



CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, March 17, 2025, 5:30 PM
115 Pine Street, Bellevue, Idaho 83313

AGENDA

JOIN ZOOM MEETING

<https://us02web.zoom.us/j/84139399633?pwd=eDCQNSeuEYsa42qesc0b5FawDaXBGa.1>

Meeting ID: # 841 3939 9633

Passcode: # 900164

One tap mobile

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

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

CALL TO ORDER

ROLL CALL

1. NOTICE OF AGENDA COMPLIANCE - ACTION ITEM

*Finding that the regular meeting notice and agenda were posted in accordance with Idaho Code §74-204 within forty-eight (48) hours prior to the meeting at: the City of Bellevue City Hall, Post Office, on the City's website on **March 12, 2025.** (Suggested Motion: I move the notice for the March 17, 2025, regular Meeting was completed in accordance with Idaho Code, Section §74-204.)*

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

3. PUBLIC COMMENT: For items of concern NOT on the Agenda.

4. CONSENT AGENDA – ACTION ITEM

a. **Approval of Minutes**

i. March 3, 2025 Regular Meeting Minutes

b. **Findings of Fact, Conclusions of Law, and Decision documents from previous meeting(s)**

i. LLA-25-01 – TBD Lewis Lane – Judy & Keith Meyers

5. NEW BUSINESS – ACTION ITEM

a. **DR-25-01 – Change of Exterior Finish for Betty's Authentic Peruvian Restaurant - 120 South Main Street**

An application for Design Review Approval for changes to the exterior paint color of the structure located at 120 South Main Street.

6. PUBLIC HEARING – ACTION ITEM

a. **Appeal of SG-24-14 – Sign Permit for Maverik Inc. – 851 North Main Street**

An appeal of the administrative decision to approve with conditions the sign plan for a convenience store and gasoline fueling station located at 851 North Main Street. Specifically, the applicant is appealing the determination of total sign area.

7. NEXT MEETING

a. Regular Meeting – April 7, 2025

8. ADJOURNMENT - ACTION ITEM

Prepared by: Brian Parker
Community Development Director, Planning Commission Secretary

I, designated Planning Commission Secretary for the City of Bellevue, Idaho, hereby certify that the regular meeting notice and agenda were posted in accordance with **Idaho Code §74-204** within forty-eight (48) hours prior to the meeting at: the City of Bellevue City Hall, Post Office, and on the City of Bellevue Website: <https://www.bellevueidaho.us/> on **March 12, 2025.**

In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the City of Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, or **phone number 208-788-2128 ext. 8, at least twenty-four (24) hours prior to the meeting.**



CITY OF BELLEVUE, IDAHO

Comisión de Planificación y Zonificación

Lunes 17 de marzo de 2025 17:30 horas

115 Pine Street, Bellevue, Idaho 83313

AGENDA

ÚNASE A LA REUNIÓN DE ZOOM

<https://us02web.zoom.us/j/84139399633?pwd=eDCQNSeuEYsa42qesc0b5FawDaXBGa.1>

ID de reunión: # 841 3939 9633

Código de acceso: # 900164

Móvil con un toque

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

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

LLAMA PARA ORDENAR

LLAMADA DE ROL

1. AVISO DE CUMPLIMIENTO DEL ORDEN DEL DÍA - PUNTO DE ACCIÓN

Se constata que la convocatoria y el orden del día de la reunión ordinaria se publicaron, de conformidad con el Código de Idaho, §74-204, dentro de las cuarenta y ocho (48) horas previas a la reunión en: el Ayuntamiento de la Ciudad de Bellevue, Oficina Postal, en el sitio web de la Ciudad el 12 de marzo de 2025. (Moción sugerida: Propongo que la convocatoria para la Reunión ordinaria del 17 de marzo de 2025 se haya completado de conformidad con el Código de Idaho, Sección §74-204).

2. LLAMADA A CONFLICTO: (Según lo establecido en el Código de Idaho, §74-404)

3. COMENTARIOS DEL PÚBLICO: Para puntos de preocupación que NO están en el orden del día.

4. ORDEN DEL DÍA CONSENTIDO - PUNTO DE ACCIÓN

a. Aprobación del Acta

i. Acta de la Reunión Ordinaria del 3 de marzo de 2025

b. Documentos de conclusiones de hecho, de derecho y de decisión de reuniones anteriores

i. LLA-25-01 – Por determinar Lewis Lane – Judy y Keith Meyers

5. ASUNTOS NUEVOS – ASUNTO DE ACCIÓN

a. DR-25-01 – Cambio de acabado exterior para el restaurante peruano auténtico Betty's - 120 South Main Street

Solicitud de aprobación de la revisión de diseño para cambios en el color de la pintura exterior de la estructura ubicada en 120 South Main Street.

6. AUDIENCIA PÚBLICA – ASUNTO DE ACCIÓN

a. Apelación de la SG-24-14 – Permiso de rótulo para Maverik Inc. – 851 North Main Street

Apelación de la decisión administrativa de aprobar con condiciones el plan de rótulo para una tienda de conveniencia y gasolinera ubicada en 851 North Main Street. Específicamente, el solicitante apela la determinación del área total del rótulo.

7. PRÓXIMA REUNIÓN

a. Reunión ordinaria – 7 de abril de 2025

8. APLAZAMIENTO - PUNTO DE ACCIÓN

Preparado por: Brian Parker

Director de Desarrollo Comunitario, Secretario de la Comisión de Planificación

Yo, Secretario designado de la Comisión de Planificación de la Ciudad de Bellevue, Idaho, por la presente certifico que el aviso de la reunión regular y la agenda se publicaron de acuerdo con el Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas anteriores a la reunión en: la Ciudad del Ayuntamiento de Bellevue, la oficina de correos y en el sitio web de la ciudad de Bellevue: <https://www.bellevueidaho.us/> el 12 de marzo de 2025.

De conformidad con la Ley de Estadounidenses con Discapacidades, las personas que necesiten adaptaciones especiales durante esta reunión deben notificar a City of Bellevue, 115 East Pine Street, Bellevue, Idaho 83313, o al número de teléfono 208-788-2128 ext. 8, al menos veinticuatro (24) horas antes de la reunión.



CITY OF BELLEVUE, IDAHO
Planning and Zoning Commission
Monday, March 3, 2025, 5:30 PM
115 Pine Street, Bellevue, Idaho 83313

Minutes

The Planning and Zoning Commission of the City of Bellevue, Idaho, met for a Regular Meeting, on Monday, March 3, 2025, at 5:30 p.m. in the Council Chambers of the City of Bellevue Offices, located at 115 E. Pine Street, Bellevue, ID 83313.

CALL TO ORDER

Acting Chair Lindberg called the Meeting to order at 5:31 P.M.

ROLL CALL

John Kurtz, Planning and Zoning Chair - Absent
Alexis Lindberg, Commission Member - Present
Eric Grootveld, Commission Member – Present (Arrived at 5:34)
Aaron Heugly, Commission Member - Present
Genoa Beiser, Commission Member – Present

Staff Present:

Brian Parker, Community Development Director
Rick Allington, City Attorney

Others Present:

Tony Evans, *Idaho Mountain Express*
Jim Kuehn
Keith Meyers
Carrie Wesson
Mike Howard
Samantha Stahlnecker
Scott Howard
Cece Osborn, Wood River Land Trust
Tom Blanchard
Dorothy Schinella

1. NOTICE OF AGENDA COMPLIANCE - ACTION ITEM

Motion: Commissioner Heugly motioned that the notice for the March 3, 2025, Regular Meeting was completed in accordance with Idaho Code, Section §74-204, Commissioner Beiser seconded, all voted in favor, and the motion carried.

2. CALL FOR CONFLICT:

None identified.

3. PUBLIC COMMENT:

None provided.

4. CONSENT AGENDA– ACTION ITEM

a. Approval of Minutes

- i. February 3, 2025 Regular Meeting Minutes
- ii. February 18, 2025 Regular Meeting Minutes

Commissioner Beiser motioned to approve the Consent Agenda. Commissioner Heugly seconded, all voted in favor, and the motion carried.

5. PUBLIC HEARING – ACTION ITEM

a. LLA-25-01 – TBD Lewis Lane – Judy & Keith Meyers – Continued from February 18, 2025

Acting Chair Lindberg noted that the hearing had been continued from the February 18, 2025 meeting.

Samantha Stahlnecker of Opal Engineering provided an overview of updates since the prior meeting.

1. The applicant had met with Community Development Director Parker on the subject property and photos taken during the site visit had been added to the meeting packet.
2. Additional information from Idaho Power regarding the cost required to relocate the existing transmission lines has been added to the meeting packet
3. The applicant and staff had discussed the feasibility of relocating the shed currently located on public right-of-way. The shed did not appear to be on a permanent foundation and would likely not survive relocation.

Commissioner Beiser asked for clarification regarding the clearance requirements from power transmission lines and poles. Ms. Stahlnecker stated that in order for the poles to remain at the current location, the poles would be placed at the edge of the roadway, which would not likely be a safe roadway design.

Director Parker concurred with the applicant's descriptions and provided additional detail.

Chair Kurtz opened the public comment portion of the hearing. The Commission received testimony from the following individuals:

Mike Howard
Dorothy Schinella, 1217 Glen Aspen Drive
Tom Blanchard, 33 Lower Broadford Road
Stephanie Wilkes, 412 South Main Street
Amy Trujillo, Wood River Land Trust
Cece Osborn, Wood River Land Trust
Carrie Wesson, 500 South Main Street
Jim Kuehn, 214 Buttercup Road, Hailey

Upon receipt of all public testimony, Ms. Stahlnecker provided clarification to questions raised by the public regarding the location of the transmission lines, emergency access onto the subject property, and the current status of the roadway fronting the property.

Commissioner Heugly requested clarification on the determination of the "front" property boundary. Director Parker provided clarification.

Director Parker provided the specific code sections required to grant approval of a lot line adjustment with waivers of code standards. The Commission read and reviewed the findings required. Director Parker read the Staff proposed conditions of approval.

The Commission discussed the proposed conditions of approval. The Commission found that the likelihood of Chestnut or Walnut being extended beyond the subject property was extremely low, and therefore the need to treat the eastern parcels as "corner lots" was unnecessary. As such, the Commission determined that striking condition of approval #3 was appropriate.

The Commission discussed the determination of what constitutes an "undue hardship" in order to grant a waiver in regard to condition of approval #4, the development potential of the subject property, and the potential impacts of granting or not granting a waiver of the standard to improve the roadway to City standards. The Commission determined that the



lack of paving on nearby streets constituted a special physical condition, and the scale of the improvements required was not proportionate with the development potential of the property, and therefore the applicant's requested waiver should be granted.

The Commission discussed the feasible options for granting an easement or public access through the subject property to allow legal access to the Howard Preserve. Finding no scenarios that adequately meet the needs of the applicant and community, the Commission requested Mike Howard to provide additional testimony. Mr. Howard suggested that the City could place a condition of approval requiring the City to have the first right of refusal if the property identified as Parcel 1A should be sold. The Commission found that this was a reasonable compromise. The Commission requested adding the Wood River Land Trust to the condition. The applicant agreed to the proposed condition. The Commission stated that the proposed condition should be included in the conditions of approval.

Upon conclusion of the Commission's discussion, Commissioner Beiser moved to recommend LLA-25-01 to the Bellevue Common Council for approval with the conditions of approval identified within the staff report as modified in the discussion prior and directed Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this recommendation based on the record provided. Commissioner Grootveld seconded the motion, all voted in favor, and the motion carried.

6. NEXT MEETING

- a. Regular Meeting – March 17, 2025

7. ADJOURNMENT - ACTION ITEM

Motion: Commissioner Beiser voted to adjourn the meeting, Commissioner Grootveld seconded, all voted in favor, and the meeting was adjourned at 7:29 P.M.

John Kurtz, Planning & Zoning Chair

Planning Commission Secretary

CITY OF BELLEVUE
PLANNING & ZONING COMMISSION

REGARDING AN APPLICATION OF: Judy & Keith Meyers for a lot line adjustment for Lots 1-6, Block 96 of the Bellevue Townsite Original Plat. The proposed lot line adjustment will reconfigure the existing six (6) parcels into three (3) parcels and include a request for waivers from code requirements.	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION
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DESCRIPTION: An application for a lot line adjustment for Lots 1-6, Block 96 of the Bellevue Townsite Original Plat. The proposed lot line adjustment will reconfigure the existing six (6) parcels into three (3) parcels and include a request for waivers from code requirements.

The Bellevue Planning and Zoning Commission held a properly noticed public hearing on February 18, 2025, and voted to continue the subject application to March 3, 2025, at which time the Commission voted to recommend approval of the subject application as conditioned herein.

I. GENERAL BACKGROUND

1. **Notice** of this hearing was:
 - i. Published in the Idaho Mountain Express on January 29, 2025
 - ii. Posted on the door of Bellevue City Hall and the Bellevue Post Office & on the City website on January 27, 2025.
 - iii. Mailed to all adjoiners within 300' of the exterior property lines on January 27, 2025.
2. The Commission was asked to disclose any conflicts of interest or *ex parte* communications on the subject application. Commissioner Grootveld noted that he lived in the vicinity of

the subject property. The Commission and City Attorney did not determine that this was a conflict of interest.

3. Attached to this report are the following exhibits:

Exhibit A—Application Materials

Document Name	Receipt of Last Revision
Application	January 22, 2025
Preliminary Plat	January 22, 2025
Application Narrative	January 22, 2025
Letter from Triangle Irrigation and Wood River Irrigation District #45	January 22, 2025
Road Section Comparison Exhibit	February 11, 2025
Findings of Fact, Conclusions of Law, and Decision from 2023 LLA application	October 23, 2023

Exhibit B—Department Head Comments

Prior to opening the public hearing, Staff had received comment from the following agencies and departments:

- Bellevue Fire Department
- Bellevue Marshall's Office
- Bellevue Water and Sewer Department
- Bellevue City Engineer
- Triangle Irrigation District

All agency comments received were transmitted to the Commission.

Exhibit C— Public Comments

Prior to opening the public hearing, Staff had received public comment from the following individuals or entities:

- Wood River Land Trust

Additional public comment from the Wood River Land Trust was received prior to the March 3, 2025 meeting. All public comments received were transmitted to the Commission.

II. LOT LINE ADJUSTMENT STANDARDS OF EVALUATION

BELLEVUE CITY CODE SECTION 11-6-1

11-6-1: PROCEDURE:

An owner or subdivider wishing to readjust lot lines, as defined in section 11-2-1 of this title, shall be required to file two (2) copies of a plat and application with the Administrator for administrative review. Additional information reasonably required for thorough review of the application and plat may be required by the Administrator to be provided by the applicant.

Waivers shall be requested according to chapter 13 of this title. The Council shall remand any application and/or waiver request to the commission for recommendation prior to taking final action. The Administrator shall provide written notice of said application to owners of property immediately adjacent to the subject property. Said notice shall inform adjacent property owners they may comment on the application during a period of not less than ten (10) days after mailing of the notice and prior to final action on said application. Following expiration of the said comment period and upon a finding by the Administrator that the plat conforms to the readjustment of lot line definition and is in compliance with the provisions of this title, the

Administrator shall approve same or approve with conditions necessary to find same in

compliance with the provisions of this title. Upon a finding by the Administrator that the application does not conform to said definition or is not in compliance with this title, the Administrator shall deny the application and shall state the reasons therefor in writing, and a copy signed by the Administrator, attached to one copy of the plat, shall be returned to the applicant. Upon Council approval of an application and upon satisfaction by the applicant of any conditions attached thereto, the Administrator shall inform the City Clerk and the City Clerk shall sign the plat. Any questions with regard to the interpretation and/or applicability of this section or other sections shall be referred to the Council by the Administrator for determination.

FACTS: The applicant has submitted a preliminary plat to the Administrator, along with additional clarifying information and documentation.

The applicant's narrative has specifically requested waivers of Bellevue City Code.

The Administrator properly noticed the public hearing.

The plat submitted shows a reconfiguration of six (6) existing parcels into three (3).

The subject property is zoned B – Business.

The proposed lots are 17,990, 18,017, and 23,960 square feet in size.

The minimum lot size in the B – Business zone is 6,000 square feet.

The proposed parcels identified on the preliminary plat as Lots 2A and 3A each have 149.98 feet of street frontage.

The minimum street frontage in the B – Business zone is fifty (50) feet.

The proposed parcel identified as Lot 1A does not have any developed

street frontage, but does abut public rights-of-way.

The submitted preliminary plat includes a plat note stating “No building shall be constructed on Lot 1A until a time when an approved access to the lot is developed.”

The Bellevue Canal runs through the subject property and the undeveloped portions of the Walnut and Chestnut Street rights-of-way to the north and south of the subject property, respectively.

The subject property abuts the Howard Preserve and Big Wood River.

Public testimony received during the public hearings indicated a desire for public access through or public ownership of the parcel identified on the preliminary plat as Lot 1A.

The applicant’s authorized representative stated during the March 3, 2025 meeting that the applicant was willing to offer the City of Bellevue and the Wood River Land Trust the first right of refusal to purchase the property identified on the preliminary plat as Lot 1A.

FINDINGS: The applicant has submitted a complete application, including additional information and written requests for waivers of Bellevue City Code.

The public hearings on the subject application were properly noticed and conducted.

The proposed lot configuration meets the applicable zoning and subdivision standards for parcels within the B – Business zone, except for the required street frontage of the proposed Lot 1A.

Due to the sensitive environment surrounding the proposed Lot 1A, it is preferable to not construct additional roadway to the property until a time that development should occur, which is consistent with Plat Note #10 on the submitted preliminary plat.

Due to the topography, presence of the Bellevue Canal and Big Wood River, and existing conservation easements on the property surrounding the subject property, extension of Walnut and Chestnut Streets is infeasible, and would not serve properties other than the subject property.

CONCLUSION: As conditioned herein, the subject application meets the requirements for granting approval of a lot line adjustment application.

II. WAIVER STANDARDS OF EVALUATION

BELLEVUE CITY CODE SECTION 11-13-1

11-13-1: WAIVERS:

A. Commission Recommendation; Council Approval: Waiver of any of the requirements of this title may be granted by the Council on a case basis upon the recommendation of the commission.

B. Application For Waiver:

1. Application for such waiver(s) must be in writing and must show that there are special physical characteristics or conditions affecting the property in question where a literal enforcement of this title would result in undue hardship not the result of actions by the subdivider, and that the waiver would not be detrimental to the public welfare, health, and safety, nor injurious to the property owners in the immediate area.

FACTS: The applicant has submitted a written request for waivers of Bellevue City

Code.

The applicant requested that the buildable area of the proposed Lots 2A and 3A in relation to the location of the Bellevue Canal be expanded beyond the top of the bank.

The applicant submitted documentation from the Triangle Irrigation and Wood River Irrigation District consenting to the expanded building area subject to construction of proper retainage.

Bellevue City Code has no specific setback requirements from irrigation canals.

The applicant requested a waiver from the requirements of Bellevue City Code Section 11-4-6(C) to identify building envelopes on corner lots outside of a seventy-five foot (75') radius from the center point of the intersection of adjacent streets.

All proposed parcels identified on the submitted preliminary plat have rights-of-way on two (2) or more sides.

Only the right-of-way to the east of the subject property is currently developed.

The Bellevue Canal runs through the subject property and the undeveloped portions of the Walnut and Chestnut Street rights-of-way to the north and south of the subject property, respectively.

The subject property abuts the Howard Preserve and Big Wood River.

The proposed Lot 1A has an identified building footprint located outside

of any seventy-five foot (75') radii from the centers of the adjacent undeveloped rights-of-way.

The applicant has requested a waiver of Bellevue City Code Section 11-4-8(B) requiring the right-of-way to the east of the subject property be improved to adopted City Standards.

The applicable City Standard street section generally requires a twenty-two foot (22') wide paved traveled way, two feet (2') of shoulder on each side, and drainage swales on either side.

The applicant has provided an alternative street section showing a twenty foot (20') wide gravel traveled way, no shoulders, and a drainage swale on one side of the roadway.

Above-ground electrical power transmission and distribution lines are currently situated within the right-of-way.

A small structure is located within the right-of-way near the intersection of Chestnut Street and the right-of-way to the east of the subject property.

The portions of Walnut and Chestnut Streets west of Main Street are not currently paved.

Idaho Power does not have a specified setback requirement between roadways and power poles, but requires a reasonably safe roadway design in regard to the siting of poles.

Idaho Power has a setback requirement of ten feet (10') from power lines to structures.

FINDINGS: Expanding the buildable area of proposed lots 2A and 3A is not a waiver of Bellevue City Code, and is allowable provided adequate design and assurances to the Triangle Irrigation and Wood River Irrigation District are made to ensure safe and efficient function of the Bellevue Canal is maintained.

Because of the presence of the canal and the conservation easement on the Howard Preserve, the undeveloped Walnut and Chestnut Street rights-of-way are unlikely to ever be improved and used as roadways. As such, the proposed lots 2A and 3A are unlikely to ever function as corner lots, and the requirements of Bellevue City Code Section 11-4-6(C) are not applicable.

Construction of the wider City Standard roadway would require relocation of the power poles to provide a safe separation between the roadway and the poles.

Integrating the paved roadway with unpaved sections of Walnut and Chestnut Streets would be cumbersome.

CONCLUSION: The requested waivers for the expanded building area relative to the Bellevue Canal and the corner lot building envelopes are not waivers of Bellevue City Code, and therefore are not required to be in compliance with the standards of this section.

Because of the special physical site-specific conditions of the rights-of-way in the immediate vicinity of the subject property, improving the right-of-way to the east of the subject property would create an undue hardship,

and therefore the applicant's request for a waiver to construct the street to City Standards is recommended to be granted.

2. Applications shall be made to the Administrator in writing at the time of subdivision application. Said waiver, together with such related data and maps as are necessary to fully illustrate the relief sought, shall be filed at the same time. Such application shall be processed and considered with the preliminary plat application.

FACTS: The applicant has submitted a preliminary plat to the Administrator, along with additional clarifying information and documentation.

The applicant's narrative has specifically requested waivers of Bellevue City Code.

FINDINGS: The applicant has submitted a complete application, including additional information and written requests for waivers of Bellevue City Code.

CONCLUSION: The application was complete and adequate, and this standard has been met.

III. DECISION AND ORDER

► **Motion:** Upon a Motion by Commissioner Beiser and a second by Commissioner Grootveld, a unanimous vote, the Bellevue Planning and Zoning Commission hereby **recommends approval** of the subject application submitted by Judy & Keith Meyers, finding the application complies with the applicable criteria set forth in Bellevue City Code, subject to the following conditions of approval (Commission additions to Staff recommended conditions underlined, deletions in strikethrough):

1. No building shall encroach into the space between the top of the eastern bank (elevation of the street or alley) of the canal and east high water mark of the canal, unless otherwise allowed per Diversion 45 Right of Way Agreement. This Agreement shall be recorded prior to final plat recordation.
2. Prior to the issuance of a building permit for the proposed parcel identified on the submitted preliminary plat as Lot 1A, the applicant shall receive approval from the City and construct a suitable vehicular and pedestrian access to the property.
3. ~~Prior to the submittal of a final plat application, the applicant shall provide a revised preliminary plat identifying building envelopes for all corner lots in accordance with Bellevue City Code Section 11-4-6(C).~~
4. Prior to the submittal of a final plat application, the applicant shall construct all required improvements, including improving the roadway within right-of-way to the east of the subject property from Walnut Street to Chestnut Street to the specifications provided in the Alley Improvements Exhibit attached to these findings. City Standards in accordance with Bellevue City Code Section 11-4-8(B).
5. Prior to the submittal of a final plat application, the applicant shall submit a revised preliminary plat identifying an easement for the Bellevue Canal District and documentation that the proposed easement has been reviewed and accepted by the Bellevue Canal District.
6. Prior to the submittal of a final plat application, the applicant shall submit a revised preliminary plat identifying the ordinary high water mark and a twenty foot (20') wide fisherman's easement along the landward side of the ordinary high water mark.
7. No construction or grading shall occur until the Bellevue City Engineer has reviewed and approved the construction drawings.

8. The City of Bellevue and/or the Wood River Land Trust shall have the first right of refusal on the purchase of the property identified on the preliminary plat as Lot 1A. Prior to the submittal of a final plat application, the applicant shall provide a draft First Right of Refusal Contract to be approved by the City of Bellevue and the Wood River Land Trust Board of Directors prior to recordation of the final plat.

Notice of Expiration

Pursuant to Bellevue City Code Section 11-3-4(D), failure to obtain final plat approval by the Council of an approved preliminary plat within one year after approval by the Council shall cause all approvals of said preliminary plat to be null and void. The final plat shall be filed with the Blaine County Recorder within one year after final plat approval by the Council. Failure to file said final plat within that time shall cause all approvals of said final plat to be null and void. No building permit shall be issued with regard to any parcel of land within a proposed subdivision until the final plat has been recorded. A copy of the final recorded plat shall be placed on file with the City. For good cause shown, the deadlines in this section may be extended for up to twelve (12) months. The Council shall hold a duly noticed public hearing prior to granting said extension.

IT IS SO ORDERED this 17th day of March, 2025

John Kurtz
Chair

Brian Parker
Community Development Director

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the ____ day of March 2025, I served a true and correct filed copy of the within and foregoing document upon the parties named below, in the manner noted:

U.S. Mail

Judy & Keith Meyers

via email

PO Box 242

hand delivered

Bellevue, Idaho 83313

judymeyersinc@aol.com

CITY OF BELLEVUE

Brian Parker

Community Development Director



DR-25-01

Staff Report

120 South Main Street

Bellevue Planning & Zoning Commission

March 17, 2025

Betty's Authentic
Peruvian
Restaurant
Façade Changes

Executive Summary

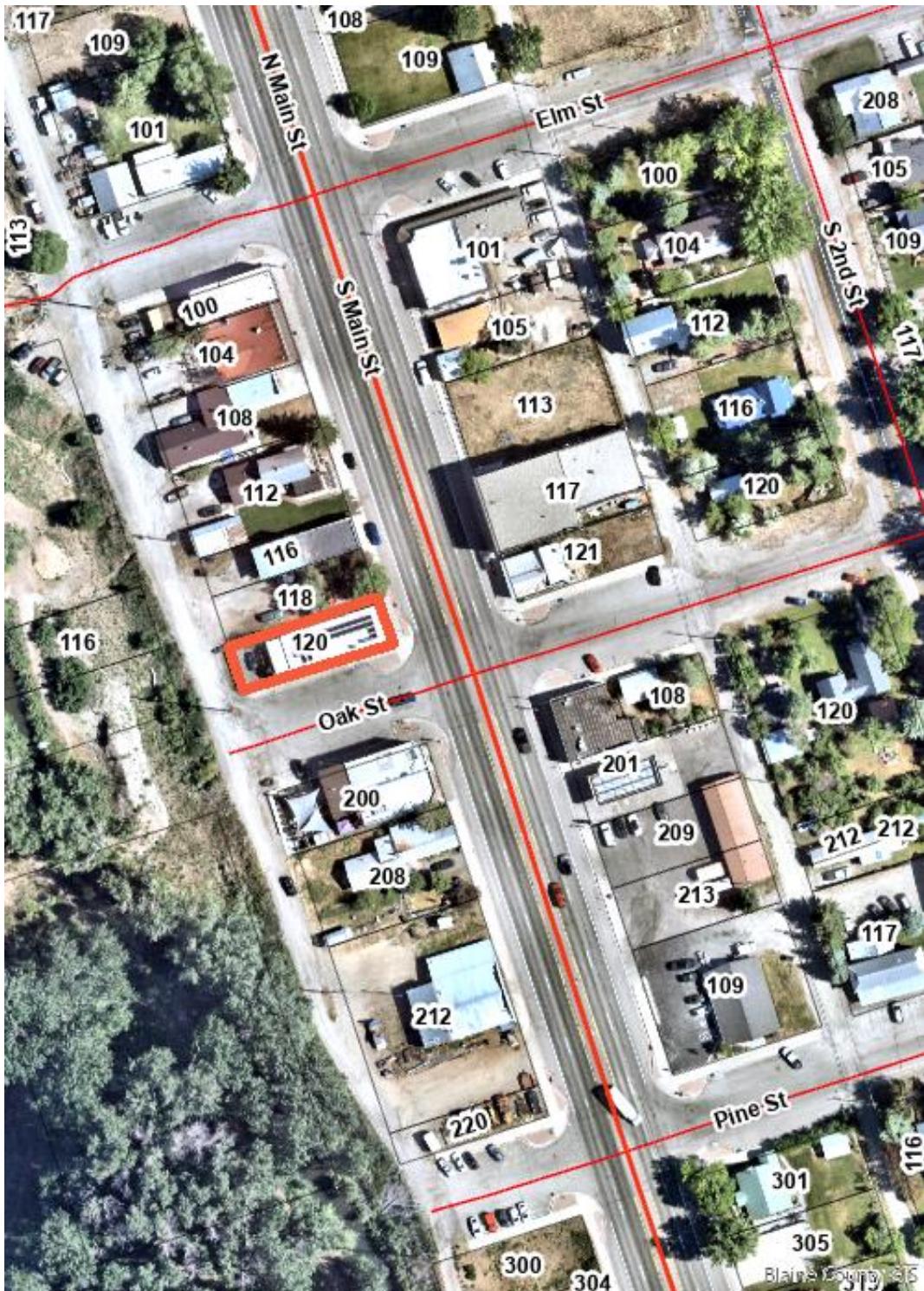
Description

An application for Design Review Approval for changes to the exterior paint color of the structure located at 120 South Main Street.

Discussion

- The applicant is requesting to repaint the exterior trim of the existing structure located at 120 South Main Street. Bellevue City Code Section 10-17-3(A) requires Design Review approval for “change to or demolition of the exterior of any building, excluding necessary maintenance, within the Business Zoning District.”
- The applicant is proposing to utilize Benjamin Moore “Classic Burgundy” paint. Bellevue City Code Section 10-17-5(B)(1)(f) requires exterior wall colors to be of “natural earth tones.” Staff finds that the shade of color proposed is consistent with the applicable standard.
- The applicant has received administrative approval to install an awning sign with a red background and hand-painted signage on the awning facing Main Street.

Project Location



Project Analysis

Description

An application for Design Review Approval for changes to the exterior paint color of the structure located at 120 South Main Street.

Legal Description

Southern 35' of Lot 1, Block F, Original Plat of Bellevue Townsite, located within Section 36, Township 2 North, Range 18 East, B.M., City of Bellevue, Blaine County, Idaho.

Associated Documents

Document Name	Receipt of Last Revision
Application	March 6, 2025
Colored Building Elevations	March 6, 2025
Paint Color	March 11, 2025

Public Noticing

Pursuant to Bellevue City Code Section 10-17-4(C), public notice is not required for Design Review applications.

Required Findings Code Sections

Bellevue City Code Section 10-17-5(B): Architecture:

1. Generally:
 - a. Building and storefront design and construction shall reflect historical architecture styles and shall incorporate building materials, architectural design and features representative of that historical period in Bellevue between 1880 and 1910. That architectural style includes frame and brick construction, frame and shiplap siding construction, horizontal log construction, and similar westward expansion motifs. Also, building design and construction shall preserve and incorporate any such existing structures and features, signage, exterior fixtures and other items from that period.
 - b. A building exceeding eight thousand five hundred (8,500) square feet of building coverage shall incorporate a change in facade design, materials, color and/or height, or a combination thereof, that such building appears to be more than one building. These changes shall occur at a minimum of every fifty feet (50') of wall facade visible by the general public and at the ceiling line of the first floor on two-story buildings. In addition, the facade shall change in depth a minimum of two feet (2') at each such change in facade.
 - c. All buildings in the B Business District shall have a minimum setback from wall/foundation to property line adjacent to Main Street/Highway 75 of three feet (3'), providing an area for covered seating, planters, special event advertising units and displays of merchandise, in addition to the specified requirements of subsection B1b of this section.

- d. All exterior mechanical equipment shall be screened on all sides with materials and colors matching the approved structure.
- e. Mechanical equipment and solar panels shall be hidden or de-emphasized.
- f. Metal siding shall not be permitted on buildings on parcels of real property abutting Main Street (State Highway 75) unless deemed appropriate by the Planning and Zoning Commission. All such buildings shall be constructed of or faced with materials that are similar in texture, finish, and appearance to natural materials. The use of natural materials such as wood, brick and stone shall be encouraged, and exterior wall colors shall be of natural earth tones.
- g. Exterior lighting systems shall not create glare nor cast light on neighboring properties. Night lighting shall be only what is needed to promote safe use, preferably with energy conserving lighting of low intensity.
- h. Accessory dwelling unit sizes shall comply with section [10-2-1](#) of this title.

2. Multi-Family And Townhouses: Multi-family and townhouses shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and location of the site. Multi-family and townhouse design, style, scale, and aesthetics shall blend with its neighborhood. There shall be no repetitive side by side development of buildings. The City is looking for individual buildings by varying types and styles to make for a pleasant streetscape experience.

3. Accessory Dwelling Units (ADUs): ADUs shall maintain traditional rural, small town development patterns and architectural styles in keeping with the existing character of the area and emulate the primary structure of the site. Design, style, scale, and esthetics shall blend with its neighborhood. Building materials and exterior architectural design shall be reflective of existing structures on the subject site and take into consideration the architectural style and materials of the general vicinity.

Discussion

- The applicant is requesting to repaint the exterior trim of the existing structure located at 120 South Main Street. Bellevue City Code Section 10-17-3(A) requires Design Review approval for “change to or demolition of the exterior of any building, excluding necessary maintenance, within the Business Zoning District.”
- The applicant is proposing to utilize Benjamin Moore “Classic Burgundy” paint. Bellevue City Code Section 10-17-5(B)(1)(f) requires exterior wall colors to be of “natural earth tones.” Staff finds that the shade of color proposed is consistent with the applicable standard.
- The applicant has received administrative approval to install an awning sign with a red background and hand-painted signage on the awning facing Main Street.

Recommendations

Actions

Based upon the record provided to date, Staff recommends approval of the subject application. Suggested motion:

“I move that we approve DR-25-01, and to direct Staff to prepare Findings of Fact, Conclusions of Law, and Decision documents reflecting this recommendation based on the record provided.”

Notice of Expiration

Pursuant to Bellevue City Code Section 10-17-7(A), approval of the Design Review application shall expire if the proposed modifications are not complete within one (1) year of the final action by the Commission.



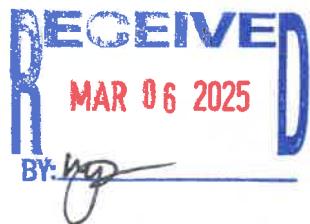
\$400 check# 6107

City of Bellevue

115 E Pine Street

P. O. Box 825 Bellevue, ID 83313

208-788-2128 Fax 208-788-2092



Design Review Application

Applicant Information

Business / Project Name:	Betty S Authentic Peruvian Restaurant		
Owner / Applicant Name:	Tatia Inca Jeffrey Espinoza		
Phone #:	208 3090575	Fax #:	
Service Location:	120 South Main St Bellevue		
Mailing Address:	P.O. Box 2513 Sun Valley		
Property Physical Address:	120 South Main St. Bellevue		
Property Legal Description:	535' of Lot 1, Block F, Bellevue Townsite		
Business Type:	<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability <input type="checkbox"/> Partnership <input type="checkbox"/> Other		
Current Zoning:	<input type="checkbox"/> Business <input type="checkbox"/> Limited Business/Res <input type="checkbox"/> Light Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Transitional		

Project Description

Business / Project Description:	Change Paint Color		
Structure Design:	<input type="checkbox"/> Stick Built	<input type="checkbox"/> Modular	<input type="checkbox"/> Manufactured/ Mobile (HUD)
Existing Sq Ft:	New Sq Ft:	Total Sq. Ft:	Lot Sq Ft:
Living Quarters Included?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	please describe: _____
Parking Requirements:	(See City Code- Zoning Regulations Title 10)		

Acknowledgement

*This application is due no less than 15 days prior to the next regularly scheduled meeting date of the Bellevue Planning & Zoning Commission with all of the required material itemized in Chapter 19, Design Review, and Bellevue City Ordinance 86-03.

*Design Review Application Fees:

Non-Residential = Base fee \$400.00 + \$25.00 per each 1,000 square feet of gross floor area

Residential = \$Base fee \$200.00 1-6 unites. 7+ unites an additional \$25.00 per unit will be charged.

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

Applicant's Signature:

Date: 03-06-25

Official Use Only

Date Received: _____ Check #: _____ CD Director Signature: _____

Updated 7/20

The following application
Commissioner of

Katia Inca Cisneros
Cell (208)309-0575
PO BOX 2513
Sun Valley, ID 83353

03-06 2025

1) S

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a)

b)

c)

d)

e)

f)

g)

AY TO THE
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Mountain West Bank

FOR

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improvements with regard to circulation patterns, easements and pro

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**CASH
RECEIPT**

Date March 6, 2024 254618

Received From

Katia Inca CisnerosAddress 120 S MainBetty's Avintheeric Peruvia Dollars \$ 400For Design Review Application

CITY OF BELLEVUE
P.O. BOX 825
BELLEVUE, ID 83313

CRB1183

ACCOUNT	HOW PAID		
AMT. OF ACCOUNT	CASH	CHECK	MONEY ORDER <input type="checkbox"/>
AMT. PAID		<u>400</u>	CREDIT CARD <input type="checkbox"/>
BALANCE DUE			

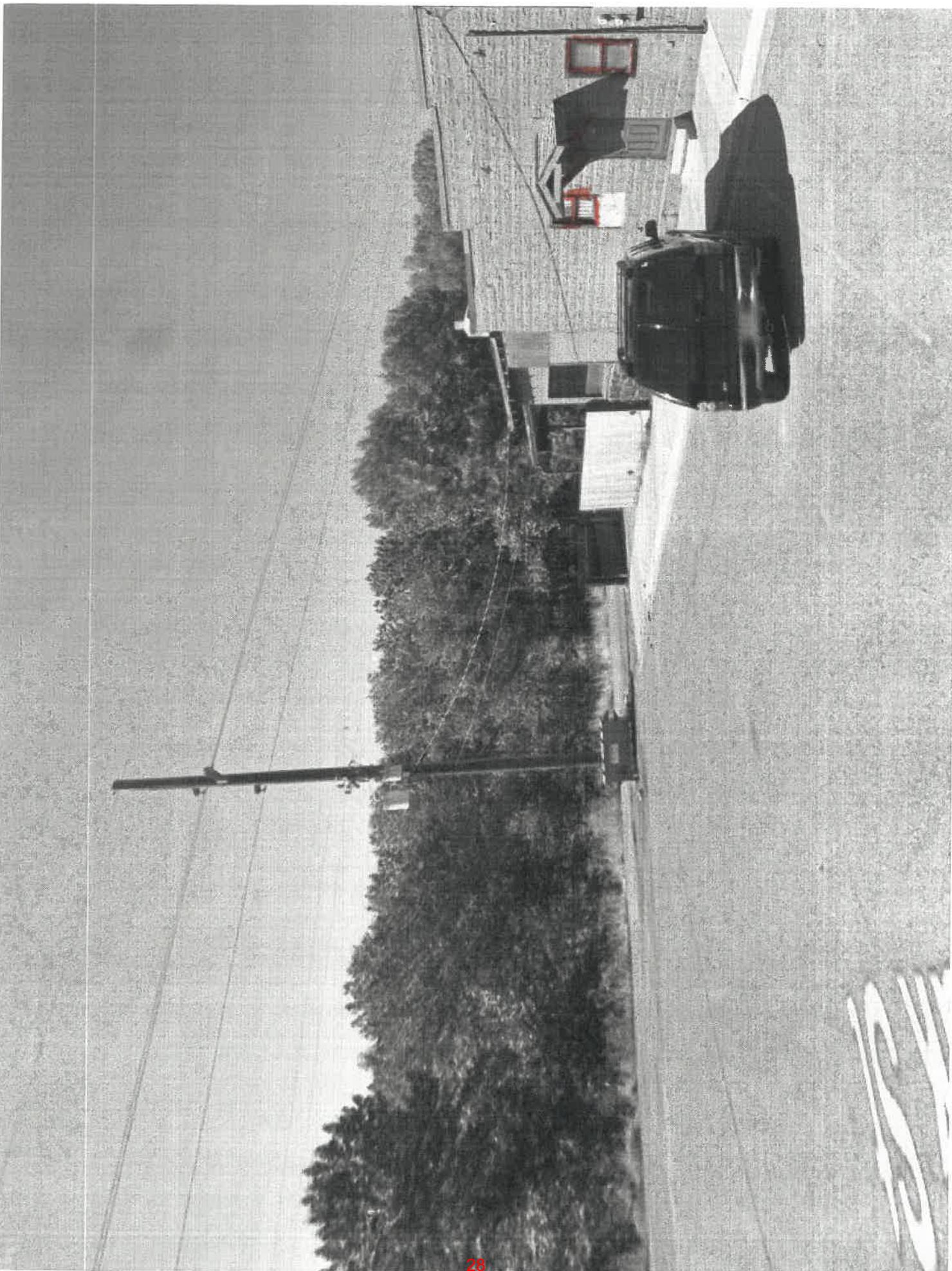
check # 6107By ny

3) less than 3,000 sq. ft.

Landscape Plan and legend shall be submitted in sufficient detail to show the following:

- (1) one large and (7) seven proposed landscape plans of the project including calculations depicting percentage of land area being landscaped, types and size of trees, ground cover and vegetation;
- Proposed excavation or land fill including resulting slope grades;
- Location and height of walls or fences;
- Drip or other low consumption irrigation system for landscaping;
- Drainage plan including off-site improvements.
- Street trees shall be a minimum of 3" caliper and planted at spacing not less than one tree for every 35' of public street right-of-way, excluding alleys. All trees shall comply with the Bellevue Tree guidelines and obtain an approved encroachment permit from ITD or City of Bellevue.







Idaho Lumber Ace 208-788-3333
Classic Burawandy
HC-182

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ACE



**4X
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M1	10	14	
R3	2		16
S1	1		

3/9/2025
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30



Appeal of SG-24-14

Staff Report

851 North Main Street

Bellevue Planning & Zoning Commission

March 17, 2025

Maverik Signage

Executive Summary

Description

An appeal of the administrative decision to approve with conditions the sign plan for a convenience store and gasoline fueling station located at 851 North Main Street. Specifically, the applicant is appealing the determination of total sign area.

Discussion

- The applicant is appealing the Administrator's determination of total sign area as inclusive of both sides of a sign. The justification provided by the applicant is included in their appeal narrative. Generally, two arguments are presented (staff analysis in *italics*);
 - Other gas stations in Bellevue have monument signs similar to what is being proposed by the applicant.

The presence of nonconformities does not negate code requirements on new development. Decisions should be made based on City Code in effect at the time of submittal of an application, and failure to do so creates inconsistent application of regulations, expansion and perpetuation of nonconformities (in direct opposition to the stated purpose of Bellevue City Code Chapter 10-20).
 - The diagram included in 10-22A-6 shows a two (2) dimensional diagram of a freestanding sign and measurement callouts to facilitate the calculation of sign area.

*Bellevue City Code Section 10-22A-2 defines "area of sign" as "The area of the face of the sign **per side** which forms the integral part of the display including letters and art, but excluding the necessary supports, background or uprights on which the signage area may be placed (emphasis added)." The code is clear that all sides of a sign are counted as signage. The diagram in question is a visual representation of one (1) side of a given sign. To determine the total sign area of a multi-sided sign, the same methodology shown in the diagram and prescribed by code would be applied to each side of a given sign.*

Project Location



Project Analysis

Description

An appeal of the administrative decision to approve with conditions the sign plan for a convenience store and gasoline fueling station located at 851 North Main Street. Specifically, the applicant is appealing the determination of total sign area.

Legal Description

Lot 1A, Block 1, KMAM Plat, located within Section 26, Township 2 North, Range 18 East, City of Bellevue, Blaine County, Idaho.

Associated Documents

Document Name	Receipt of Last Revision
Sign Permit Decision with Attachments	February 18, 2025
Applicant's Appeal Justification	February 18, 2025

Public Noticing

Notice	Date
Political Subdivisions	February 20, 2025
Property Owners within 300 feet	February 20, 2025
Site Posting	February 20, 2025
Publication in <i>Idaho Mountain Express</i>	February 26, 2025

Required Findings Code Sections

Bellevue City Code Section 10-3-3(A): Appeals From Decisions Of Administrator:

1. Notice Of Appeal: Any person aggrieved by a decision of the Administrator made in interpreting or enforcing this title may appeal such a decision to the commission by filing a notice of appeal with the commission within fifteen (15) days of such decision, stating the date and nature of the decision from which appealed and the grounds for the appeal. If no notice of appeal is so filed, the decision of the Administrator shall be final and not subject to further appeal or review.
2. Copies Of Record On Appeal: Within twenty (20) days of the filing of the notice of appeal, the Administrator shall provide the appellant and file with the commission copies of the record on appeal, including all applications and other documents and exhibits pertinent to the appeal, together with the Administrator's certificate stating that the documents listed comprise the complete record of the decision under appeal.
3. Hearing By Commission: The commission shall hold a public hearing on all appeals from the decisions of the Administrator within thirty (30) days of the Administrator's certification of the record on appeal. The appeal shall be based and heard solely upon the record before the

Administrator. The commission shall, within thirty (30) days after the hearing, enter a written order affirming, reversing or modifying the Administrator's decision. The order shall also contain the reasons for the commission's decision.

4. Decision By Commission: The commission shall, within ten (10) days after the hearing, enter a written order affirming, reversing, or modifying the Administrator's decision. The order shall also contain the reasons for the commission's decision.

Code Sections of Interest

Bellevue City Code Section 10-22A-2: Definitions:

AREA OF SIGN: The area of the face of the sign per side which forms the integral part of the display including letters and art, but excluding the necessary supports, background or uprights on which the signage area may be placed.

BUILDING FRONTAGE: The linear width of a principal building fronting the street address right-of-way.

CHANGEABLE COPY SIGN, AUTOMATIC: An electronically or electrically controlled time, temperature and date sign, message center or reader board where different copy changes are shown on the same sign structure or location.

FLASHING SIGN: Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation or an externally mounted intermittent light source.

FREESTANDING SIGN: Any sign separate from a building, being supported by itself or on legs. A sign structure constructed of multiple upright supports, or a monument style. No single pole structures shall be allowed. All pole signs, excluding antiqued ornamental iron (like Southern Belle) or decorative logs, a minimum of fourteen inches (14") in diameter shall be designed and cased as a monument style sign structure.

HEIGHT OF SIGN: The vertical distance measured from the adjacent street grade or upper surface of the street curb to the highest point of said sign.

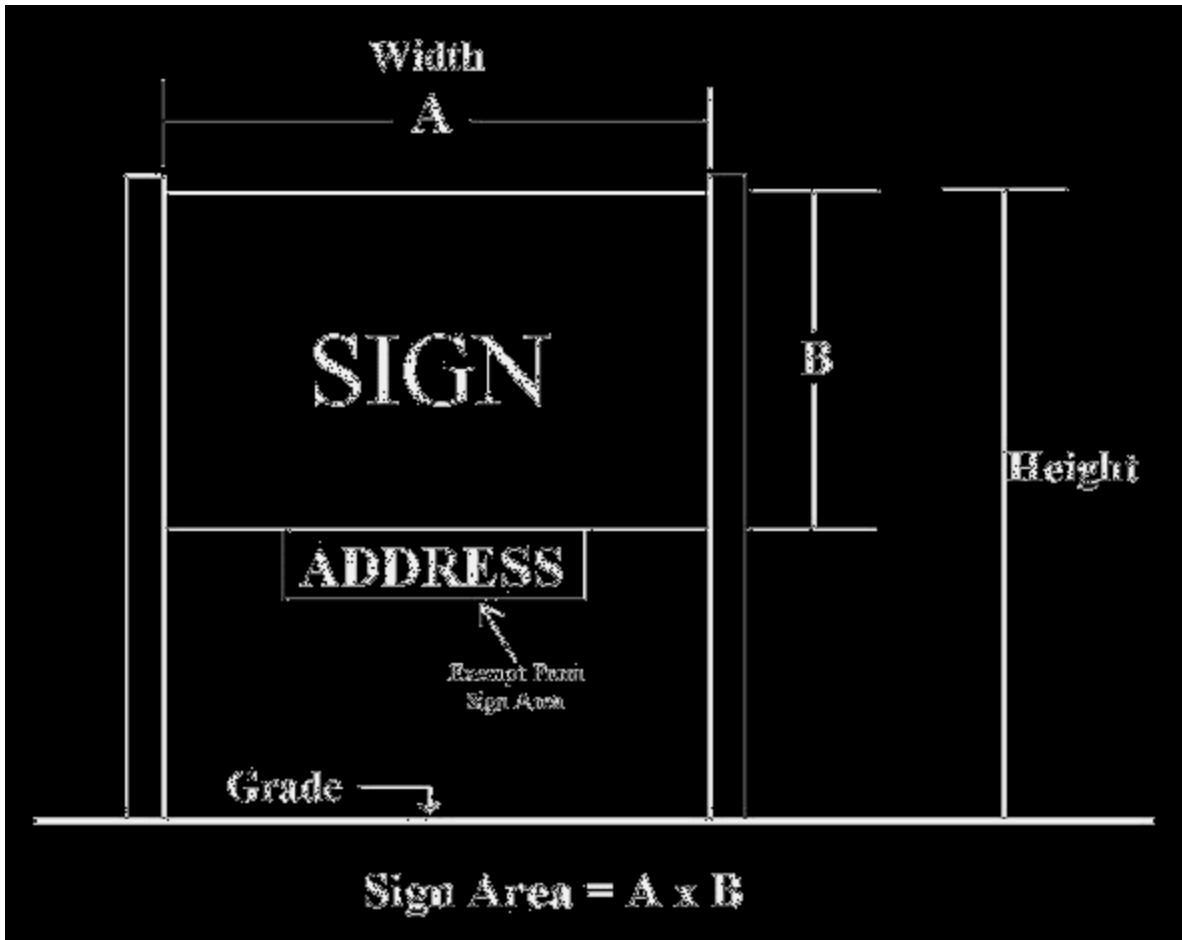
INTERNAL LIGHTED SIGN: A sign which is wholly or partially illuminated by an internal light source from which source light passes through the display surface to the exterior of the sign.

TOTAL SIGNAGE: The sum of all areas encompassing letters, symbols and associated art, excluding background and supports.

Bellevue City Code Section 10-22A-6(A): Sign Area:

A. Sign Area:

1. Except as otherwise provided herein, the maximum allowable individual building signage area in the Business, Limited Business/Residential, Light Industrial, and Light Industrial/Mixed Business Districts shall not exceed two (2.0) square feet of sign area per linear foot of building frontage up to a maximum of one hundred fifty (150) square feet per building. If the business is located at the intersection of two (2) streets, a second sign may be located on the nonaddress side, not to exceed ten (10) square feet.
(Ord. 2015-02, 4-20-2015)



1. Internally lighted signs shall not exceed a total of seventy five (75) square feet of sign area per building.
2. Total combined signage area for multiple detached buildings on single parcels shall not exceed two hundred (200) square feet of allowable signage area, including, but not limited to, wall, freestanding, portable and projecting.
3. A square footage bonus will be added to the total square footage allowed for each wall sign made of wooden materials or antiqued pre-aged metals in the Business, Limited Business/Residential, Light Industrial/Mixed Business and Light Industrial Districts. The bonus shall be equal to ten percent (10%) of the total square footage of each such approved sign.

B. Number Of Signs: The maximum number of signs for a building complex including, but not limited to, portable A-frame sidewalk signs, in the Business, Limited Business/Residential, Light Industrial/Mixed Business and Light Industrial Districts shall be as follows: One freestanding sign not to exceed sixty (60) square feet per side for the complex, and one wall sign for each business not to exceed thirty (30) square feet each, and they shall have a common design.

C. Ranch Or Farm Identification Signs: Ranch or farm identification signs incorporated into the entry gate shall not exceed thirty (30) square feet per side.

- D. Temporary Business Signs: Temporary business signs shall be permitted after approval of the application is given by the Planning and Zoning Administrator.
- E. Inside Window Neon Signs: Inside window neon signs are permitted. The total of all such signs shall not exceed four (4) square feet.
- F. Art: Any art that is an integral part of the lettering shall be considered as part of the sign.
- G. Illuminated Signs:
 - 1. A sign lit by an external light source shall specifically illuminate the signage area.
 - 2. Signs using backlighting or internal lighting shall only illuminate the signage area (letters-art). All other areas, including background, shall be designed, treated and colored in a manner which makes those areas appear opaque.
- H. Neon Nonflashing, Nonchasing Signs: A maximum of one neon nonflashing, nonchasing sign shall be allowed per building, regardless of whether a sign permit is required, with a signage area not to exceed 1.5 square feet.

Discussion

- The applicant is appealing the Administrator's determination of total sign area as inclusive of both sides of a sign. The justification provided by the applicant is included in their appeal narrative. Generally, two arguments are presented (staff analysis in *italics*):
 - Other gas stations in Bellevue have monument signs similar to what is being proposed by the applicant.

The presence of nonconformities does not negate code requirements on new development. Decisions should be made based on City Code in effect at the time of submittal of an application, and failure to do so creates inconsistent application of regulations, expansion and perpetuation of nonconformities (in direct opposition to the stated purpose of Bellevue City Code Chapter 10-20).
 - The diagram included in 10-22A-6 shows a two (2) dimensional diagram of a freestanding sign and measurement callouts to facilitate the calculation of sign area.

*Bellevue City Code Section 10-22A-2 defines "area of sign" as "The area of the face of the sign **per side** which forms the integral part of the display including letters and art, but excluding the necessary supports, background or uprights on which the signage area may be placed (emphasis added)." The code is clear that all sides of a sign are counted as signage. The diagram in question is a visual representation of one (1) side of a given sign. To determine the total sign area of a multi-sided sign, the same methodology shown in the diagram and prescribed by code would be applied to each side of a given sign.*

Recommendations

Actions

As this is an appeal of the Administrator's decision, a specific recommendation from Staff is not appropriate. Staff defers to the Commission on the interpretation of Bellevue City Code.



City of Bellevue
115 E Pine Street
PO Box 825
Bellevue, ID 83313
208-788-2128 Fax 208-788-2092
www.bellevueidaho.us

February 18, 2025

Krystalynn Williams
1605 South Gramercy Road
Salt Lake City, Utah 84104

Delivered via email to krystalynn@yesco.com

Re: SG-24-14 – Signs at 851 North Main Street

This letter serves as an administrative review and decision for a sign permit for:

- One (1) freestanding monument sign
- Two (2) building wall signs
- Signage along the fueling canopy
- Signage on fuel pumps
- Signage regarding RV waste disposal

Application materials are attached to this decision for reference.

Analysis

Zoning District	B – Business
Street Frontage of Building	96 feet
Maximum Allowable Sign Area	150 square feet (Bellevue City Code Section 10-22A-6(A))
Maximum Allowable Internally Illuminated Signage	75 square feet (Bellevue City Code Section 10-22A-6(A))
Sign Area Proposed	204.5 square feet
Illumination Proposed	176.5 square feet*

* The sign plan for the monument sign identifies the entire sign portion of the monument sign as "Sunshine Provided Price Changer Cabinet." It is unclear if the portion of the sign not displaying fuel prices or the alternating "NITRO" and "CREDIT" messages is proposed to be internally illuminated. The square footage calculated assumes that the entire sign cabinet is to be internally illuminated.

Applicable Definitions (Bellevue City Code Section 10-22A-2):

AREA OF SIGN: The area of the face of the sign per side which forms the integral part of the display including letters and art, but excluding the necessary supports, background or uprights on which the signage area may be placed.

BUILDING FRONTAGE: The linear width of a principal building fronting the street address right-of-way.

CHANGEABLE COPY SIGN, AUTOMATIC: An electronically or electrically controlled time, temperature and date sign, message center or reader board where different copy changes are shown on the same sign structure or location.

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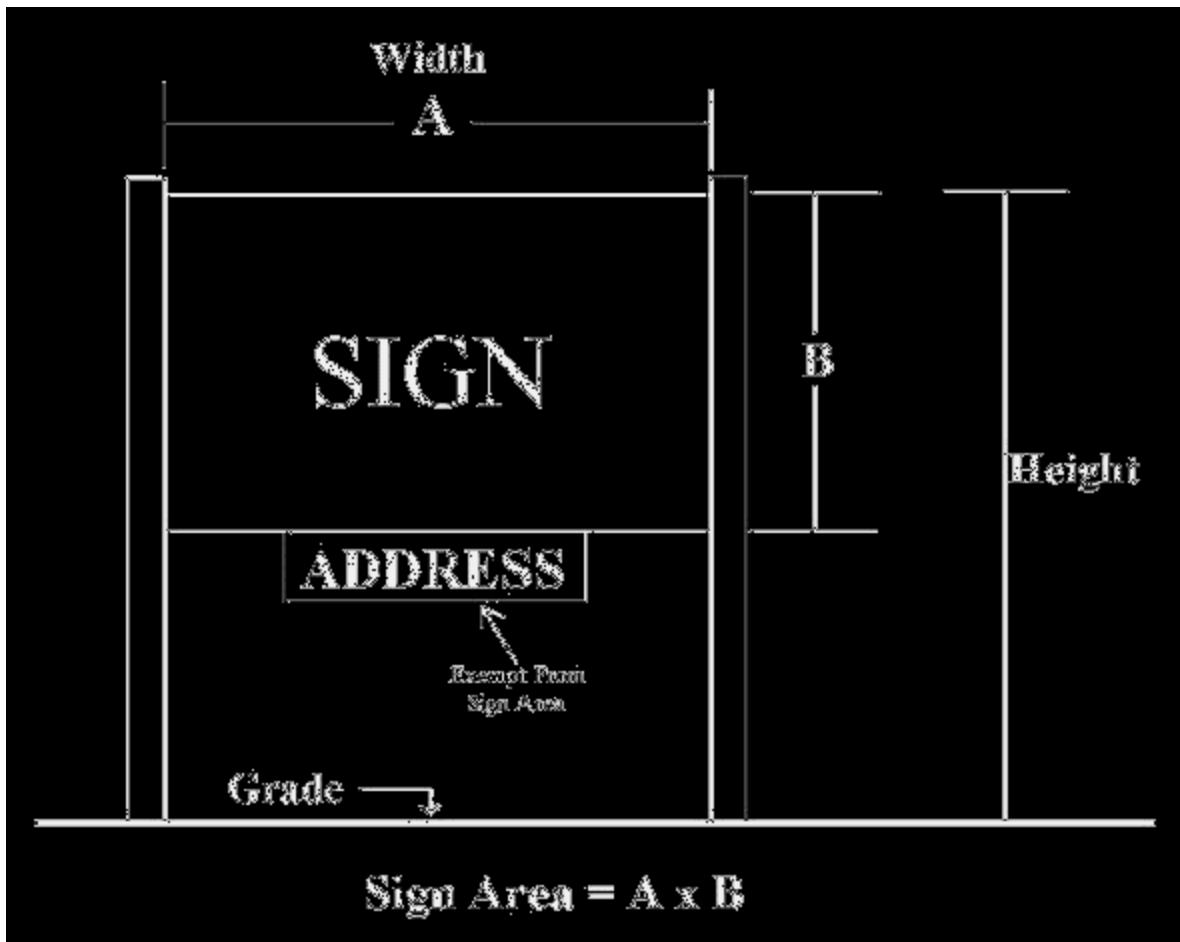
HEIGHT OF SIGN: The vertical distance measured from the adjacent street grade or upper surface of the street curb to the highest point of said sign.

INTERNAL LIGHTED SIGN: A sign which is wholly or partially illuminated by an internal light source from which source light passes through the display surface to the exterior of the sign.

TOTAL SIGNAGE: The sum of all areas encompassing letters, symbols and associated art, excluding background and supports.

Applicable Code Sections

- Bellevue City Code Section 10-22A-6(A): Sign Area:
 - A. Sign Area:
 1. Except as otherwise provided herein, the maximum allowable individual building signage area in the Business, Limited Business/Residential, Light Industrial, and Light Industrial/Mixed Business Districts shall not exceed two (2.0) square feet of sign area per linear foot of building frontage up to a maximum of one hundred fifty (150) square feet per building. If the business is located at the intersection of two (2) streets, a second sign may be located on the nonaddress side, not to exceed ten (10) square feet. (Ord. 2015-02, 4-20-2015)



1. Internally lighted signs shall not exceed a total of seventy five (75) square feet of sign area per building.
2. Total combined signage area for multiple detached buildings on single parcels shall not exceed two hundred (200) square feet of allowable signage area, including, but not limited to, wall, freestanding, portable and projecting.
3. A square footage bonus will be added to the total square footage allowed for each wall sign made of wooden materials or antiqued pre-aged metals in the Business, Limited Business/Residential, Light Industrial/Mixed Business and Light Industrial Districts. The bonus shall be equal to ten percent (10%) of the total square footage of each such approved sign.

B. Number Of Signs: The maximum number of signs for a building complex including, but not limited to, portable A-frame sidewalk signs, in the Business, Limited Business/Residential, Light Industrial/Mixed Business and Light Industrial Districts shall be as follows: One freestanding sign not to exceed sixty (60) square feet per side for the complex, and one wall sign for each business not to exceed thirty (30) square feet each, and they shall have a common design.

C. Ranch Or Farm Identification Signs: Ranch or farm identification signs incorporated into the entry gate shall not exceed thirty (30) square feet per side.

D. Temporary Business Signs: Temporary business signs shall be permitted after approval of the application is given by the Planning and Zoning Administrator.

E. Inside Window Neon Signs: Inside window neon signs are permitted. The total of all such signs shall not exceed four (4) square feet.

F. Art: Any art that is an integral part of the lettering shall be considered as part of the sign.

G. Illuminated Signs:

1. A sign lit by an external light source shall specifically illuminate the signage area.
2. Signs using backlighting or internal lighting shall only illuminate the signage area (letters-art). All other areas, including background, shall be designed, treated and colored in a manner which makes those areas appear opaque.

H. Neon Nonflashing, Nonchasing Signs: A maximum of one neon nonflashing, nonchasing sign shall be allowed per building, regardless of whether a sign permit is required, with a signage area not to exceed 1.5 square feet.

Discussion

- The applicant is proposing the following total signage:

	Height		Width		Area	Illuminated
	Feet	Inches	Feet	Inches		
Monument Sign Face 1	5.0	9.0	10.0	5.0	59.9	TRUE
Monument Sign Face 2	5.0	9.0	10.0	5.0	59.9	TRUE
Wall Sign 1	3.0	5.6	8.0	7.9	30.0	TRUE
Wall Sign 2	2.0	4.8	6.0	0	14.4	TRUE
Fueling Canopy Sign	2.0	0	6.0	1.8	12.3	TRUE
	1.0	0	16.0	1.0	16.1	FALSE
Fuel Pump Graphic	Not Provided				0.9	FALSE
					0.9	FALSE
					0.9	FALSE
					0.9	FALSE
					0.9	FALSE
					0.9	FALSE
					0.9	FALSE
					0.9	FALSE
					0.9	FALSE
					0.9	FALSE
					0.9	FALSE
RV Disposal Instructions	2.0	0	1.0	6.0	3.0	FALSE
Total				204.5	176.5	

- Bellevue City Code Section 10-22A-6(A)(1) allows two (2) square feet of sign area per linear foot of building frontage up to 150 square feet within the B – Business zoning district. The proposed building on the subject property includes 96 linear feet of building frontage, meaning that the maximum total signage is 150 square feet. The applicant is proposing 204.5 square feet of total signage. Prior to the issuance of a sign permit, the applicant shall provide a revised set of plans showing a maximum of 150 square feet of total signage.
- Bellevue City Code Section 10-22A-6(A)(2) establishes a maximum square footage of seventy five (75) square feet of internally illuminated sign area per building within the B – Business zoning district. The applicant is proposing to construct one (1) building and has identified 176.5 square feet of total internally illuminated sign area. Prior to the issuance of a sign permit, the applicant shall provide a revised set of plans identifying a maximum of seventy five (75) square feet of internally illuminated sign area.

Decision

As conditioned below, the proposed signage generally complies with Bellevue City Code Chapter 10-22A. The sign permit application is **approved, subject to the following conditions:**

1. Prior to the issuance of a sign permit, the applicant shall provide a revised set of plans showing a maximum of 150 square feet of total signage.
2. Prior to the issuance of a sign permit, the applicant shall provide a revised set of plans identifying a maximum of seventy five (75) square feet of internally illuminated sign area.

Right to Appeal

Pursuant to Bellevue City Code Section 10-3-3(A), aggrieved persons may appeal a decision of the Administrator. Procedures for appealing are as follows:

1. Notice Of Appeal: Any person aggrieved by a decision of the Administrator made in interpreting or enforcing this title may appeal such a decision to the commission by filing a notice of appeal with the commission within fifteen (15) days of such decision, stating the date and nature of the decision from which appealed and the grounds for the appeal. If no notice of appeal is so filed, the decision of the Administrator shall be final and not subject to further appeal or review.
2. Copies Of Record On Appeal: Within twenty (20) days of the filing of the notice of appeal, the Administrator shall provide the appellant and file with the commission copies of the record on appeal, including all applications and other documents and exhibits pertinent to the appeal, together with the Administrator's certificate stating that the documents listed comprise the complete record of the decision under appeal.
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affirming, reversing or modifying the Administrator's decision. The order shall also contain the reasons for the commission's decision.

4. Decision By Commission: The commission shall, within ten (10) days after the hearing, enter a written order affirming, reversing, or modifying the Administrator's decision. The order shall also contain the reasons for the commission's decision.

Thank you,



Brian Parker
Community Development Director
City of Bellevue
bparker@bellevueidaho.us

208-913-0187

cc: Amy Phelps, City Clerk (via email)
Frederick Allington, City Attorney (via email)



City of Bellevue

P. O. Box 825 Bellevue, ID 83313

208-788-2128

Sign Permit Application

Applicant & Business Information	
Applicant Name:	Krystalyn Williams
Work Phone:	Cell Phone: 801-259-2638 Email: krystalynn@yesco.com
Physical Address:	Mailing Address:
Business Name: Maverik INC	
Property Physical Address: Kirtley St & Hwy 75	
Property Legal Description: Gas Sation	
Name of Owner/Proprietor: Maverik INC	
Business Type: <input type="checkbox"/> Sole Proprietorship <input checked="" type="checkbox"/> Corp. <input type="checkbox"/> Limited Liability <input type="checkbox"/> Partnership <input type="checkbox"/> Other :	
Current Zoning: <input checked="" type="checkbox"/> Business <input type="checkbox"/> Light Industrial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Transitional	
APPLICATION FEE: \$50.00	
Required Documentation	
*Applicant must furnish the following before this application can be processed:	
<input checked="" type="checkbox"/> A site plan drawn to scale which specifies the building frontage and frontage street, linear dimension of said building frontage, the location of the sign structure, exact dimensions of all sign faces and total square footage of all signs combined.	
<input checked="" type="checkbox"/> Colored rendering or scaled drawing including descriptions of materials to be used, manner of construction and method of attachment, color samples if available and lighting plan for the sign.	
<input checked="" type="checkbox"/> All fees are due to the City of Bellevue for this application. The fee is \$50 for a sign located on site and \$50 for a sign located off site. In addition, at the time of filing an application, the applicant shall pay the estimated cost of all transcripts, publication costs, engineering and similar costs to be incurred by the City of Bellevue with regards thereto. If a development, phasing or other agreement is required; the applicant shall reimburse the City of Bellevue for the legal expenses incurred by the City of Bellevue with regard thereto. After the actual costs are determined, the applicant shall pay any additional costs prior to the final hearing on the matter. If the estimated costs paid exceed the actual costs, then the City of Bellevue shall reimburse the applicant the difference.	
Applicant's Signature:	Date:
Official Use Only	
<i>krystalynn williams</i>	12/11/2024
Community Development Signature	Date
Application Fee: \$ _____	Associated Fees: \$ _____
Date Received: _____	Check Number: _____
Additional Comments:	



New Store Sign Package by



Salt Lake Region

Salt Lake Office
1605 South Gramercy Road
Salt Lake City, UT 84104
801-487-8481

Version

OPY-59591-R8
Date: 01.16.2025

Address

Maverik #TBD
Highway 75
Bellevue ID

PAGE INDEX	SIGN AREA
PG. 0.00 - COVER PAGE	---
PG. 0.1 - SITE PLAN	---
PG. 1.0 - MONUMENT SIGN #1	59.90 ft ²
PG. 2.0 - BUILDING SIGN #2 (SOUTH/FRONT ELEVATION)	30 ft ²
PG. 3.0 - BUILDING SIGN #3 (WEST/SIDE ELEVATION)	14.38 ft ²
PG. 4.0 - INTERIOR STORE SIGN #4 (BONFIRE GRILL)	N/A
PG. 5.0 - FUEL CANOPY SIGNS #6 C-F	28.29 ft ²
PG. 5.1 - FUEL CANOPY ELEVATIONS #6 (GAS PUMP SIGNAGE)	11.9 ft ²
PG. 6.0 - RV DISPOSAL INSTRUCTIONS #8	4 ft ²
PG. 7.0 - NO PARKING REGULATORY SIGNS #9 A-S	N/A
TOTAL SIGN AREA =	148.47 ft²
TOTAL INTERNALLY ILLUMINATED SIGN AREA =	56.67 ft²

TYPOGRAPHY NOTE

All vertical typography dimensions specified in this package are based upon the measurement from the baseline to the cap-line of an uppercase letter 'i'. The height of descenders and ascenders, below and above the baseline and cap-line respectively, are not included in the measurements unless specifically noted.



Insight

COLOR MATCHING NOTE

Colors specified in this package are to match vendor supplied physical samples. Colors chosen based upon how they appear on a computer monitor or printed media are not guaranteed to match.

PRODUCTION NOTE

The PDF format of this package may contain graphics which have been down-sampled for proofing purposes and should not be used for production purposes. Source files for this package are available upon request for production purposes.

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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Revisions

No.	Date / Description
Org.	10.17.2023
1	10.31.2023 Sign #3 and Sign #7E (MS)
	12.12.2023 No Changes (MS)
	07.15.2024 Site Plan Update (MS)
	09.25.2024 Site Plan Update (MS)
	10.07.2024 Signs 05, 10 Removed (MS)
	10.25.2024 No Changes (MS)
	11.13.2024 Moved monument (JK)
	01.16.2025 Signs Removed (MS)

JO

Approval

A/E Sign / Date

Client Sign / Date

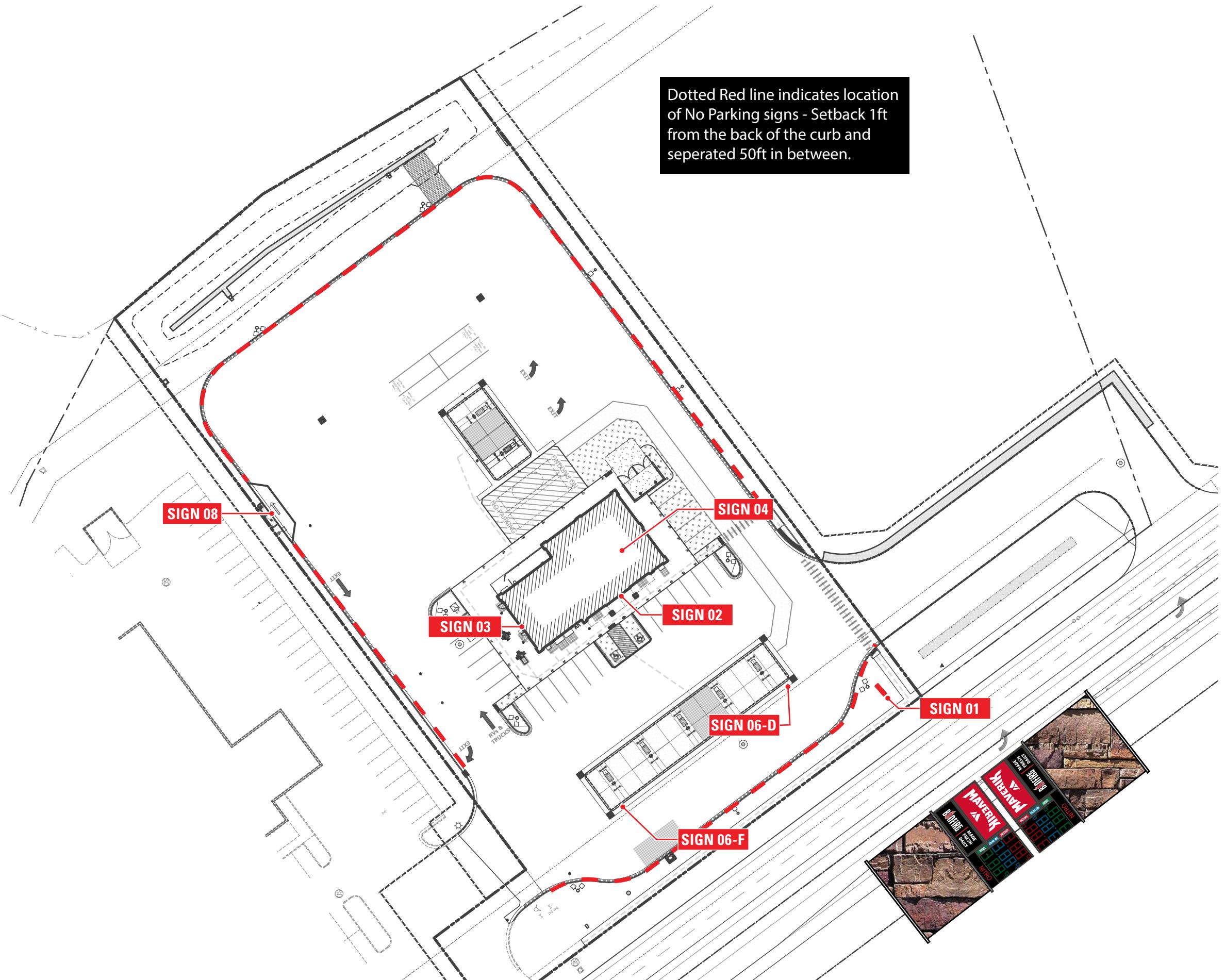
Maverik #TBD

Highway 75
Bellevue ID

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-59591 R8

LOC 0.1



SCOPE OF WORK
MANUFACTURE & INSTALL ONE [1] NEW DOUBLE FACE MONUMENT SIGN.

PERMITTING SIGN AREA: 50 FT²
FINAL ELECTRICAL CONNECTION:
YESCO TO USE EXISTING POWER
TO SIGN LOCATION.

DESIGN

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Revisions

No.	Date / Description
Org.	10.17.2023
1	10.31.2023 Design Update (MS)
	12.12.2023 Design Update (MS)
	07.15.2024 Callout Update (MS)
	09.25.2024 No Changes (MS)
	10.07.2024 No Changes (MS)
	10.25.2024 No Changes (MS)
	11.13.2024 No Change (JK)
	01.16.2025 Alt once per hour (MS)

JO #

Approval

A/E Sign / Date

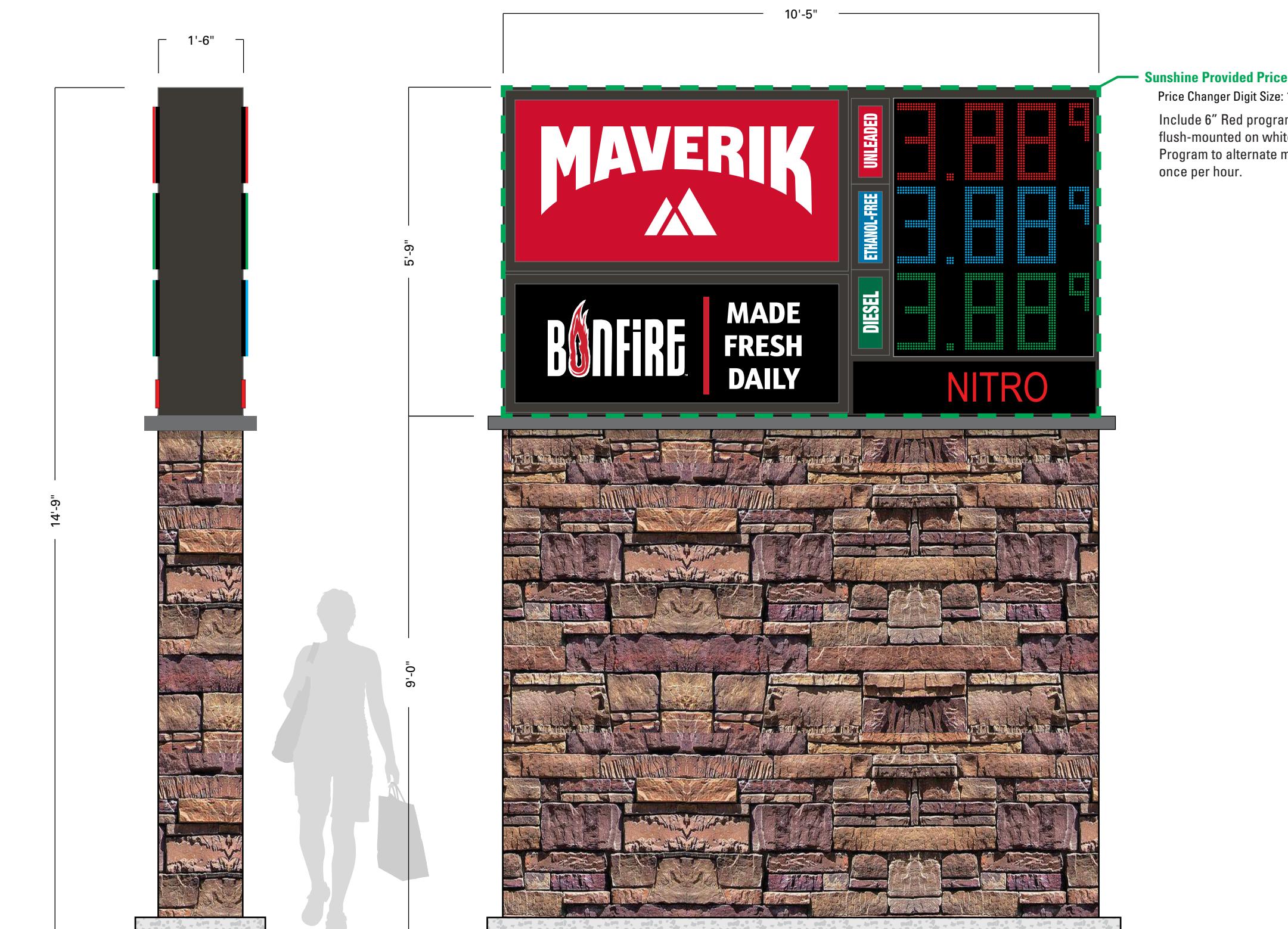
Client Sign / Date

Maverik #TBD

Highway 75
Bellevue ID
Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

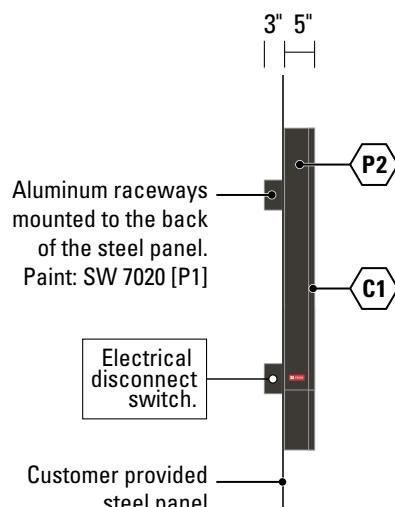
OPY-59591 R7

ART 1.0



2 SIGN 01 - SIDE VIEW
SCALE: 1/2" = 1'-0"

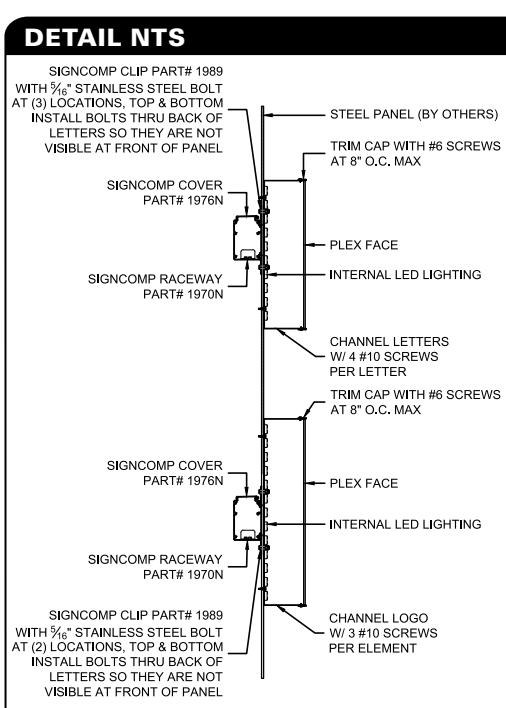
1 SIGN 01 - D/F MONUMENT SIGN
SCALE: 1/2" = 1'-0"



2 SIGN 02 - SIDE VIEW
SCALE: 3/8" = 1'-0"



1 SIGN 02 - PAN CHANNEL DISPLAY
SCALE: 3/8" = 1'-0"



3 SIGN 02 - BUILDING ELEVATION
SCALE: 3/8" = 1'-0"



SCOPE OF WORK
MANUFACTURE AND INSTALL ONE [1] PAN CHANNEL, INTERNALLY ILLUMINATED DISPLAY.

PERMITTING SIGN AREA: 30 FT²

FINAL ELECTRICAL CONNECTION:
USE EXISTING PRIMARY POWER TO SIGN LOCATION

COLOR KEY

P1	SW 7020 Black Fox
P2	Pre-painted Duranodic
C1	Trim caps #313 Bronze
C2	Acrylic 3RK32/2283

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NIGHT VIEW



DESIGN

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Revisions

No.	Date / Description
Org.	10.17.2023
1	10.31.2023 No Changes (MS)
	12.12.2023 No Changes (MS)
	07.15.2024 No Changes (MS)
	09.25.2024 No Changes (MS)
	10.07.2024 No Changes (MS)
	10.25.2024 No Changes (MS)
	11.13.2024 No Change (JK)
	01.16.2025 Design Update (MS)

JO #

Approval

A/E Sign / Date

Client Sign / Date

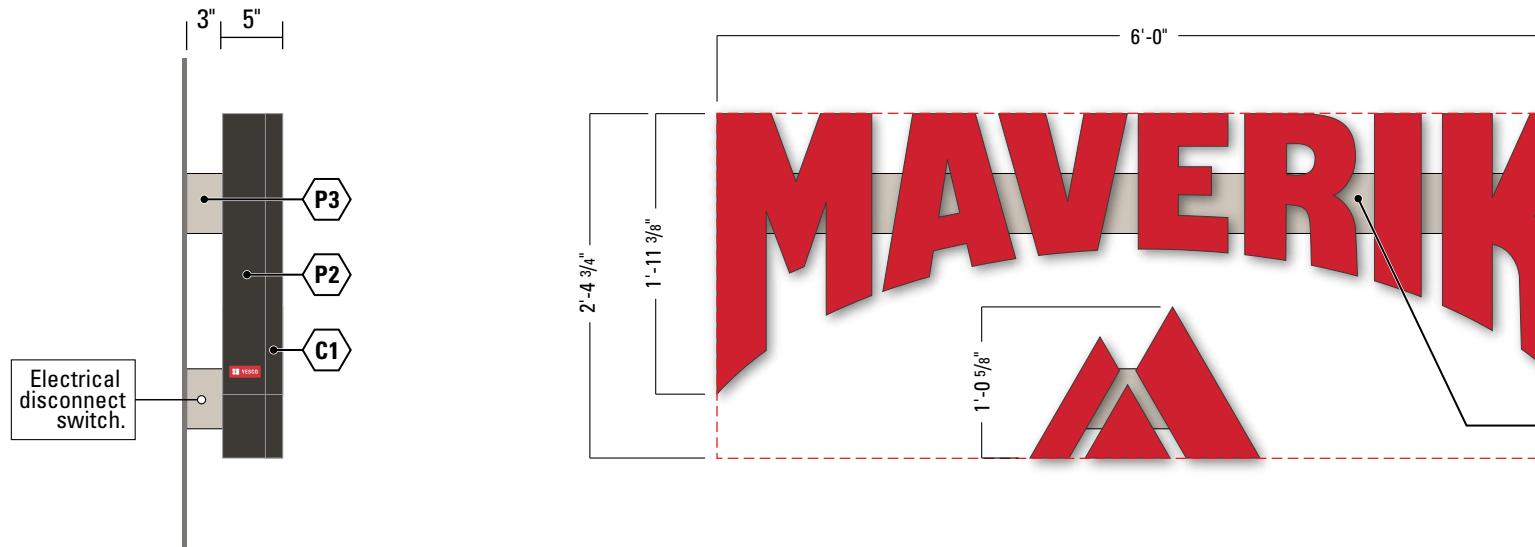
Maverik #TBD

Highway 75
Bellevue ID

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-59591 R7

ART 2.0



2 SIGN 03 - SIDE VIEW
SCALE: 3/4" = 1'-0"

1 SIGN 03 - PAN CHANNEL DISPLAY
SCALE: 3/4" = 1'-0"



LEFT BUILDING ELEVATION
SCALE: 3/32"=1'-0"

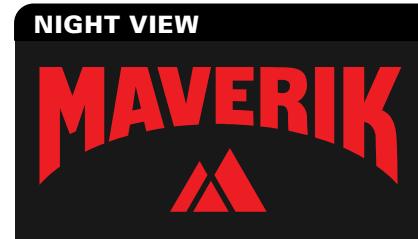
Aluminum pan channel letters/logo.
Returns: 5" Duranonic
Trimcaps: 1" Bronze
Faces: Acrylic (see color key)
Illumination: Red LED's
Mounted to building fascia
on raceways.
Electrical Requirements:
2 Amps -120 V
3"x 5" aluminum raceways.
Paint finish: SW 7043 Worldly Gray.

SCOPE OF WORK
MANUFACTURE AND INSTALL ONE [1] PAN
CHANNEL, INTERNALLY ILLUMINATED,
RACEWAY MOUNTED DISPLAY.
PERMITTING SIGN AREA: 14.3 FT²
FINAL ELECTRICAL CONNECTION:
USE EXISTING PRIMARY POWER TO SIGN
LOCATION

COLOR KEY

P2	Pre-painted Duranodic
P3	SW 7043 Worldly Gray
C1	Trim caps #313 Bronze
C2	Acrylic 3RK32/2283

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GENERAL NOTES:
CUSTOMER TO PROVIDE
TITLE 24 COMPLIANT SIGN
LIGHTING CONTROLS
(AUTOMATIC TIME SWITCH & PHOTO CELL).
CUSTOMER TO PROVIDE PRIMARY
POWER TO SIGN LOCATION
SPECIAL INSTRUCTIONS
 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

DESIGN
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801.487.8481
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Org.	10.17.2023
1	10.31.2023 No Changes (MS)
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	07.15.2024 No Changes (MS)
	09.25.2024 No Changes (MS)
	10.07.2024 No Changes (MS)
	10.25.2024 No Changes (MS)
	11.13.2024 No Change (JK)
	01.16.2025 No Changes (MS)

JO

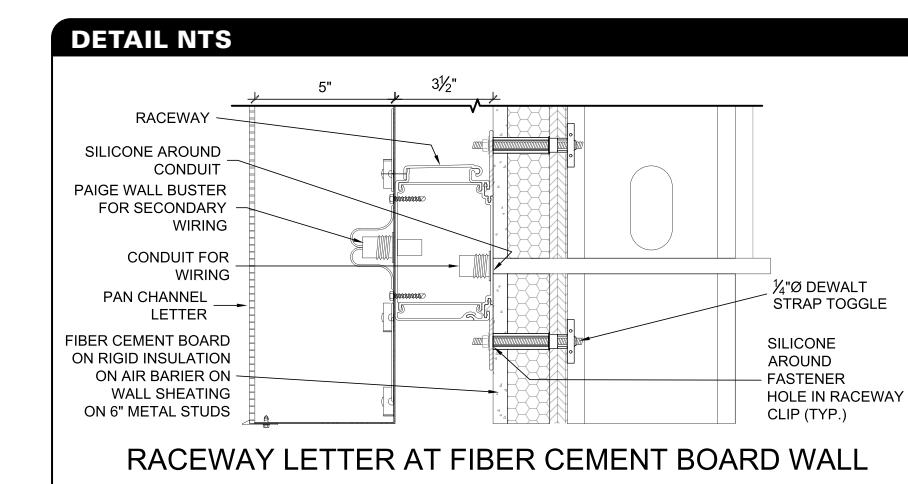
Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

Highway 75
Bellevue ID
Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley



RACEWAY LETTER AT FIBER CEMENT BOARD WALL

OPY-59591 R8
ART 3.0

DESIGN

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	07.15.2024 No Changes (MS)
	09.25.2024 No Changes (MS)
	10.07.2024 No Changes (MS)
	10.25.2024 No Changes (MS)
	11.13.2024 No Change (JK)
	01.16.2025 No Changes (MS)

JO #

Approval

A/E Sign / Date

Client Sign / Date

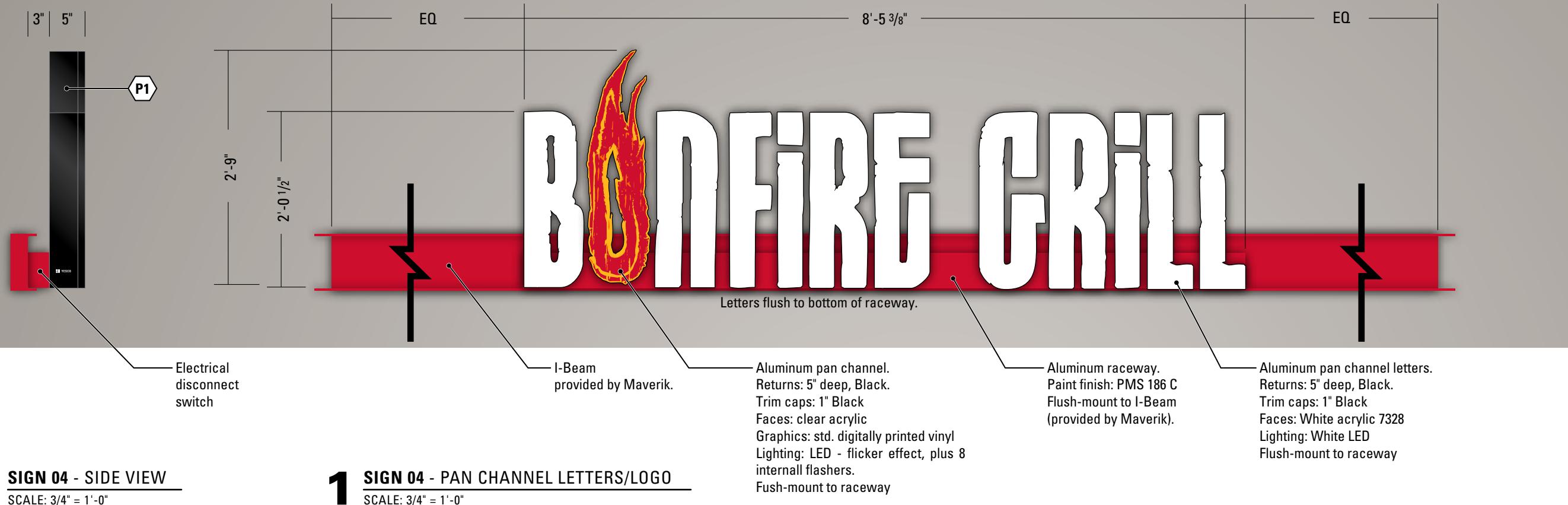
Maverik #TBD

Highway 75
Bellevue ID

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-59591 R8

ART 4.0

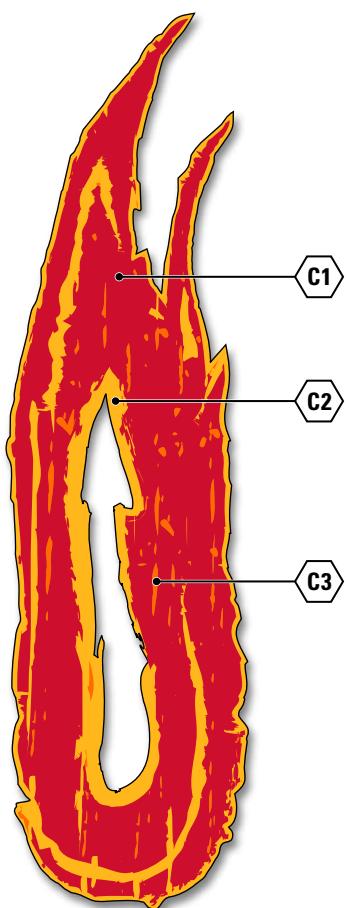


2 SIGN 04 - SIDE VIEW

SCALE: 3/4" = 1'-0"

1 SIGN 04 - PAN CHANNEL LETTERS/LOGO

SCALE: 3/4" = 1'-0"



SCOPE OF WORK

YESCO TO MANUFACTURE AND INSTALL ONE [1] PAN CHANNEL INTERIOR DISPLAY. MOUNT ON RACEWAY TO I-BEAM PROVIDED BY MAVERIK

TRIGGER SCHEDULE TO BE DETERMINED BY LAYOUT DEPARTMENT.

FINAL ELECTRICAL CONNECTION:

YESCO WILL CONNECT SIGN TO CUSTOMER PROVIDED PRIMARY POWER TO SIGN LOCATION. ELECTRICAL REQUIREMENTS: 2 AMPS 120 V

COLOR KEY

C1	PMS 186 C Digital Print (Color Corrected)
C2	PMS 1235 Digitally Print (Color Corrected)
C3	PMS 1505 Digitally Print (Color Corrected)

P1 Black (Paint finish)

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

TYPICAL INSTALL



SCOPE OF WORK

NOTE: PAGE SHOWN HERE ONLY FOR
REFERENCE. ALL SIGNS SHOWN HERE WILL BE
DONE BY OTHERS.

PERMITTING, SIGN AREA: AS NOTED

ELECTRICAL REQUIREMENTS: 2 AMPS 120 V

INTERNALLY ILLUMINATED, SIGN AREA: 34.68 FT²
DESIGN

1605 South Gramercy Rd.
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Revisions

No.	Date / Description
Org.	10.17.2023
1	10.31.2023 No Changes (MS)
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	07.15.2024 No Changes (MS)
	09.25.2024 No Changes (MS)
	10.07.2024 No Changes (MS)
	10.25.2024 No Changes (MS)
	11.13.2024 No Change (JK)
	01.16.2025 Qty. Update (MS)

JO #

Approval

A/E Sign / Date

Client Sign / Date

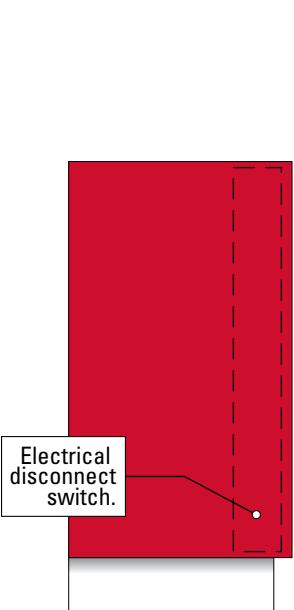
Maverik #TBD

Highway 75
Bellevue ID

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

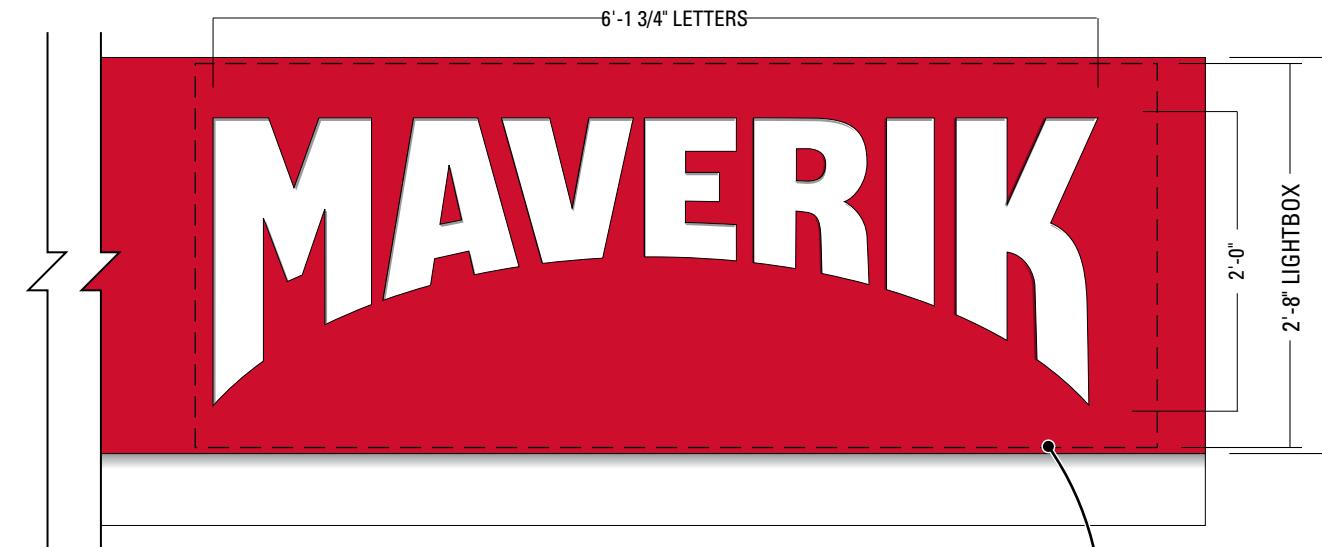
OPY-59591 R8

ART 5.0



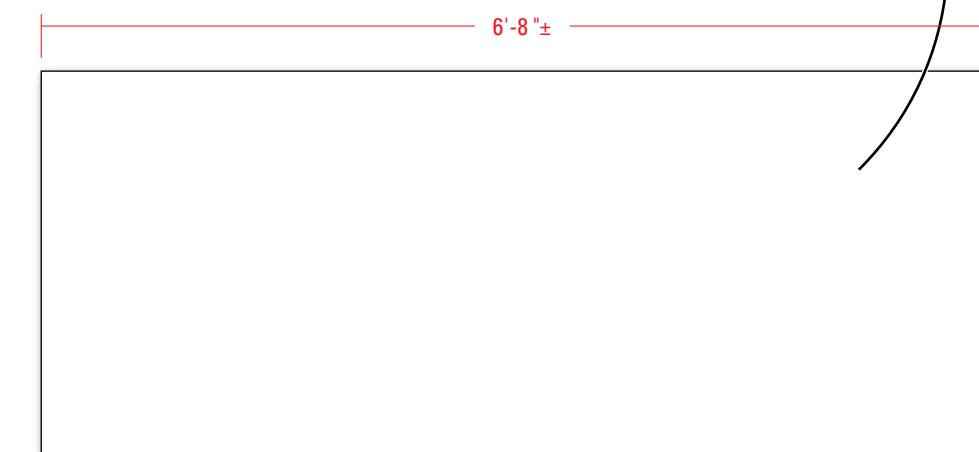
2 SIDE VIEW (TYP.)

SCALE: 3/4" = 1'-0"



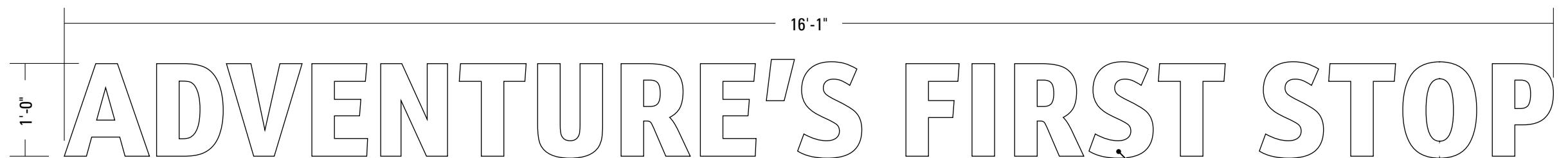
3 SIGN 06 D - LIGHTBOX FOR MAVERIK LETTERS (TYP.)

SCALE: 3/4" = 1'-0"



Aluminum box. Paint color: Standard White
Face (retainerless) White acrylic.
Internall lighting: White LED.

Quantity: 1 each
SIGN 06 D



1 SIGNS 06 F FUEL CANOPY VINYL GRAPHICS (TYP.)

SCALE: 3/4" = 1'-0"

OTHERS WILL MANUFACTURE, INSTALL TWO (2) 1ST
SURFACE VINYL GRAPHICS ON THE FUEL CANOPY.

Vinyl: 3M White 7725-10 (Opaque).
Vinyl area: 16.0 ft² ea.

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

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This drawing was created to assist you in visualizing the typical location for the HIGH FLO FUEL CANOPY SIGNS. FOR A COMPLETE DETAIL OF THE HIGH FLO FUEL CANOPY REFER TO THE ARCHITECTURAL DRAWINGS PROVIDED BY MAVERIK, INC.

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Rewvisions

No.	Date / Description
Org.	10.17.2023
1	10.31.2023 No Changes (MS)
	12.12.2023 No Changes (MS)
	07.15.2024 No Changes (MS)
	09.25.2024 No Changes (MS)
	10.07.2024 No Changes (MS)
	10.25.2024 No Changes (MS)
	11.13.2024 No Change (JK)
	01.16.2025 Signs Removed (MS)

JO #

Approval

A/E Sign / Date

Client Sign / Date

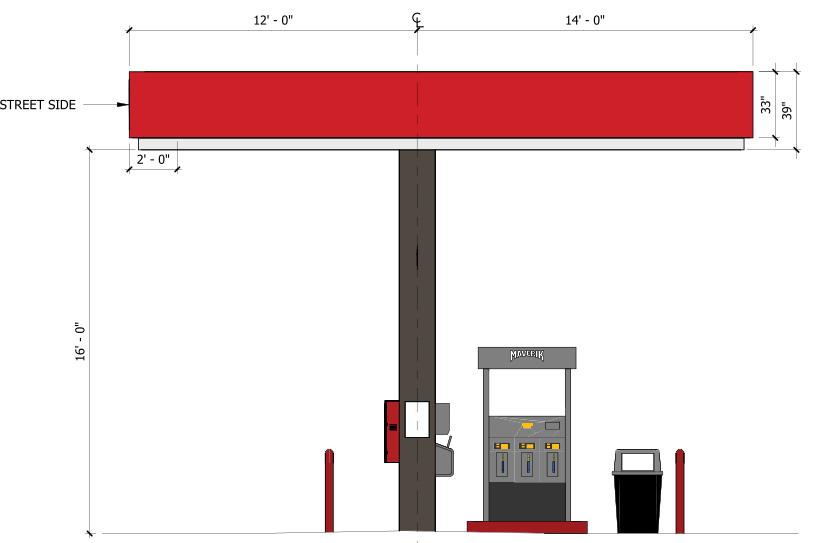
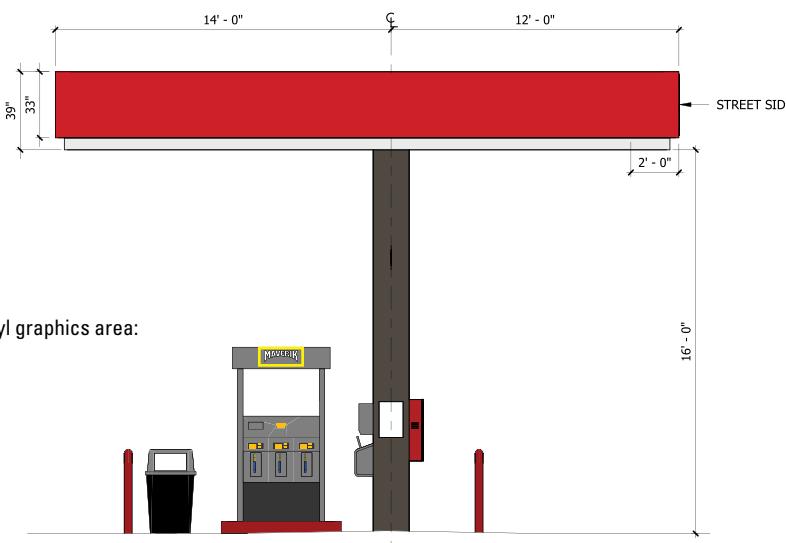
Maverik #TBD

Highway 75
Bellevue ID

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-59591 R8

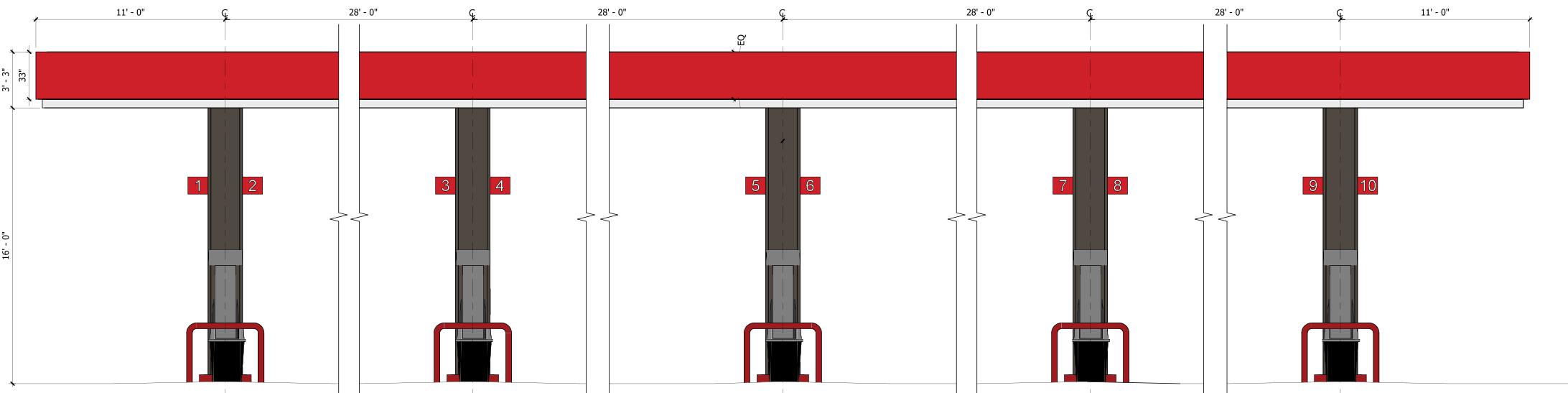
ART 5.1



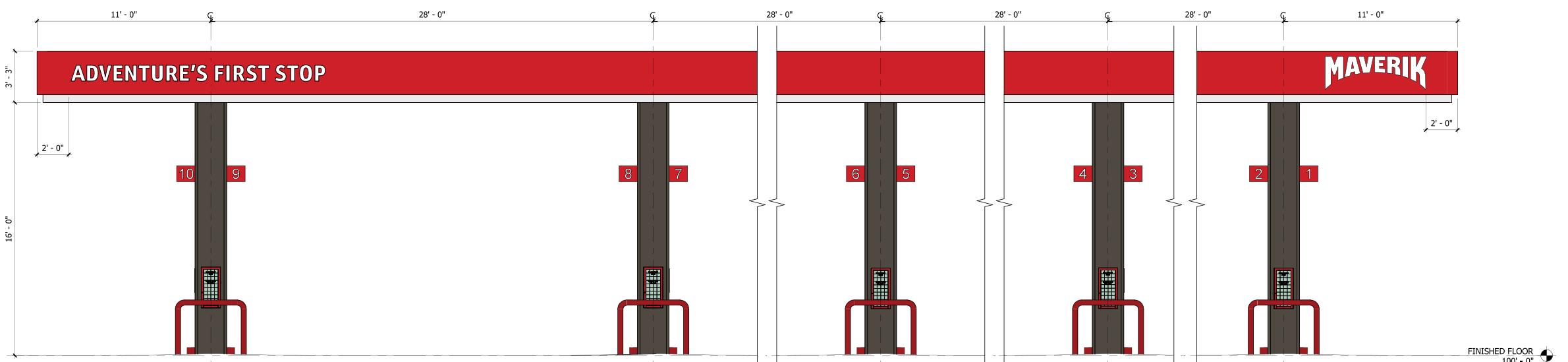
NOTE:

THIS DRAWING WAS CREATED TO ASSIST YOU VISUALIZING THE TYPICAL LOCATION FOR THE HIGH FLO FUEL CANOPY SIGNS. FOR A COMPLETE DETAIL OF THE HIGH FLO FUEL CANOPY REFER TO THE ARCHITECTURAL DRAWINGS PROVIDED BY MAVERIK, INC.

5 FUEL DISPENSING CANOPY - END ELEVATION



3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION



1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION

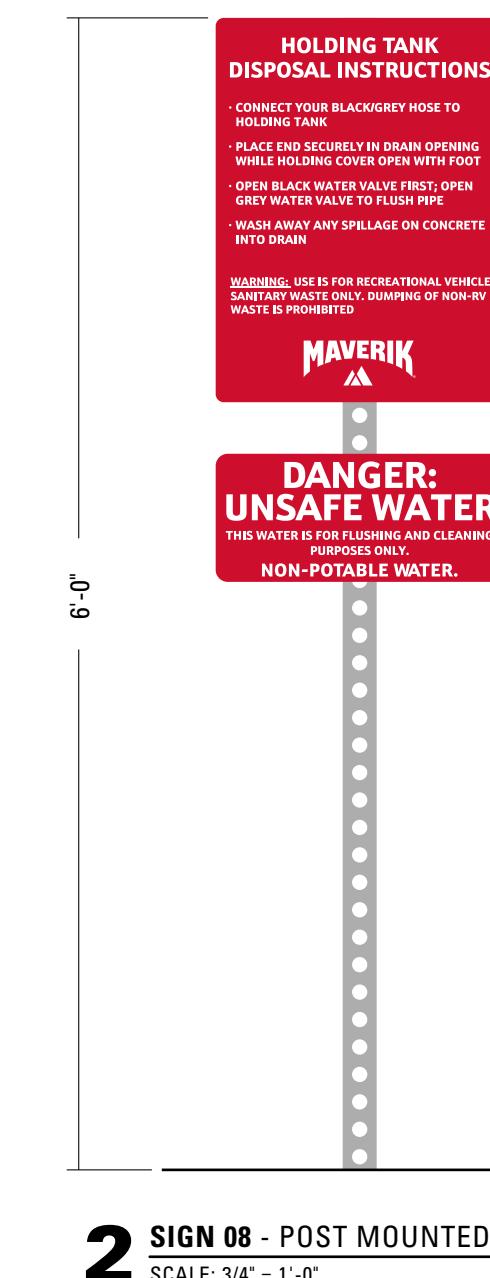


1 SIGN 08 - SINGLE FACE PANEL SIGN DETAIL
SCALE: 3" = 1'-0"

SCOPE OF WORK
SUPPLY & INSTALL **ONE [1]** SINGLE FACE, NON-ILLUMINATED POST MOUNTED SIGN.
PERMITTING SIGN AREA: 4 FT²

COLOR KEY	
V1	3M Perfect Match Red 263
V2	3M White 7725-10

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2 SIGN 08 - POST MOUNTED SIGN
SCALE: 3/4" = 1'-0"

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Revisions

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	09.25.2024 No Changes (MS)
	10.07.2024 No Changes (MS)
	10.25.2024 No Changes (MS)
	11.13.2024 No Change (JK)
	01.16.2025 No Changes (MS)

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

Highway 75
Bellevue ID

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-59591 R8

ART 6.0

SCOPE OF WORK

MANUFACTURE & INSTALL **NINETEEN [19]**
REGULATORY POST MOUNTED PANEL SIGNS.

PERMITTING SIGN AREA: 1.5 FT²**DESIGN**

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	09.25.2024 No Changes (MS)
	10.07.2024 No Changes (MS)
	10.25.2024 No Changes (MS)
	11.13.2024 No Change (JK)
	01.16.2025 No Changes (MS)

JO #**Approval**

A/E Sign / Date

Client Sign / Date

Maverik #TBD

Highway 75
Bellevue ID
Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-59591 R7**ART 7.0****1 SIGN 09 - PANEL DETAIL (TYP.)**

SCALE: 3" = 1'-0"

**2 SIGN 09 (A-S) - SINGLE FACE SIGN PANEL (TYP.)**

55

SCALE: 1" = 1'-0"

Structural Engineering Calculations for:

Maveril OPY #59591

Highway 75
Bellevue ID.

Monument Sign

Index

Title	1
Basis for Design	2-3
Wind Loads	4
Sign Column Design	5
Footing Design	6

Prepared by: Craig C.
Reviewed by: Carl M.



BASIS FOR DESIGN

Project: Maveril OPY #59591

Descript: *Monument Sign*

BUILDING CODE:

2018 EDITION OF THE INTERNATIONAL BUILDING CODE

APPROXIMATE SITE ELEVATION:

GROUND ELEVATION = 5225 FT

LIVE / SNOW LOADS: NA

GRAVITY / DEAD LOADS:

STEEL FRAME SIGN CABINETS = 15 PSF

ELECTRONIC MESSAGE CENTER = 12.5 PSF PER UNIT

THIN STONE VENEER (1 1/4" - 1 1/2") = 15 PSF

LATERAL LOAD PARAMETERS:

RISK CATEGORY = II

WIND:

BASIC WIND SPEED, V = 103 MPH, 3-SECOND GUST

WIND EXPOSURE = C

SEISMIC: < WIND, WIND GOVERNS

STEEL:

PLATES AND SHAPES: ASTM A36, Fy = 36 ksi

PIPE OR ROUND HSS: ASTM A500-GRADE B or API 5L -GRADE X42, Fy = 42 KSI

SQUARE OR RECTANGULAR HSS: ASTM A500, GRADE B, Fy = 46 ksi

WELDING: LOW HYDROGEN, E70 SERIES RODS

FABRICATION AND ERECTION TO COMPLY WITH LATEST AISC SPECIFICATIONS.

FOUNDATIONS:

SOIL PARAMETERS:

ALLOWABLE BEARING PRESSURE = 1500 PSF.

ALLOWABLE PASSIVE LATERAL PRESSURE = 100 PSF/FT.

FOUNDATION POURED AGAINST NATURAL GRADE OR COMPACTED ENGINEERED FILL.

CONCRETE:

MINIMUM 28 DAY STRENGTH, f'c = 2500 PSI

ⓘ The ATC Hazards by Location website will not be updated to support ASCE 7-22. [Find out why.](#)

⚠ ATC Hazards by Location site operations will discontinue at 11:59pm (PST) on December 31, 2024

ATC Hazards by Location

Search Information

Coordinates: 43.48228870967073, -114.27393558845215

Elevation: 5225 ft

Timestamp: 2024-12-06T18:20:48.097Z

Hazard Type: Wind



ASCE 7-16

ASCE 7-10

ASCE 7-05

MRI 10-Year	73 mph	MRI 10-Year	76 mph	ASCE 7-05 Wind Speed	90 mph
MRI 25-Year	79 mph	MRI 25-Year	84 mph		
MRI 50-Year	84 mph	MRI 50-Year	90 mph		
MRI 100-Year	89 mph	MRI 100-Year	96 mph		
Risk Category I	97 mph	Risk Category I	105 mph		
Risk Category II	103 mph	Risk Category II	115 mph		
Risk Category III	110 mph	Risk Category III-IV	120 mph		
Risk Category IV	114 mph				

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Please note that the ATC Hazards by Location website will not be updated to support ASCE 7-22. [Find out why.](#)

Disclaimer

Hazard loads are interpolated from data provided in ASCE 7 and rounded up to the nearest whole integer. Per ASCE 7, islands and coastal areas outside the last contour should use the last wind speed contour of the coastal area – in some cases, this website will extrapolate past the last wind speed contour and therefore, provide a wind speed that is slightly higher. NOTE: For queries near wind-borne debris region boundaries, the resulting determination is sensitive to rounding which may affect whether or not it is considered to be within a wind-borne debris region.

Mountainous terrain, gorges, ocean promontories, and special wind regions shall be examined for unusual wind conditions.

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WIND LOAD CALCULATIONS FOR FREESTANDING SIGNS

Project: Maveril OPY #59591

Descript: Monument Sign

Ref: ASCE 7-16, Chapter 29

Wind Speed, V_{ult} : 103 MPH

Exposure: C

Velocity Pressure Calculation Table:

$$q_h = 0.00256 K_h K_{zt} K_d K_e V^2 \text{ (psf)} \dots \text{ASCE 7-16 (Eq 29.3-1)}$$

Area #	$q_h =$	0.00256	K_h	K_{zt}	K_d	K_e	V^2
1)	16.22	0.00256	0.849	1.0	0.85	0.83	10609
2)	16.22	0.00256	0.849	1.0	0.85	0.83	10609

Design Wind Load Calculation Table (Case A & B):

$$W = q_h G C_f \text{ (psf)} > 16 \text{ psf} \dots \text{ASCE 7-16 (Eq 29.4-1) FIG. 29.3-1 & C29.3.1}$$

Area #	W (psf)	q_h	G	C_f	s/h	B/s	R_{min}	R_{max}	e
1)	20.1	16.22	0.85	1.46	1.000	0.706	0.144 **	0.102 ***	0.17 B
2)	20.1	16.22	0.85	1.46	1.000	0.706	0.144 **	0.102 ***	0.17 B

** $R_{min} \leq 0.75$, C_f has been be multiplied by $(1-0.133R_{min})$ as permitted per Figure 29.3-1, Note 3.

*** $R_{max} \leq 0.4$, force eccentricity is calculated as $e=(0.2-0.25R_{max})$ per Figure 29.3-1, Note 3.

Design Wind Load Calculation Table (Case C):

$$W = q_h G C_f \text{ (psf)} > 16 \text{ psf} \dots \text{ASCE 7-16 (Eq 29.4-1) & FIG. 29.3-1 & C29.3.1}$$

Area #	Sign Cabinet Depth, L_r (ft)	$C_{f, 0 \text{ to } s}$	$C_{f, s \text{ to } 2s}$	$C_{f, 2s \text{ to } 3s}$	$C_{f, 3s \text{ to } 10s}$	$W_{0 \text{ to } s} =$ (psf)	$W_{s \text{ to } 2s} =$ (psf)	$W_{2s \text{ to } 3s} =$ (psf)	$W_{3s \text{ to } 10s} =$ (psf)

SIGN COLUMN DESIGN

Project: Maveril OPY #59591

Descript: Monument Sign

Ref: ASCE 7-16, Chapter 29; AISC 360 & AISC Steel Construction Manual, 15th Edition, **ASD Design**

Wind Speed, V: 103 MPH		Ground Elevation: 5225 ft		Consider Case B: Yes			Monolithic: Yes		
Exposure: C		Consider Case C: Yes			Triangular: No				
Areas Subject to Wind Description	Height (s) (ft)	Width (B) (ft)	Depth (t) (ft)	Area (sqft)	Centroid** (ft)	Top (h) (ft)	0.6 W(Wind) (psf)	Sign Weight (psf)	
1) Sign Area	5.75	10.42	1.50	59.90	11.88	14.75	12.09	45	
2) Cover	9.00	10.42	1.50	93.75	4.50	9.00	12.09	15	

Calculation of Design Forces at Critical Heights			
Governing Load Combination (ASD): D + 0.6W			
y (ft)	M _{.6W} +M _D (k-ft)	M _{.6W} +M _D (k-in)	V _{.6W} (kips)
@ grade 14.75	15.069	180.8	1.857

Calc. of Eccentric Dead & Wind Load Moments /Torsion				
Sign Area	P _D (kips)	e' (ft)	M _D (kip ft)	T _{.6W} (kip ft)
1)	2.695			1.317
2)	1.406			2.061

Sign Column Design Table (worst case single column)									
RND HSS, Fy =42 ksi	SQ HSS, Fy = 50 ksi								
Column Stage	# of Columns	Column Type (RND, SQ)	Column Size	Length (ft)	Spacing C to C (ft)	Start Elev (ft)	End Elev (ft)	Sleeve Depth (in)	Capacity Check
1st	1	ROUND	6.625x.280	20.50		-5.75	14.750	N/A	OK
	M _r with P-Δ (kip ft)	M _n /Ω (kip ft)	V _r (kips)	V _n /Ω (kips)	T _r (kip ft)	T _n /Ω (kip ft)	PR (kips)	P _n /Ω (kips)	Combined Forces AISC 360. H1-1 or H3-6
1st	15.219	22.1	1.857	39.28	3.4	20.84	4.382	31.7	0.76

** 0.05h vertical offset applied to centroid shown

LATERAL BEARING PIER AND CAISSON FOOTING

Project: Maveril OPY #59591

Descript: Monument Sign

Ref: 2018 IBC, Section 1807.3, 1806.3.4 & 1806.2

# Footings =	1	Moment/Footing, M=	15,219	lb-ft
Pass lat soil res, q =	100 psf/ft	Shear/Footing, P=V=	1,857	lb
		Composite Centroid, h=	8.19	ft

Unconstrained Rectangular Pier

Length, L= 2.0 ft, perpendicular to sign face
Width, W= 4.5 ft, parallel to sign face

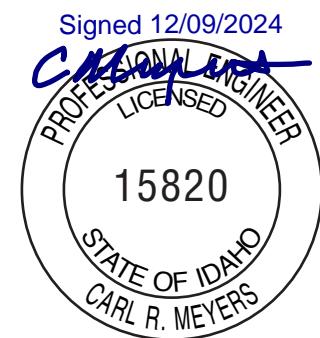
Depth, D=0.5A{1+[1+(4.36h/A)]^{1/2}} = 5.80 ft, (Equation 18-1)

Actual Depth, D_{actual}= 6.00 ft

$S_1 = (2)(q)(D/3) = 387 \text{ psf, (Section 1806.3.4)}$
 $b = (W^2 + L^2)^{1/2} = 4.92 \text{ ft}$
 $A = 2.34P/(S_1 b) = 2.28$

Revisions

No.	Date
Orig	12/6/2024
1	
2	
3	
4	
5	



Drawn by: Craig C.
Checked by: Carl M.

Maverik

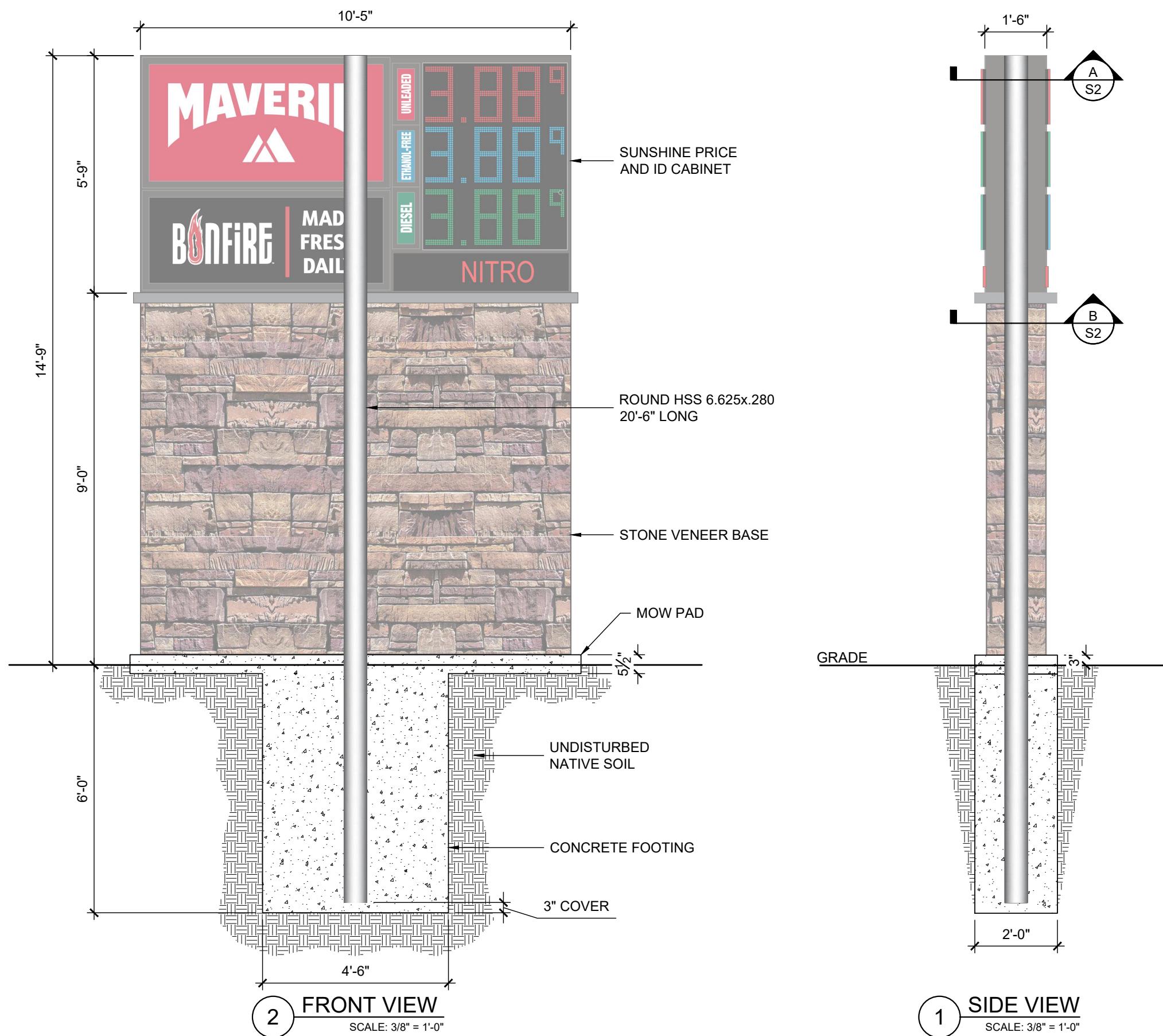
 Highway 75
Bellevue ID.

 Account Exec.....Matt W.
Designer.....Mitchell S.

Date: 12/6/2024

 Project No.
OPY-59591
SOY-

S1 of 2



Revisions

No.	Date
Orig	12/6/2024
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Maverik would like to proceed with the appeal process regarding the recent decision.

The denial will be based on the interpretation of counting both sides of the monument sign. Specifically, we are appealing their interpretation for two key reasons, which we will outline in the next steps of the appeal.

Could you please proceed with the formal denial so that we can begin the appeal process? Once that's complete, we'll be able to move forward.

Let me know if you need any further details or clarification on this.

Reason for Appeal:

1. Several other fuel stations have monument signs where it is very apparent that both sides weren't counted.
2. The city calculation on the sign code shows that sign area should be counted by height and width of the sign.

