

200 Trout Lane Proposed Fencing




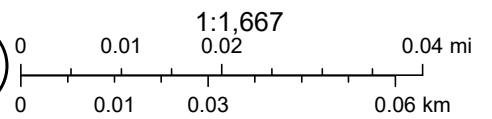
 County Boundary

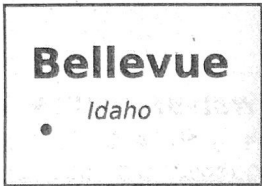
 Parcels

 Gate

 Post & Rail Fence

 Post & Rail "Critter" Fence (includes wire)





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: 5/22/20

APPLICATION FEE: \$150.00

Description of Development
New Construction [] Excavation []
Addition or Improvements [] Fill []
Accessory Structure or Use [] Grading []
Watercourse Alteration [] Fence [x]
Subdivision [] Other []
Remodel [] Repair []
The proposed development is located in the:
[x] Floodway [x] 100-year Floodplain
Base Flood Elevation: 5,169 feet
Value of Construction: approx. \$2,500

Applicant Note (Description of Proposed Development):
Applicant requests a TEMPORARY construction fence (non-permanent chain-link panels on free-standing weighted feet, no ground disturbance) to secure the subject parcels for safety and liability protection during the planning and permitting period. A separate permanent Fence Permit will be submitted as previously discussed. Temporary fencing will be located within the AE flood fringe outside the regulatory Floodway; no fill, grading, or anchoring into the ground is proposed. The fence would be placed along the property line except for along the east side of the 40' easement.

Required Submittals

- *Applicant must furnish the following before this application can be processed:
[x] 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 for temporary fence)
[] 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 Temporary Fence

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 for a temporary, non-permanent construction safety fence to secure the subject parcels during the planning and permitting period for future improvements. A separate permanent Fence Permit application will be submitted to the Community Development Department as previously discussed.

Fence type: 6-ft tall chain-link construction panels on free-standing weighted feet — no posts driven into the ground.

Duration: Temporary; to be removed upon issuance of the permanent Fence Permit or completion of site improvements.

Location: Fence to be placed along the property line, except along the east side of the 40' easement (set back to preserve easement access). Entirely within the AE flood fringe, outside the regulatory Floodway. No encroachment into the public right-of-way and no obstruction of the Big Wood River channel.

Bellevue

Idaho

City of Bellevue

P. O. Box 825 Bellevue, ID 83313

208-788-2128

Floodplain Development Permit Application

Applicant Information

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Work Phone: Cell Phone: Email:
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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: [Signature] Date: 5/22/26

APPLICATION FEE: \$150.00

Description of Development

- Input boxes for development types: New Construction, Addition or Improvements, Accessory Structure or Use, Watercourse Alteration, Subdivision, Remodel, Excavation, Fill, Grading, Fence, Other (permanent perimeter fence w/ flood gates), Repair.
The proposed development is located in the: [X] Floodway [X] 100-year Floodplain
Base Flood Elevation: 5,169 feet
Value of Construction: approx. \$38,500

Applicant Note (Description of Proposed Development):

Applicant requests a Floodplain Development Permit to install a PERMANENT PERIMETER FENCE across the two subject parcels (100 & 200 Trout Lane), designed to FEMA Region 10 / Bellevue Floodplain Ordinance "open-fence" standards with breakaway/hinged FLOOD GATES sized to pass the 1% annual chance flood without obstruction. On Lot 1 (100 Trout Ln): a SINGLE-RAIL PERIMETER FENCE with attached small-mesh "critter" (wildlife/dog) fencing along the lower portion, with a FLOOD GATE PANEL installed at every third fence section (approximately every 24-30 ft on center). The flood-gate panels are designed in conformance with the design and detail provided by the City (see attached Floodgate Design Specification) and hinge upward / swing with the direction of flow above the Base Flood Elevation during flood events, then return to a closed position once floodwaters recede. On Lot 2 (200 Trout Ln): a THREE-RAIL PIPE FENCE (open pipe/rail construction with horizontal pipes occupying less than 10% of the fenced area and posts spaced at ≥ 8 ft on center, satisfying the "open pipe/rail" standard per FEMA Region 10 floodplain fence guidance). NO critter fencing is proposed on Lot 2, and correspondingly NO flood gates are required because the three-rail pipe fence already qualifies as an "open" fence and does not obstruct floodwaters. All fence posts to be set in concrete to a minimum depth of 36 inches; all metal components hot-dip galvanized; all hinge and breakaway hardware per the attached Floodgate Design Specification. See attached site plan and Floodgate Design Specification document submitted concurrently.

Required Submittals

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

- [X] 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 - open fence + breakaway flood gates)
[] 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)

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 — Permanent Perimeter Fence with Flood Gates

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 install a permanent perimeter fence across 100 & 200 Trout Lane with breakaway/hinged flood-gate panels designed to FEMA Region 10 open-fence standards, pursuant to the City of Bellevue Fence Permit Application note that "Fences within the 1% Floodplain require a Floodplain Development Permit."
Lot 1 (100 Trout): Single-rail perimeter fence with small-mesh critter fencing attached along the lower portion. Approx. 48-52 in. nominal height. A FLOOD GATE PANEL is installed at every third fence section (approx. every 24-30 ft on center) to ensure free passage of floodwaters during the 1% annual chance flood event. Flood gates designed and detailed per the attached Floodgate Design Specification (City-provided design).
Lot 2 (200 Trout): Three-rail pipe fence (galvanized steel pipe top, middle, and bottom rails). NO critter fencing, and consequently NO flood gates, as the open three-rail pipe configuration already qualifies as an "open" fence under FEMA Region 10 floodplain-fence guidance (horizontal pipes/rails occupy less than 10% of the fenced area; posts spaced no closer than 8 ft on center).
Open-fence basis: Per FEMA Region 10 STARR II guidance (Oct 2020) adopted as the regional model for floodplain fence review: "Open" pipe/rail fencing is defined as horizontal pipes/rails occupying less than 10% of the fenced area with posts spaced no closer than 8 ft. Non-open fence sections (Lot 1 critter mesh) must either be elevated above the BFE or be provided with breakaway/hinged openings that allow free flow of floodwaters — satisfied here by the flood-gate panel at every third section.
Flood-gate detail: See concurrently submitted Floodgate Design Specification, which ADOPTS the City / agency-issued 'What is Breakaway Fencing?' design guide as the governing breakaway-fencing detail. Approved materials include fence-fork T-post clips, staples, aluminum wire / bale ties (18-20 ga), galvanized steel wire (18-20 ga), zip ties, and shear bolts. Breakaway connections sized for the 10-20 psf hydrostatic load range per FEMA Technical Bulletin 9; only fence segments perpendicular to flow are breakaway, consistent with City guidance.
Materials: Posts: 2 1/2 in. or 2 3/4 in. OD galvanized steel pipe set in 36"-deep, 12"-diameter concrete footings. Rails: 1 3/4 in. OD galvanized steel pipe (single rail at Lot 1, three rails at Lot 2). Critter mesh (Lot 1 only): 14-ga galvanized welded-wire 2x4 in. mesh, 36-in. tall, attached to lower portion with hog rings. Flood-gate hardware: galvanized hinges, shear bolts, and aluminum/galvanized wire-tie breakaway clips per FEMA Region 10 guidance.
Floodplain: Work occurs within the FEMA Zone AE 1% annual chance floodplain (FIRM Panel 16013C0857E, eff. 11/26/2010). Western edge of the parcels intersects the regulatory Floodway along the Big Wood River; any fence segments within the Floodway will be installed parallel to the direction of flow with flood-gate panels and will not obstruct the 1% annual chance flood. No fill, no grading, no rise in BFE projected.
Linear footage: Approximately 1,650 lf total perimeter (combined). Approx. 980 lf single-rail w/ critter on Lot 1; approx. 670 lf three-rail pipe on Lot 2. Final lengths to be confirmed by site plan / survey.
Gates / permits: Pedestrian and vehicular gates coincide with existing entry points (Broadford Road and Interior gate — see concurrent Driveway permit). Submitted in coordination with prior Floodplain Permits for: temporary construction fence; driveway widening; native riparian restoration; and site earthwork / building pad preparation.
Reason: Establish a permanent, code-compliant perimeter fence that protects the property from livestock and wildlife intrusion while preserving free passage of floodwaters through the regulatory floodplain and floodway.
Contractor: Hardway Pipeline LLC — Box 608, Shoshone, ID 83352 — 208-309-0916 — barebackkelly27@gmail.com — EIN 84-4899381

FLOODGATE DESIGN SPECIFICATION

Supplement to Floodplain Development Permit Application — Permanent Perimeter Fence

Project: Permanent Perimeter Fence with Flood Gates
Property: 100 & 200 Trout Lane, Bellevue, ID 83313 (Lots 1 & 2, Block 1, Trout Lane Subdivision)
APNs: RPB02940010010 (Lot 1, ~6.01 ac) and RPB02940010020 (Lot 2, ~2.42 ac)
Flood zone: FEMA Zone AE — FIRM Panel 16013C0857E, eff. 11/26/2010 — BFE ~5,169 ft NGVD at 100 Trout
Applicant: Larry Lars Knudsen — [REDACTED]
Reviewing body: City of Bellevue Floodplain Development Board (Floodplain Admin., City Engineer, Building Official)
Contractor: Hardway Pipeline LLC — [REDACTED], Shoshone, ID 83352 — [REDACTED] — [REDACTED]
EIN 84-4899381

1. Purpose and Regulatory Basis

This specification establishes the design, materials, and installation standards for the flood-gate panels to be installed at every third section of the Lot 1 (100 Trout Lane) single-rail perimeter fence with attached small-mesh critter fencing. The flood gates are required because the critter-mesh fence segments do NOT meet the FEMA Region 10 “open-fence” threshold and must therefore be provided with breakaway/hinged openings that allow free flow of floodwaters during the 1% annual chance flood event without causing a rise in the Base Flood Elevation (BFE) on adjacent properties.

The Lot 2 (200 Trout Lane) three-rail pipe fence does NOT require flood gates because its open pipe/rail configuration already qualifies as an “open” fence under FEMA Region 10 floodplain fence guidance.

2. Cited Authority

- City of Bellevue Floodplain Development Permit Application (Form 7/2020) and Bellevue Fence Permit Application: “Fences within the 1% Floodplain require a Floodplain Development Permit.”
- FEMA Region 10 STARR II Monthly Newsletter (October 2020) — “Floodplain Development Permits for Fences”: defines “open” fence standards and breakaway/elevated fence requirements.
- FEMA Technical Bulletin 9 (Design and Construction of Breakaway Walls below Elevated Buildings) — breakaway performance criteria: designed safe working resistance of not less than 10 psf and not more than 20 psf hydrostatic load (used here as the reference range for the flood-gate breakaway connections).
- Yavapai County Flood Control District — “Fencing in a Special Flood Hazard Area” (model fence/floodgate detail widely referenced across western U.S. floodplain administrators).
- 44 CFR § 60.3 (NFIP) and the Bellevue Floodplain Ordinance — no-rise standard for development within the regulatory Floodway.

3. Flood-Gate Panel Design (Lot 1 — 100 Trout Lane)

3.1 Panel geometry and spacing

- Flood-gate panel installed at every THIRD fence section along the Lot 1 perimeter.
- Typical fence section spacing: 8-10 ft post-to-post. Resulting flood-gate spacing: every 24-30 ft on center.
- Panel width: matches the adjacent fence section (typ. 8-10 ft); panel height: matches fence height (approx. 48-52 in. nominal).
- Where the fence corridor crosses or runs perpendicular to the direction of floodwater flow, flood-gate panels are required at MORE FREQUENT spacing (every section, not every third) per FEMA Region 10 review guidance for fences perpendicular to flow.

3.2 Hinging and breakaway mechanism

- Panels are TOP-HINGED at the upper rail using double galvanized steel hinge clips (drilled-rod pivot, 1.5 m / 60 in. embed depth on the strain end of the run per regional model best practice).
- Panels swing UPWARD AND IN THE DIRECTION OF FLOW (i.e., when floodwaters arrive, the panel pivots up and lays flat above the BFE, allowing water and floating debris to pass underneath unobstructed).
- Lower edge of the panel is held to the lower rail with a BREAKAWAY CONNECTION designed to release at 10-20 psf hydrostatic load (FEMA Technical Bulletin 9 reference range). Approved breakaway hardware: shear bolt, 18-20 ga galvanized steel wire tie, 18-20 ga aluminum bale tie, or single UV-rated zip tie — per Yavapai County FCD model fence detail.
- After the flood recedes, the panel returns to the closed position by gravity (or is manually re-secured with replacement breakaway clips by the property owner).

3.3 Materials

- Posts: 2½ in. or 2⅞ in. OD hot-dip galvanized steel pipe (Schedule 40 minimum). Posts set in concrete footings min. 36 in. deep × 12 in. diameter. End/strain posts braced with diagonal pipe struts on the flow side per regional model.
- Rails: 1⅝ in. OD hot-dip galvanized steel pipe — single top rail at Lot 1 (with the critter mesh attached below) and three rails at Lot 2.
- Critter mesh (Lot 1 only): 14-gauge galvanized welded-wire 2×4 in. mesh, 36 in. tall, attached to the lower portion of the fence with stainless-steel hog rings spaced ≤ 12 in. on center. Mesh is intentionally NOT continuous across the flood-gate panels.
- Flood-gate panel frame: 1⅝ in. OD galvanized steel pipe perimeter, with internal vertical pickets at 8 in. on center to retain the wildlife/dog barrier function while not increasing the panel's solid area above the 10% open-fence threshold.
- All fasteners and hardware to be hot-dip galvanized or stainless steel for prolonged exposure to floodwaters ("flood-resistant materials" per FEMA Technical Bulletin 2-93).

4. Installation Requirements

4.1 Strain length

Per regional best practice for floodplain fence breakaway design, the wire strain (post-to-post tensioning) shall extend a minimum of 15–20 m (approx. 50–65 ft) on either side of any flood-gate panel run. If feasible, extend the strain 50 m / 165 ft on either side to minimize concentrated load on the breakaway clips and to give the panel a clean release path when floodwaters apply pressure to the wire.

4.2 Post embedment and bracing

- Line posts: 36 in. minimum embedment in concrete footings (12 in. diameter).
- End/strain posts and corner posts: 60 in. (5 ft / 1.5 m) embedment, concrete-set, with diagonal pipe braces on the upstream/flow side and twitched plain wire stays.
- Drill-rod pivot pins on swinging hinge posts: 1.2–1.5 m (48–60 in.) embed minimum.

4.3 No-rise requirement (Floodway segments)

Where the fence corridor crosses any portion of the regulatory Floodway (located along the western edge of the parcels adjacent to the Big Wood River), the flood-gate spacing shall be REDUCED to every section (no critter mesh between gates) so that the installation does not cause any rise in the BFE on adjacent properties. If site review by the Floodplain Administrator determines that a hydraulic and hydrologic (H&H) analysis is required, the applicant will retain an Idaho-registered Professional Engineer to prepare a No-Rise Certification consistent with 44 CFR § 60.3(d)(3).

4.4 Wire type

Within the flood-gate panel run, use PLAIN (smooth) galvanized wire only — no barbed or barbless barbed-wire strands within the gate footprint — to minimize debris catch and reduce the loading on the breakaway clips when floodwaters carry vegetation, ice, or woody debris.

4.5 Inspection and maintenance

- Property owner to inspect all flood-gate panels, breakaway clips, and hinge hardware at least ANNUALLY (recommended pre-runoff, March/April) and within 30 days following any flood event in which the panels activated.
- Replace any failed shear bolts, wire ties, or zip-tie breakaway clips with hardware of equivalent rating (10–20 psf safe working resistance) prior to the next flood season.
- Maintain at least 50% of horizontal flood-gate panel opening clear of debris at all times.

5. Open-Fence Compliance (Lot 2 — 200 Trout Lane)

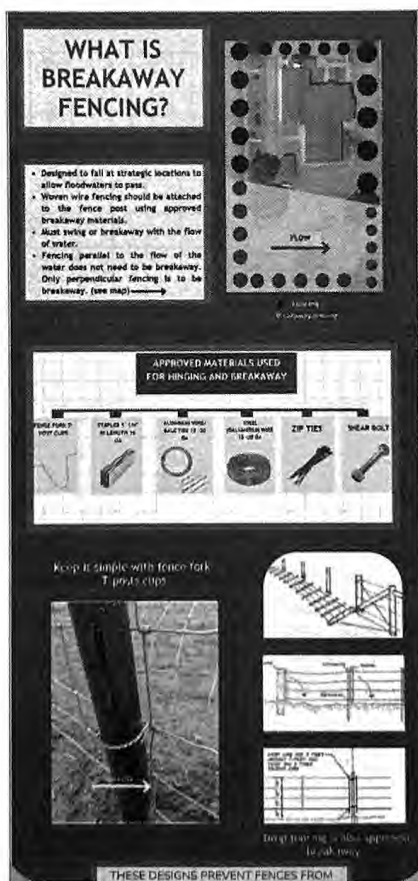
The Lot 2 three-rail pipe fence is designed to satisfy the FEMA Region 10 “open pipe/rail fencing” definition and therefore does NOT require flood-gate panels:

- Horizontal pipes/rails occupy LESS than 10% of the fenced area (three 1½ in. OD rails over a 48 in. fence height = ~10% open-area ratio threshold; verified open by inspection).
- Posts spaced at ≥ 8 ft on center.
- No critter mesh, no solid panels, no wire mesh.
- Bottom rail elevated a minimum of 4–6 in. above natural grade to allow free flow of floodwaters and to keep the fence above sediment build-up between flood events.

6. Adopted Design Reference — City Breakaway Fencing Detail

In place of a custom engineered schematic, the applicant ADOPTS the City / agency-issued "What is Breakaway Fencing?" design guide (reproduced on this page) as the governing design detail for the Lot 1 flood-gate panels. This is the same breakaway-fencing reference used across western U.S. floodplain administrators (Yavapai County Flood Control District model, consistent with FEMA Region 10 STARR II guidance and FEMA Technical Bulletin 9 breakaway performance criteria).

The Lot 1 perimeter fence shall be constructed in conformance with the reproduced agency detail, specifically: (1) breakaway connections installed at strategic locations to allow floodwaters to pass; (2) approved breakaway materials — fence-fork T-post clips, staples (1¼ in., 18 ga), aluminum wire / bale ties (18-20 ga), galvanized steel wire (18-20 ga), zip ties, and shear bolts; (3) panels swing or break away with the flow of water; and (4) only fence segments perpendicular to flow must be breakaway — segments parallel to flow may remain standard fence. The applicant accepts the agency detail as the controlling construction reference, supplemented by Sections 3-5 of this specification (panel spacing, materials, post embedment, no-rise, and inspection).



Source: Floodplain-fence breakaway infographic provided by the City / agency reference materials — adopted herein as the governing design detail.

Applicant Certification

The applicant certifies that the Lot 1 flood-gate installation will be constructed in conformance with the adopted City / agency breakaway-fencing detail reproduced above and the FEMA Region 10 / Technical Bulletin 9 breakaway performance criteria, and that the installation will not cause a rise in the Base Flood Elevation on adjacent properties. An Idaho-registered Professional Engineer will provide a stamped detail and No-Rise Certification upon Administrator request.

Applicant signature: _____

Date: _____

7. Fence Style Reference — Single-Rail with Critter Mesh

The photograph reproduced on this page is the applicant-provided fence style reference for the Lot 1 (100 Trout Lane) PERMANENT PERIMETER FENCE. The fence shown is a single-rail galvanized steel pipe top with welded-wire critter mesh attached to the lower portion — the exact configuration proposed for Lot 1 — with steel pipe corner/end posts. In the proposed installation, every third section is replaced with a top-hinged, breakaway-secured FLOOD GATE PANEL constructed per the City / agency breakaway-fencing detail adopted on Page 4 of this specification.

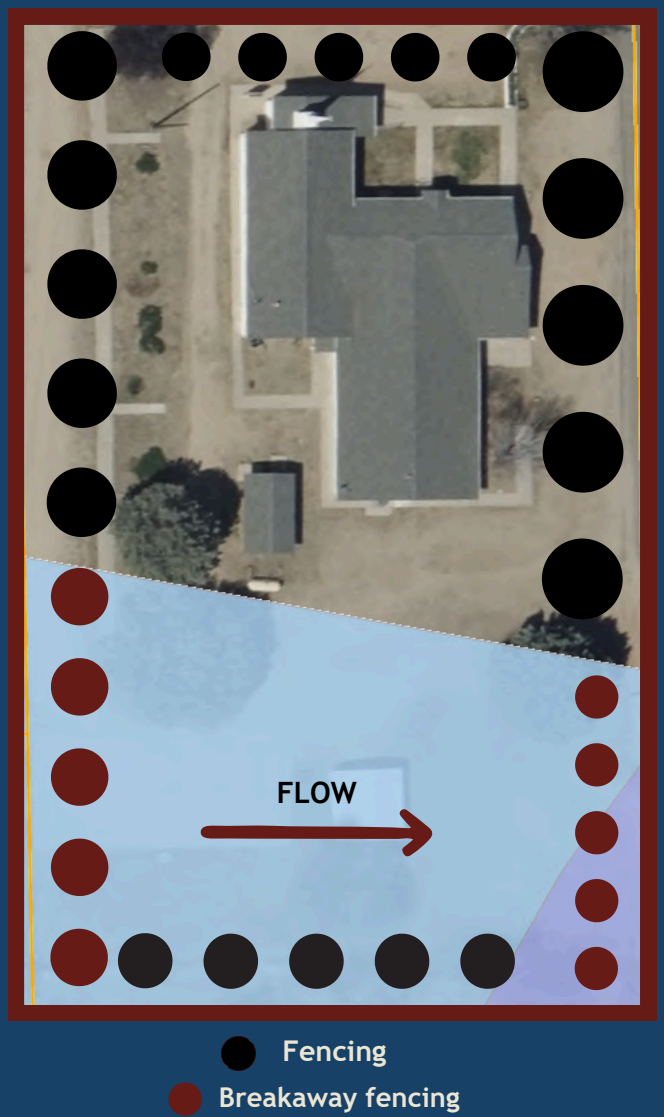
On Lot 2 (200 Trout Lane), a THREE-RAIL pipe fence will replace the single-rail-plus-mesh configuration. No critter mesh is proposed on Lot 2 because the open three-rail configuration already qualifies as an “open” fence under FEMA Region 10 guidance and therefore does not require flood gates.



Applicant-provided fence style reference (single-rail pipe top with welded-wire critter mesh; corner pipe post).

WHAT IS BREAKAWAY FENCING?

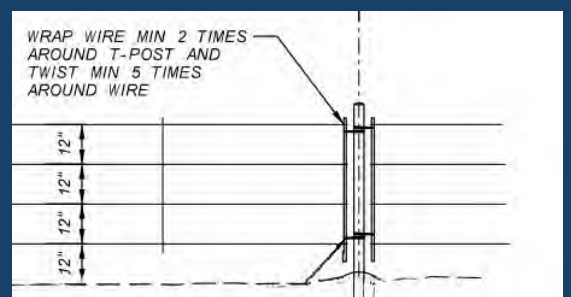
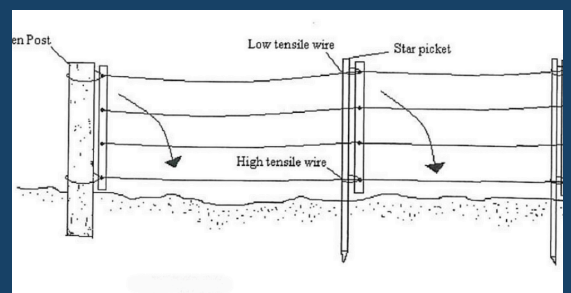
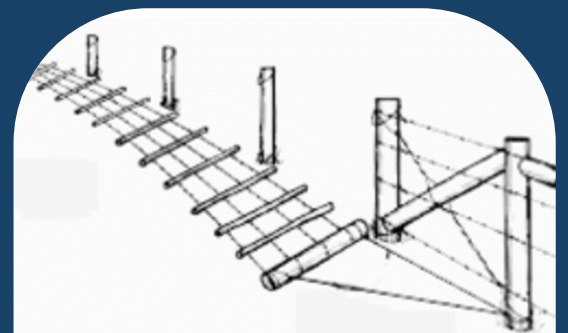
- Designed to fail at strategic locations to allow floodwaters to pass.
- Woven wire fencing should be attached to the fence post using approved breakaway materials.
- Must swing or breakaway with the flow of water.
- Fencing parallel to the flow of the water does not need to be breakaway. Only perpendicular fencing is to be breakaway. (see map) →



APPROVED MATERIALS USED FOR HINGING AND BREAKAWAY



Keep it simple with fence fork T-posts clips



Drop fencing is also approved breakaway

THESE DESIGNS PREVENT FENCES FROM OBSTRUCTING FLOODWATERS POTENTIALLY CAUSING FLOODING UPSTREAM OR DOWNSTREAM. OBSTRUCTIVE FENCES CAN CAUSE DAMMING AND DAM BREAKS CHANGING THE FLOW OF WATER. OBSTRUCTIVE FENCES CAN COLLECT DEBRIS THAT CAN BECOME DANGEROUS TO PROPERTY AND PEOPLE ALONG THE WATERCOURSE.









Permanent Fencing Proposal - 100 & 200 Trout Lane

Permit/License #
3754296

05/28/2026 - 05/27/2027

Reference Number
3cb9fe60-5a03-11f1-9354-d18bb5101aae

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

Permanent Fencing Proposal - 100 & 200 Trout Lane

Narrative - Describe Reason for Application and Explain Project Details

Lot 1 (100 Trout) - Single-rail perimeter fence with small mesh critter fencing attached along the lower portion. Approx. 48-52 inches in height. The fence will be designed in accordance with flood fencing guidance provided by the City of Bellevue.

Lot 2 (200 Trout) - Three-rail pipe fence (galvanized steel pipe top, middle and bottom rails). No critter fencing, and no flood additional flood design as fence is already considered "open" under FEMA Region 10 guidance.

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)

New Structure, Excavation, Clearing, Grading

Upload Site Plan

- 200 Trout Lane Proposed Fence.pdf
- 100_200 Trout Lane Proposed Fence.pdf
- 100 Trout Lane Proposed Fence.pdf

Upload any additional files or documents

- Breakaway-fencing.pdf
- 52999b49-1251-4dec-8cc6-2ab97282861f.jpg

Signature

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

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

Electronically Signed

Larry Lars Knudsen - 05/27/2026 1:35 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 12:53 pm - Brian Parker

Please provide a to-scale site plan including all areas previously or proposed to be graded.

100 Trout Lane Proposed Fencing




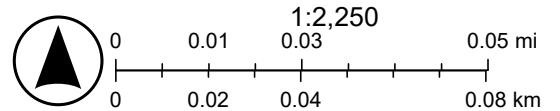
 County Boundary

 Parcels

 Gate



 Post & Rail Fence

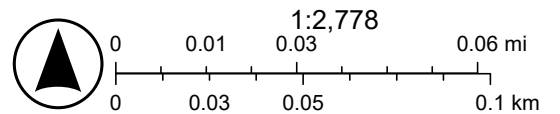
 Post & Rail "Critter" Fence (includes wire)



100/200 Trout Lane Proposed Fencing



 County Boundary
 Parcels



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

200 Trout Lane Proposed Fencing




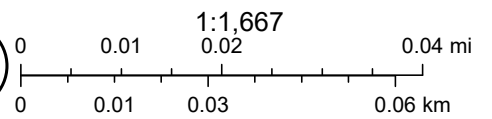
 County Boundary

 Parcels

 Gate

 Post & Rail Fence

 Post & Rail "Critter" Fence (includes wire)



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:

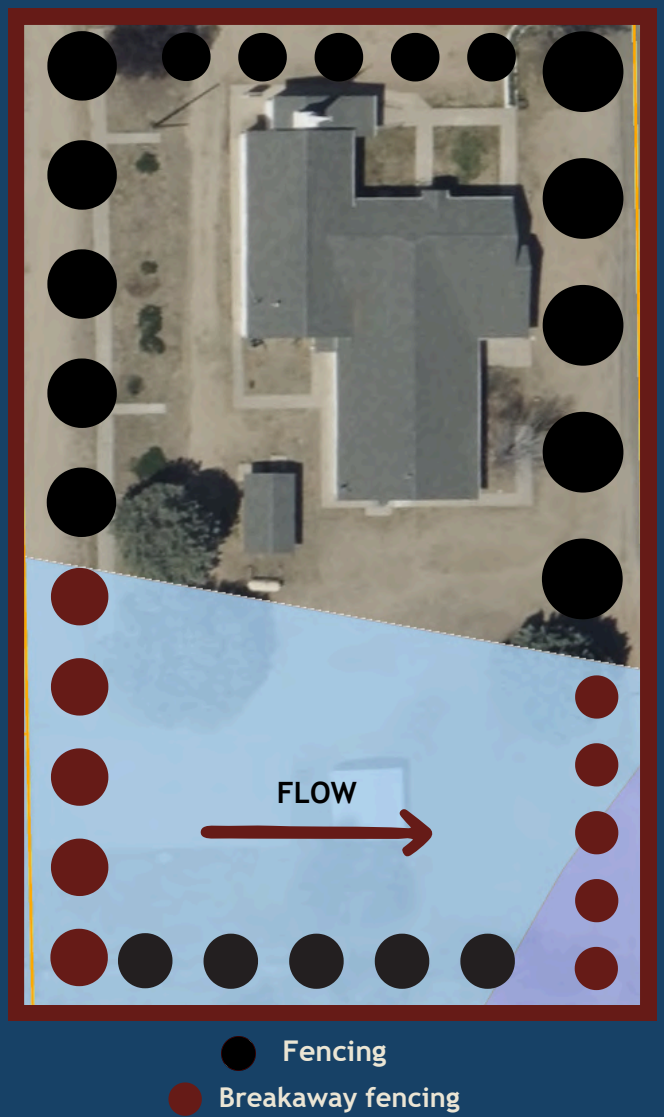
1. **Grant of Authority:** Licensor authorizes Licensee to apply for necessary municipal permits, facilitate property improvements, and contract with licensed, bonded, and insured vendors to work onsite at the Properties.
2. **Indemnification & Hold Harmless:** In exchange for this License, Licensee 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.
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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

WHAT IS BREAKAWAY FENCING?

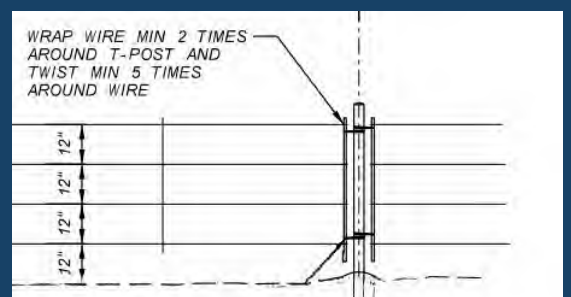
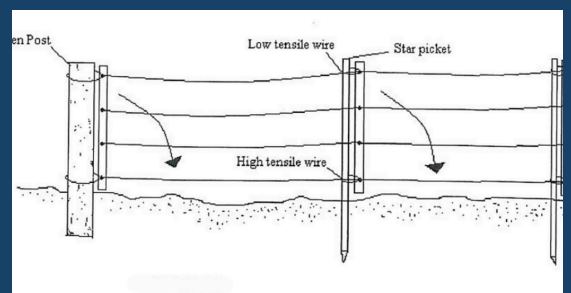
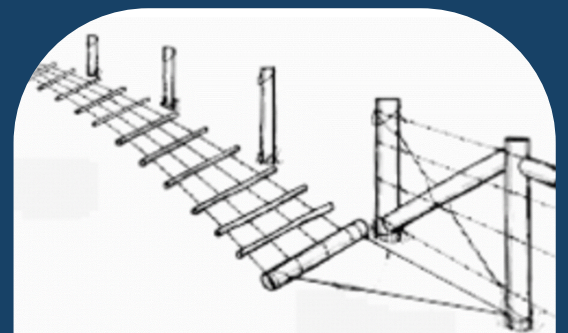
- Designed to fail at strategic locations to allow floodwaters to pass.
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APPROVED MATERIALS USED FOR HINGING AND BREAKAWAY



Keep it simple with fence fork T-posts clips



Drop fencing is also approved breakaway

THESE DESIGNS PREVENT FENCES FROM OBSTRUCTING FLOODWATERS POTENTIALLY CAUSING FLOODING UPSTREAM OR DOWNSTREAM. OBSTRUCTIVE FENCES CAN CAUSE DAMMING AND DAM BREAKS CHANGING THE FLOW OF WATER. OBSTRUCTIVE FENCES CAN COLLECT DEBRIS THAT CAN BECOME DANGEROUS TO PROPERTY AND PEOPLE ALONG THE WATERCOURSE.

Temporary Fencing Proposal - 100 & 200 Trout Lane

05/28/2026 - 05/27/2027

Land Use

Land Use

Application Status
Under Review

Permit/License #
9728693

Reference Number
0c4a7770-5a01-11f1-a83c-21fa22d3ab5a

Status
Active

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

Temporary Fencing Proposal - 100 & 200 Trout Lane

Narrative - Describe Reason for Application and Explain Project Details

Permit issuance for a temporary, non-permanent construction safety fence to secure the subject parcels during the planning and permitting period for future improvements. A separate permanent Fence Permit application will be submitted to the Community Development Department as previously discussed.

Legal Description of Property

Lots 1 & 2 Block 1 Trout Lane Subdivision

Project Address or Location

100 & 200 Trout Lane

Current Zoning

Transitional

Property Size (sq ft)

367771

Development Activity (select all that apply)

New Structure, Clearing, Grading

Upload Site Plan

- 200 Trout Lane Proposed Fence.pdf
- 100_200 Trout Lane Proposed Fence.pdf
- 100 Trout Lane Proposed Fence.pdf

Upload any additional files or documents

- Breakaway-fencing.pdf
- 52999b49-1251-4dec-8cc6-2ab97282861f.jpg

Signature

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Larry Lars Knudsen - 05/27/2026 1:19 pm

Messages

05/28/2026 7:44 am - Brian Parker

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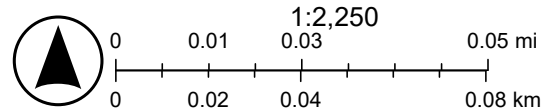
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 Parcels

 Gate



 Post & Rail Fence

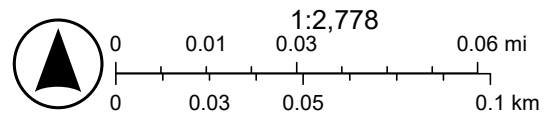
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 County Boundary
 Parcels



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

200 Trout Lane Proposed Fencing




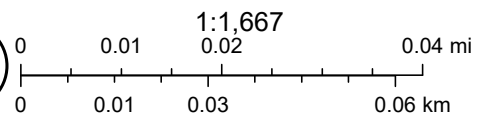
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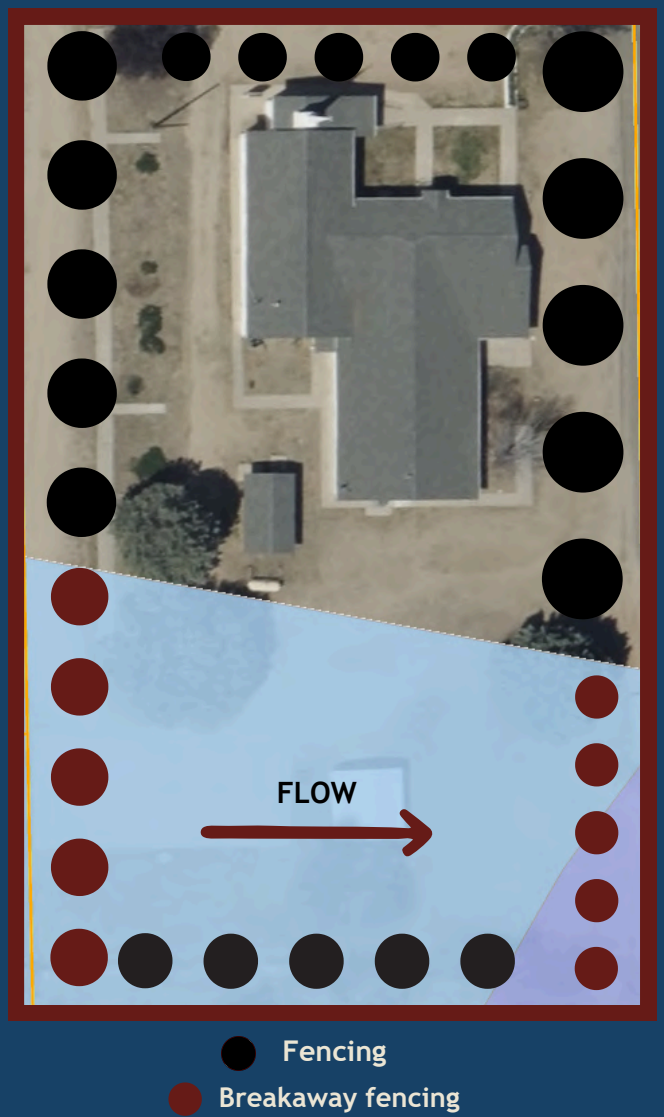
- 1. **Grant of Authority:** Licensor authorizes Licensee to apply for necessary municipal permits, facilitate property improvements, and contract with licensed, bonded, and insured vendors to work onsite at the Properties.
- 2. **Indemnification & Hold Harmless:** In exchange for this License, Licensee 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.
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Licensor Signature: _____ Date: 5/26/26

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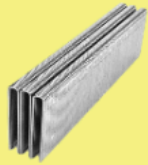


APPROVED MATERIALS USED FOR HINGING AND BREAKAWAY

FENCE FORK T-POST CLIPS



STAPLES 1 1/4" IN LENGTH 18 GA



ALUMINUM WIRE/BALE TIES 18 -20 GA



STEEL (GALVANIZED) WIRE 18 -20 GA



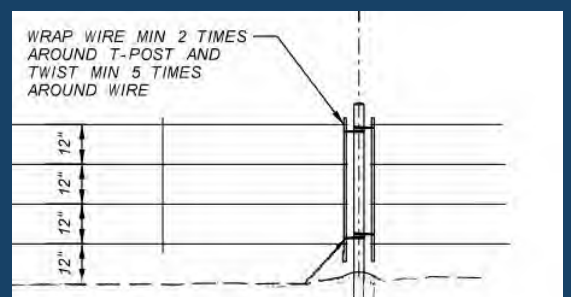
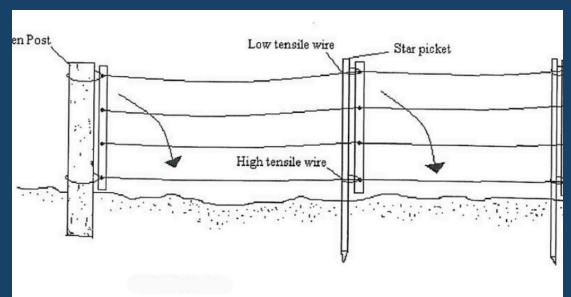
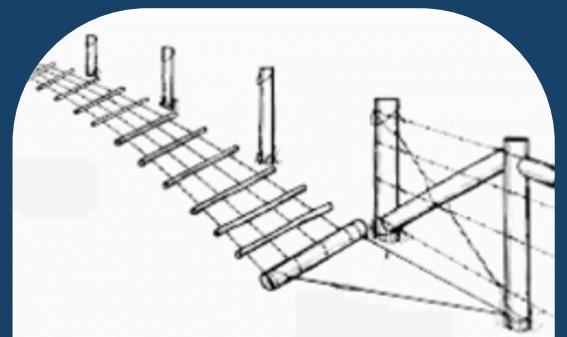
ZIP TIES



SHEAR BOLT



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CITY OF BELLEVUE, IDAHO

Community Development

P.O. Box 825, Bellevue, ID 83313 | Telephone: (208) 788-2128

STOP WORK

DO NOT REMOVE

Physical Address: 100/200 Trout Lane

Legal Description: Lots 1 and 2, Block 1, Bramon Subdivision

Description of Violation: Unpermitted Floodplain Development Activity

Requested Remedy: **Receive Floodplain Development Permit Approval, Work with Staff on Remediation Plan**

SIGNATURE:

A handwritten signature in blue ink, appearing to read "Chris M.", written over a white background.

COMMUNITY DEVELOPMENT DIRECTOR

DATE ISSUED: May 27, 2026



CIUDAD DE BELLEVUE, IDAHO

Desarrollo Comunitario

P.O. Box 825, Bellevue, ID 83313 | Teléfono: (208) 788-2128

DETENER EL TRABAJO NO QUITAR

Dirección Física: 100/200 Trout Lane

Descripción Legal: Lots 1 and 2, Block 1, Bramon Subdivision

Descripción de la Infracción: Actividad de desarrollo no autorizada en llanura aluvial

Solución solicitada: **Recibir la aprobación del permiso de desarrollo en llanuras aluviales y trabajar con el personal en el plan de remediación.**

FIRMA:

DIRECTOR DE DESARROLLO COMUNITARIO

FECHA DE EMISIÓN: 27 de mayo de 2026



CITY OF BELLEVUE, IDAHO
Community Development
P.O. Box 825, Bellevue, ID 83313 | Telephone: (208) 798-2128

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COMMUNITY DEVELOPMENT DIRECTOR

DATE ISSUED: May 27, 2026

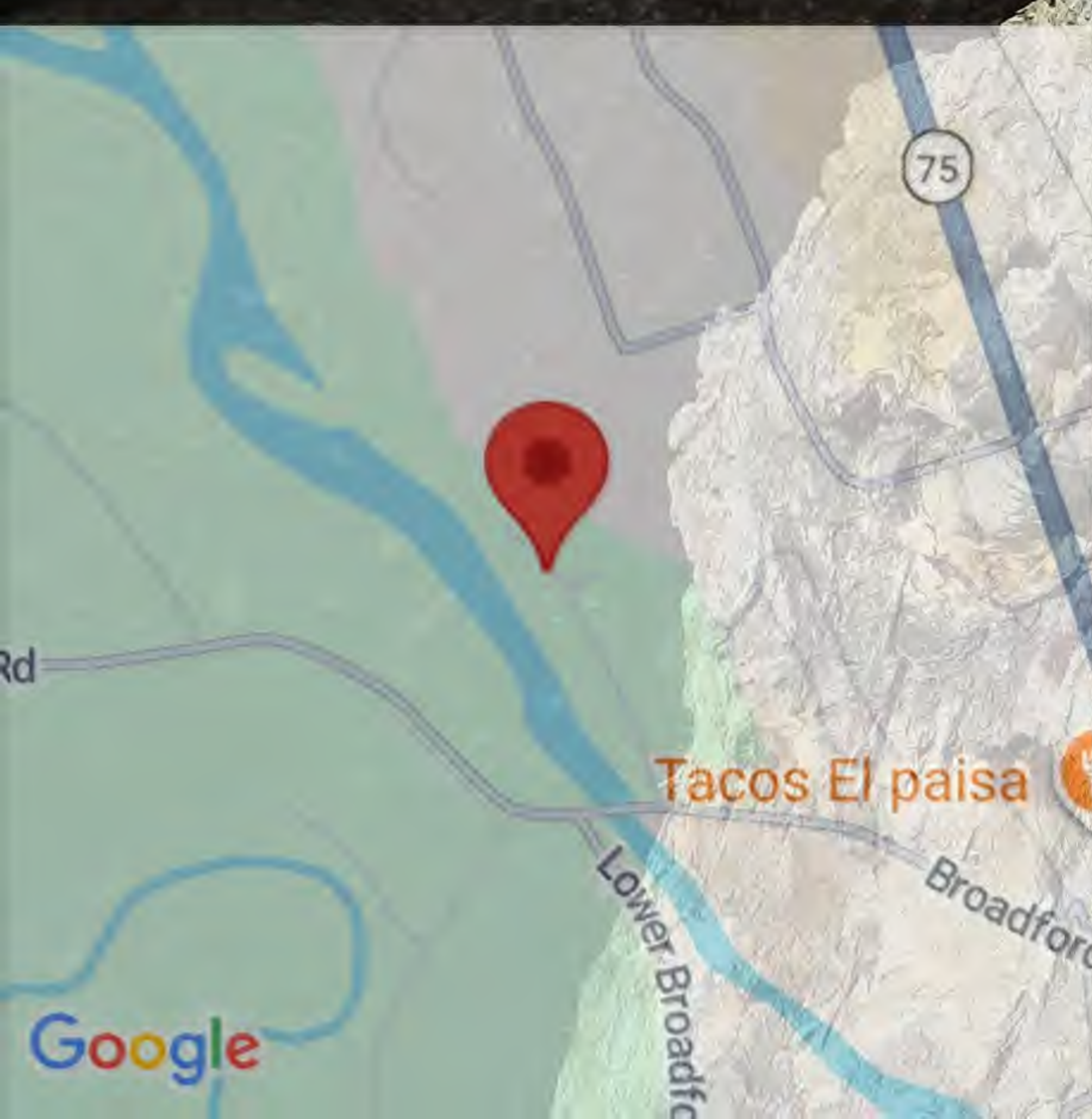
CIUDAD DE BELLEVUE, IDAHO
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P.O. Box 825, Bellevue, ID 83313 | Teléfono: (208) 798-2128

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FIRMA: _____
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FECHA DE EMISIÓN: 27 de mayo de 2026



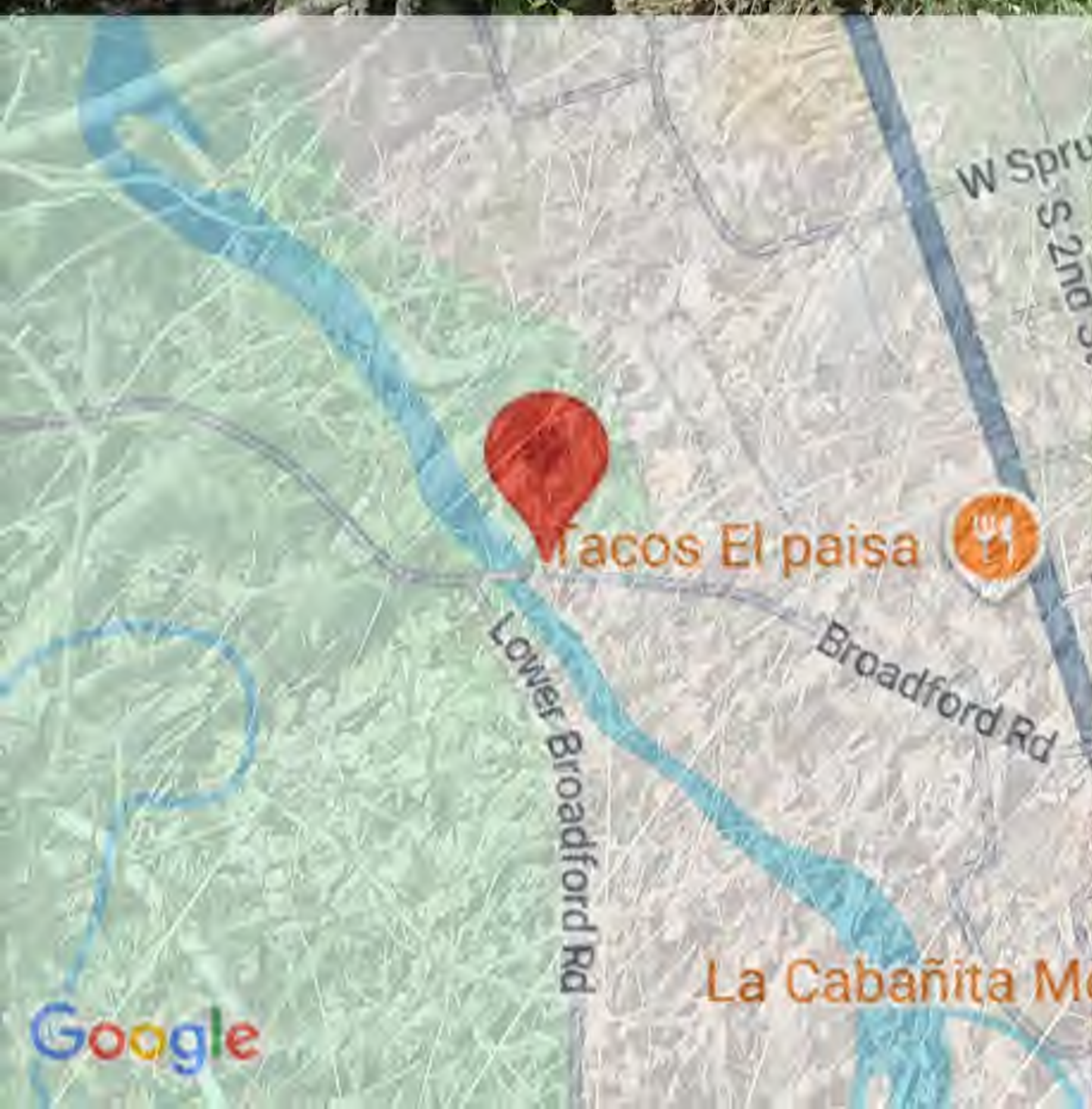
May 27, 2026 16:27:10
43.4697N 114.2686W
59° NE
403 Broadford Road
Bellevue
Blaine County
Idaho



BROADFORD

STOP WORK

DETENER EL TRABAJO



May 27, 2026 16:22:23
43.4681N 114.2675W
24° NE
403 Broadford Road
Bellevue
Blaine County
Idaho



STOP WORK
DETENER EL TRABAJO



May 27, 2026 16:26:09
43.4702N 114.2688W
14° N
200 Melrose Street
Bellevue
Blaine County
Idaho