beyond the landside toe but not on the landward slope of levee. No evidence of soil transport.								
U	Evidence or history of active seepage, extensive saturated areas, or boils.								

Key: A = Acceptable. M = Minimally Acceptable. U = Unacceptable. N/A = Not Applicable.

Levee Inspection Report

Levee Risk Management Summary (LRMS)

Date: 1/30/2024



Purpose: The levee risk management summary details prioritized recommendations for operation, maintenance, repair, replacement, and rehabilitation (OMRR&R) for each levee system. It is based on best available levee information from formal and special inspections, site US Army Corps visits, and risk assessments. Recommended actions may pertain to only one segment, or they might apply to several or all segments in of Engineers® the system and are prioritized based on anticipated impact to overall levee system risk.

Levee System Name: Broadford Bridge / Eccles	Levee System ID: 6005000477
--	---------------------------------------

USACE Districts:
Walla Walla District

Levee Segment Name, ID: Broadford Bridge/Eccles, 6004000522	Segment Sponsor(s): <ul style="list-style-type: none"> Flood Control District #9 of Idaho
---	--

Other Levee Segment Names, IDs: **Other Segment Sponsors:**

Levee System Risk Summary: The table below summarizes the risk of the levee system based on the most recent risk assessment.		
Risk Assessment Type	Risk	Assessment Date
Screening Level Risk Assessment	Low	8/15/2016


Levee Performance and Potential Lost Benefits:
PLEASE NOTE: The following Risk Characterization is a description of risk associated with this levee system. It is currently undergoing review and may be updated in the future.

The Levee Senior Oversight Group considers the risk associated with the Broadford/Eccles Levee (LST ID 5227) to be Low for breach prior to Overtopping and Low for Overtopping. It is estimated the levee was loaded to nearly 100% in the 2006 event, the levee sustained erosion damage at the upstream end of the project due to direct impingement flows. There is a high likelihood of embankment erosion leading to poor performance based on past performance issues. There are multiple evacuation routes and the shallow sheet flow makes vertical evacuation in place possible. The estimated loss of life for both prior to overtopping and with overtopping is low.

Photos



Inspect ID: 2021-0002
Title:
6004000522_CENWW_2023_A_2021-
0002_3_1692279079348.jpg
Rated Item: 12. Riprap Revetments & Bank Protection
Caption: Minimally Acceptable - Remove unwanted
vegetation from riprap.

	<p>Inspect ID: 2023-0001 Title: 6004000522_CENWW_2023_A_2023-0001_3_1692280018309.jpg Rated Item: 6. Erosion/ Bank Caving Caption: 0001 - Minimally Acceptable - Erosion occurred on a 150-foot levee section in May 2023 during a high-water event, and the levee sponsor placed new riprap to protect against further erosion. Additional repairs are still needed to restore levee.</p>
	<p>Inspect ID: 2023-0001 Title: 6004000522_CENWW_2023_A_2023-0001_5_1692280067599.jpg Rated Item: 6. Erosion/ Bank Caving Caption: 0001 - Minimally Acceptable - Erosion occurred on a 150-foot levee section in May 2023 during a high-water event, and the levee sponsor placed new riprap to protect against further erosion. Additional repairs are still needed to restore levee.</p>

City of Bellevue

Printed: 05/28/2026

100 trout lane

Permit/License #

05/28/2026 - 05/27/2027

2657287

Roof Permit

Reference Number

General

4828c0c0-5aca-11f1-a94f-b588faa6e142

Application Status

Status

New

Active

Application Review Status

Pre-Review

Not Reviewed

Date Submitted

Final-Review

Not Reviewed

05/28/2026

Fees

Base Permit Fee

\$514.40

Subtotal

\$514.40

Amount Paid

\$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Applicant First Name

Lars

Applicant Last Name

Knudsen

Applicant Email

[REDACTED]

Applicant Phone

[REDACTED]

Applicant Mailing Address

[REDACTED]

City

Bellevue

State

WA

Zip Code

98004-5145

Applicant Type (Select any that apply)

Billing Contact

Is there a contractor associated with this project?

Yes

Property Owner Name

Lars Knudsen

Owner Email

[REDACTED]

Owner Phone

[REDACTED]

Owner Mailing Address

[REDACTED]

City

Bellevue

State

WA

Zip Code

98004-5145

Contractor Name

Alpine renovations Carlos Quiñonez

Contractor Email

[REDACTED]

Contractor Phone

([REDACTED])

Contractor Mailing Address

[REDACTED]

City

Ketchum

State

ID

Zip Code

83340

Registration Number

RCE-52481

Site Address

100 trout lane

City

Bellevue

State

ID

Zip Code

83313

Subdivision

Bramon

Block

One

Lot

One

Structure(s) to be Re-Roofed

Primary Structure


Project Description


Re-roof

Estimated Project Valuation

25500

Upload Project Valuation Signed by Contractor

 **IMG_1933.png**

 **IMG_1933.png**

Signature

- I acknowledge that a complete application is required for review and the failure to submit all required documentation may result in the denial of the permit.
- I acknowledge that application fees are non-refundable,
- I acknowledge that the permit must be reviewed and approved by the City of Bellevue prior to the start of construction.
- I acknowledge that Bellevue staff and/or contracted inspectors may need to access the property.

- I acknowledge that it is the responsibility of the property owner to locate all utilities prior to the start of construction.

Electronically Signed

Carlos Quiñonez - 05/28/2026 1:20 pm

Messages

05/28/2026 16:54 pm - Brian Parker

Please provide a signed cost estimate from the contractor.





City of Bellevue

Printed: 05/28/2026

100 Trout Lane Driveway Proposal

Permit/License #
5855974

05/28/2026 - 05/27/2027

Reference Number
448834f0-5a1b-11f1-abaa-4f749d595c3a

Land Use

Land Use

Status
Active

Application Status
Under Review

Application Review Status

Pre-Review	Approved	Date Submitted
Community Development	Not Reviewed	05/27/2026
Final-Review	Not Reviewed	

Fees

Floodplain Development Permit Fee	\$500.00
Subtotal	\$500.00
Processing Fee	\$2.00
Total	\$502.00
Amount Paid	\$502.00
Total Due	\$0.00

Payments

05/28/2026	Online	\$500.00
Total Paid		\$502.00

Application Form Data

(Empty fields are not included)

Permit Type (select all that apply)

Floodplain Development

Structure Type

Other

Applicant First Name

Larry Lars

Applicant Last Name

Knudsen

Contact Phone



Contact Email



Are you the owner of the subject property?

Yes

Project Name

100 Trout Lane Driveway Proposal

Narrative - Describe Reason for Application and Explain Project Details

Permit issuance to widen the existing driveway serving 100 & 200 Trout Lane to a 20-ft running width as required by the corresponding fire district for emergency access. Scope includes 1) retaining the existing driveway and expanding where appropriate to 20 ft.; 2) an additional 3-5 ft flare at the Broadford Road entrance for safe turning radius; 3) extend the widened driveway north to serve the entrance of Lot 2 (200 Trout Ln); 4) install an entry gate at the Broadford Road entrance; 5) install an interior gate between 100 & 200 Trout Lane (see associated fence application for approximate placement).

Driveway base will be built up with 1-1/2" minus and 1/4" minus crushed road base, placed in lifts, compacts and leveled flush to match the existing driveway grade. No structure, no buildings, no impervious paving is proposed. Fill volume at immediate (southern) entrance and throughout the project area is estimated at 50 cubic yards of crushed-base fill. No rise in BFE is projected.

Legal Description of Property

Lots 1 & 2 Block 1 Trout Lane Subdivision

Project Address or Location

100 & 200 Trout Lane

Current Zoning

Residential

Property Size (sq ft)

367771


Development Activity (select all that apply)


Grading, Placement of Fill

Upload Site Plan

 **100 Trout Lane Proposed Driveway.pdf**

Upload any additional files or documents

 **IMG_8970.JPEG**

 **IMG_8971.JPEG**

IMG_8969.JPEG

IMG_8968.JPEG

IMG_8967.JPEG

2026-05-26 06-48 driveway.pdf

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

Larry Lars Knudsen - 05/27/2026 4:27 pm

Messages

05/28/2026 7:43 am - Brian Parker

Please provide signed authorization from the property owner consenting to the submittal of the application.

Comments:


05/28/2026 15:20 pm - Applicant

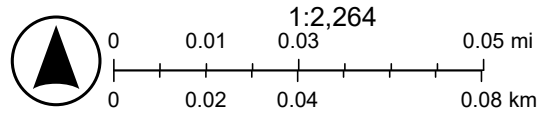
Authorization form sent in please let me know if there's any additional questions

100 Trout Lane Proposed Driveway



5/27/2026, 3:07:12 PM

-  County Boundary
-  Green: Band_2
-  Parcels
-  Blue: Band_3
-  Red: Band_1



Bellevue

Idaho

City of Bellevue

P. O. Box 825 Bellevue, ID 83313

208-788-2128

Floodplain Development Permit Application

Applicant Information		
Applicant Name:	Larry Lars Knudsen	
Work Phone: —	Cell Phone: [REDACTED]	Email: [REDACTED]
Property Address:	100 & 200 Trout Lane, Bellevue, ID 83313	Mailing Address: (same as Property Address)
Property Legal Description:	Lots 1 & 2, Block 1, Trout Lane Subdivision (Plat B-294), City of Bellevue, Blaine County, Idaho — APNs RPB02940010010 & RPB02940010020	
Name of Property Owner:	Larry Lars Knudsen	
Existing building gross square feet (if applicable):	100 Trout Lane: 1,100 sq ft; 200 Trout Lane: vacant land (0 sq ft)	

Property Owner Consent:

By signature hereon, the property owner 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 property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content and any ex parte discussion (outside of the hearing) with any person, including the property owner or representative, regarding this application.

Property Owner's Signature: [REDACTED]

Date: 5/20/26

APPLICATION FEE: \$150.00

Description of Development

- | | | |
|--|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Excavation | The proposed development is located in the: |
| <input checked="" type="checkbox"/> Addition or Improvements | <input checked="" type="checkbox"/> Fill | <input checked="" type="checkbox"/> Floodway <input checked="" type="checkbox"/> 100-year Floodplain |
| <input type="checkbox"/> Accessory Structure or Use | <input checked="" type="checkbox"/> Grading | Base Flood Elevation: 5,169 feet |
| <input type="checkbox"/> Watercourse Alteration | <input type="checkbox"/> Fence | Value of Construction: approx. \$6,500 |
| <input type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Other (driveway widening) | |
| <input type="checkbox"/> Remodel | <input type="checkbox"/> Repair | |

Applicant Note (Description of Proposed Development):

Applicant requests a Floodplain Development Permit to WIDEN THE EXISTING DRIVEWAY to a 20-ft running width as required by the Wood River Fire & Rescue Department for emergency-apparatus access. Work consists of retaining the current driveway alignment and adding approximately 10 ft of width along the western side, plus an additional 3-5 ft flare at the Broadford Road entrance to provide a compliant turning radius. The widened section will be built up with 1-1/2" minus and 1/4" minus crushed road base, compacted and leveled to match the existing driveway grade. The driveway will be extended south to serve the entrance of Lot 200 (200 Trout Ln). Two access gates are also proposed as part of this work: (1) an entry gate at Broadford Road, and (2) an interior gate between 100 and 200 Trout Lane.

Required Submittals

***Applicant must furnish the following before this application can be processed:**

- A site plan drawn to scale showing:
 - the existing contours with intervals of two foot (2') or less of the elevation of the entire property,
 - the proposed contours with intervals of two foot (2') or less of the elevation of the entire property,
 - Base Flood Elevation.
 - the location, dimensions and elevations of the proposed improvements, including buildings, structures, fill, drainage facilities, driveways and streets.
- If flood-proofing is proposed, Certification by a registered professional engineer that the flood proofing methods meet the Bellevue Floodplain Ordinance. **(N/A — no flood-proofing; at-grade driveway fill only)**
- A description of the extent to which any watercourse would be altered or relocated. **(N/A — no watercourse alteration)**
- A copy of the Joint Application (e.g. 404 Permits) for all required and necessary federal and state permits, including studies and mitigation plans for wetlands (e.g. 404 permits). **(N/A — no in-water work proposed)**
- FEMA Elevation Certificate completed by a registered Professional Engineer or Land Surveyor for any building construction. **(N/A — no building construction proposed)**

PERMIT REVIEW PROCEDURE (continued):

Council. All other Floodplain Development applications shall be evaluated and approved or denied by the Floodplain Development Board. The Board shall consist of the Floodplain Administrator, the City Engineer and the Building Official.

*** ALL LEGAL, ENGINEERING AND OTHER CONSULTANT REVIEW FEES SHALL BE REIMBURSED 100% BY THE APPLICANT**

Official Use Only	
Community Development Director Signature: _____	
Date: _____ / _____ / _____	
Application Fee: \$ _____	Associated Fees: \$ _____
Date Received: _____	Check Number: _____
Additional Comments:	

Attach Floodplain Ordinance Here

Applicant Comments — Description of Proposed Driveway Widening	
Applicant:	Larry Lars Knudsen
Property:	100 & 200 Trout Lane, Bellevue, ID 83313
APNs:	RPB02940010010 (100 Trout Ln, ~6.01 ac) and RPB02940010020 (200 Trout Ln, ~2.42 ac)
Legal:	Lots 1 & 2, Block 1, Trout Lane Subdivision (Plat B-294), City of Bellevue, Blaine County, Idaho
Flood zone:	FEMA Zone AE (1% annual chance floodplain), FIRM Panel 16013C0857E, eff. 11/26/2010. Western edge of parcels also intersects the regulatory Floodway along the Big Wood River.
BFE at site:	approx. 5,169 ft NGVD at 100 Trout Ln; approx. 5,172-5,173 ft NGVD at 200 Trout Ln.
Request:	Permit issuance to widen the existing driveway serving 100 & 200 Trout Lane to a 20-ft running width as required by the Wood River Fire & Rescue Department for emergency-apparatus access (per IFC Appendix D fire-apparatus access road standards).
Scope:	(1) Retain the current driveway and add approximately 10 ft of width along the western side; (2) provide an additional 3-5 ft flare at the Broadford Road entrance to achieve a compliant fire-apparatus turning radius; (3) extend the widened driveway south to serve the entrance of Lot 200 (200 Trout Ln); (4) install an entry gate at Broadford Road and an interior gate between 100 and 200 Trout Lane.
Materials:	Driveway base built up with 1-1/2" minus and 1/4" minus crushed road base, placed in lifts, compacted, and leveled flush to match the existing driveway grade. No structure, no buildings, no impervious paving proposed.
Fill volume:	Estimated < 50 cubic yards of crushed-base fill across the entire widening (approx. 10 ft x ~300 ft x 4-6 in). At-grade only — no rise in BFE projected.
Location:	Widening to occur entirely within the existing driveway corridor along the western edge of the parcels and within the 40' access easement. Outside the regulatory Floodway (located along the Big Wood River on the far western edge of the parcels). No encroachment into the public right-of-way; no obstruction of the Big Wood River channel.
Reason:	Fire Department access requirement — current driveway is below the 20-ft minimum width for fire apparatus per Wood River Fire & Rescue.











City of Bellevue

Printed: 05/28/2026

100 & 200 Trout Lane

Permit/License #

05/28/2026 - 05/27/2027

4380747

Fence Permit

Reference Number

General

e1b17af0-5a04-11f1-9354-d18bb5101aae

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review	Approved	Date Submitted
Community Development	Not Reviewed	05/27/2026
Final-Review	Not Reviewed	

Fees

Payments

Fence Permit	\$100.00	05/28/2026	Online	\$100.00
Subtotal	\$100.00	Total Paid		\$102.00
Processing Fee	\$2.00			
Total	\$102.00			
Amount Paid	\$102.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Contact Email

[REDACTED]

Owner First Name

Larry Lars

Owner Last Name

Knudsen

Owner Email

[REDACTED]

Owner Phone

[REDACTED]

Owner Address

100 & 200 Trout Lane

City

Bellevue

State

ID

Zip Code

83313

Is there a contractor for this project?

Yes

Contractor Name

Chad Sluder

Contractor Email

[REDACTED]

Contractor Phone

[REDACTED]

Contractor Address

[REDACTED]

City

Bellevue

State

ID

Zip Code

83313

Contractor Registration Number

Not Sure

Site Address

100 & 200 Trout Lane

Legal Description

Lots 1 & 2 Block 1 Trout Subdivision

I acknowledge that a complete application is required for review and the failure to submit all required documentation may result in the denial of the permit.



I acknowledge that application fees are non-refundable.



I acknowledge that the permit must be reviewed and approved by the City of Bellevue prior to the start of construction.



I acknowledge that Bellevue staff and/or contracted inspectors may need to access the property.



I acknowledge that it is the responsibility of the property owner to locate all utilities prior to the start of construction



Upload Site Plan drawn to scale which identifies the location and heights of proposed fencing

 100_200 Trout Lane Proposed Fence.pdf


 200 Trout Lane Proposed Fence.pdf


 100 Trout Lane Proposed Fence.pdf


Upload documentation of proposed fence material/style


 Breakaway-fencing.pdf


Upload documentation of the locations of property boundaries (survey and/or photographs of staked property corners)


 2026-05-26 06-38 Temp Fence.pdf

 IMG_8955.JPEG

 IMG_8960.JPEG

 IMG_8957.JPEG

 IMG_8958.JPEG

 2026-05-26 06-45 permanent fence.pdf

Signature

I agree that the facts stated in this application are authentic, and I'll tell you about changes.

Electronically Signed

Larry Lars Knudsen - 05/27/2026 1:47 pm

Messages

05/28/2026 7:43 am - Brian Parker

Please provide signed authorization from the property owner consenting to the submittal of the application.

Internal Notes

05/28/2026 12:47 pm - Brian Parker

Property Owner Authorization

Revised License Agreement

PROPERTY ACCESS AND ALTERATION LICENSE

Effective Date: May 26, 2026

Licensor (Owner): David Donovanick

Licensee (Buyer): Lars Knudsen

Properties: 100 Trout Lane, 200 Trout Lane, Bellevue, ID 83313, and the adjacent river parcel (collectively, the "Properties").

This License Agreement ("License") grants Lars Knudsen permission to access and perform improvements on the Properties subject to the following terms:

1. **Grant of Authority:** Licensor authorizes Licensee to apply for necessary municipal permits, facilitate property improvements, and contract with licensed, bonded, and insured vendors to work onsite at the Properties.
2. **Indemnification & Hold Harmless:** In exchange for this License, Licensee agrees to defend, indemnify, and hold Licensor harmless from and against any and all claims, demands, liabilities, damages, losses, costs, or expenses (including reasonable attorneys' fees) arising out of, related to, or resulting from any activities, construction, or work performed on the Properties by Licensee, his agents, employees, or vendors.
3. **Compliance, Liens & Billing:** Licensee ensures all work complies with local building codes. Licensee shall keep the Properties free from any mechanic's or materialman's liens resulting from the work. Licensee shall be responsible for all payment associated with contracted improvements.
4. **No Transfer of Ownership:** This License does not transfer legal title or ownership rights prior to the official closing of the purchase contract. If the purchase contract terminates, this License immediately expires.
5. **Agreement Conflict:** This License is a supplement to the Purchase & Sale Agreement between the parties. If there are any conflicts, the Purchase & Sale Agreement shall prevail.

Licensor Signature: [Redacted Signature] Date: 5/26/26

Licensee Signature: [Redacted Signature] Date: 5/26/26

100 Trout Lane Proposed Fencing




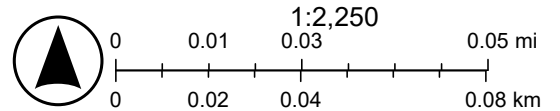
 County Boundary

 Parcels

 Gate



 Post & Rail Fence

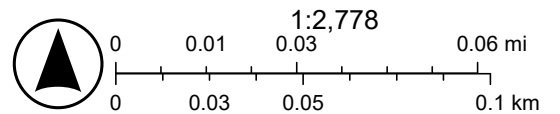
 Post & Rail "Critter" Fence (includes wire)



100/200 Trout Lane Proposed Fencing



 County Boundary
 Parcels



 Gate
 Post & Rail Fence
 Post & Rail "Critter" Fence (includes wire)