

AGENDA  
BOARD OF ADJUSTMENT  
Monday, August 29, 2016  
12:00 noon

City Manager's Office  
City Hall  
315 Stevens Street  
Iowa Falls, IA 50126

I. Approval of Minutes of August 22, 2016

II. General Business

A. Case #346 – Kwik Trip Inc.

Public hearing on a special exception to City Code as requested by Kwik Trip Inc. for property located at 603 Brooks Road, Iowa Falls, Iowa to allow variance on side yard requirements in AC-Arterial Commercial zoning district in accordance to City Code section 165.32.5.

V. Adjournment

## Board of Adjustment

The Iowa Falls Board of Adjustment met on August 22, 2016 at 12:00 p.m. in the City Manager's Office with Chairperson Dave Dirksen presiding over the meeting. The following members were present: Kathy Rauscher, Larry Phipps, Jean O'Malia, Kevin Knutson and Craig Zabel. Member absent: Kris Grupe. Also present: Joedy Dennis (Director of Building and Zoning), Jody Anderson (City Manager), Grayson Wilcox and Janet Lambertson.

### I. Approval of Minutes of August 1, 2016

Larry Phipps moved and Jean O'Malia seconded to approve the minutes of August 1, 2016.  
Vote: Phipps, O'Malia, Rauscher, Knutson, Zabel and Dirksen voting aye

### II. General Business

#### A. Case #345 – Grayson and Kattrina Wilcox

Kathy Rauscher moved to approve the special exception to City Code as requested by Grayson and Kattrina Wilcox for property located at 1621 Cottrell Avenue to allow variance on side yard variance in RS-Residential Single Family Zoning district in accordance to City Code Section 165.26.5. Motion died for lack of a second.

Larry Phipps moved and Jean O'Malia seconded to deny the above special exception.  
Vote: Phipps, O'Malia, Knutson, Zabel and Dirksen voting aye  
Rauscher voted nay

### III. Adjournment

Larry Phipps moved and Jean O'Malia seconded to adjourn the meeting.  
Vote: Phipps, O'Malia, Rauscher, Knutson, Zabel and Dirksen voting aye

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Chairperson

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Director of Building and Zoning

CITY OF IOWA FALLS, IOWA

APPLICATION TO THE BOARD OF ADJUSTMENT TO HEAR AND DECIDE VARIANCES AS SPECIFIED UNDER THE TERMS OF THE ZONING ORDINANCE. THE REGULAR MEETING IS HELD THE FIRST MONDAY OF THE MONTH.

KWIK TRIP Inc (SCOTT ZIETLOW)  
Name of Person(s) or Party(s) applying for a variance


Address: TRD (Brooks Road & Hwy 65)  
Street City State Zip Code

Legal Description: NE 1/4 OF THE SE 1/4 OF SECTION 24, Township 89 North,  
Range 21 WEST OF THE 5th PM, HARDIN County Iowa

Specify location where variance is requested, nature of variance and what hardships exist which a variance will alleviate. Attach: additional narrative, supplemental materials and drawings (to scale) which may clarify the appeal.

VARIANCE OF A 60 FT Setback on the North Side OF  
the property Along Brooks Rd.

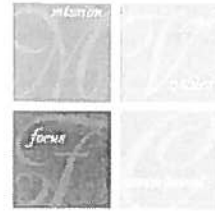
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

 8-3-16  
Signature of Applicant or Agent

\*\*\*\*\*  
To Be Completed by City Personnel

\_\_\_\_\_  
Date of Filing

\_\_\_\_\_  
Fee, Payable to City of Iowa Falls



City of Iowa Falls  
Jody Anderson  
315 Stevens Street  
Iowa Falls, IA. 50126

**Letter of Intent**

August 5, 2016

Mr. Anderson,

This letter is intended to accompany our submittal for our application to the City of Iowa Falls for the requested Variance application and Site Plan review for our proposed project at the Northeast Quadrant of the Southeast Quadrant of the City of Iowa Falls. This is located in the Arterial Commercial Zoning district.

Kwik Trip, Inc. is proposing the construction of a 7156 sf. convenience store, 1866 sf single bay carwash, and 4800 sf fueling canopy. Included in the submittal is (3) Full size Civil Sets, Variance Application, Storm water Management Calcs. And the DOT Traffic Letter.

The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores: gasoline, in line diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, lotto, convenience store merchandise, ice, and propane. The outside merchandising of products is being requested next to the store (ice and propane) and miscellaneous merchandising under the gas canopy. The proposed store is projected to have between 15-20 full and part time employees, with 2-8 on staff at any given time.

The proposed architectural plan will consist of a brick facade with standing seam metal roof. The building and canopy fascia will tie in with franchise colors. The 2017 prototype building is larger than previous years building. We have expanded the retail floor area as well as kitchen and mechanical space all on the main level with no basement. The total estimated project costs is \$2,000,000.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns you may have with our submission. Please feel free to call me with any questions.

Sincerely,

Scott Zietlow  
Kwik Trip, Inc - Store Engineering  
Development/Project Manager  
608-793-5933  
[SJZietlow@KwikTrip.com](mailto:SJZietlow@KwikTrip.com)



Our Mission: "To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life."

Kwik Trip & Kwik Star Stores • Tobacco Outlet Plus • Convenience Transportation, LLC • Hearty Platter Restaurants & Cafés

# Kwik Trip

# Kwik Star

KWIK TRIP, Inc.  
 P.O. BOX 2107  
 1828 OAK STREET  
 WYOMING, WY 83902-2107  
 PH (307) 771-4888  
 FAX (888) 781-8880

## INSITES



EROSION CONTROL PLAN  
 CONVENIENCE STORE 103  
 IOWA FALLS, IOWA

Sheet: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 S P 1

ALL EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY ENGINEER TO AVOID DELAYS.

THE EROSION CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES. A SIGN SHALL BE PLACED AT EACH ACCESS POINT TO THE EROSION CONTROL AREA. A SIGN SHALL BE PLACED AT EACH END OF THE EROSION CONTROL AREA TO INDICATE THE DIRECTION OF EROSION CONTROL. A SIGN SHALL BE PLACED AT EACH END OF THE EROSION CONTROL AREA TO INDICATE THE LOCATION OF THE EROSION CONTROL AREA.

CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND EXISTING STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER.

**PROJECT INFORMATION**  
 PROJECT NAME: Kwik Trip Convenience Store #103  
 PROJECT ADDRESS: 1828 Oak Street, Iowa Falls, IA 50625  
 PROJECT START DATE: 10/1/11  
 PROJECT END DATE: 12/1/11

**DESIGNER INFORMATION**  
 DESIGNER: INSITES, Inc.  
 PROJECT ENGINEER: [Name]  
 ADDRESS: 1998 Wyoming Avenue, Spokane, WA 99201  
 PHONE: (509) 325-3333

**CLIENT INFORMATION**  
 CLIENT: KWIK TRIP, INC.  
 ADDRESS: P.O. Box 2107, 1828 Oak Street, Wyoming, WY 83902  
 PHONE: (307) 771-4888

**CONSTRUCTION INFORMATION**  
 CONTRACT NO.: [Number]  
 DATE OF CONTRACT: [Date]

**EROSION CONTROL MEASURES**  
 EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT SOIL EROSION AND SEDIMENTATION. THE MEASURES SHALL BE DESIGNED TO CONTROL EROSION OF ALL EXPOSED SOILS AND TO PREVENT SEDIMENT FROM ENTERING ADJACENT WATER BODIES. THE MEASURES SHALL BE DESIGNED TO MAINTAIN ACCESS TO ALL UTILITIES AND EXISTING STRUCTURES.

**EROSION CONTROL MEASURES TO BE INSTALLED:**  
 1. SODIUM POLYACRYLAMATE (SPAM) FOR ALL EXPOSED SOILS.  
 2. EROSION CONTROL MATS FOR ALL EXPOSED SOILS.  
 3. EROSION CONTROL BARRIERS FOR ALL EXPOSED SOILS.  
 4. SLOPE PROTECTION FOR ALL EXPOSED SOILS.  
 5. SEDIMENT TRAP FOR ALL EXPOSED SOILS.  
 6. VEGETATION FOR ALL EXPOSED SOILS.

**EROSION CONTROL MEASURES TO BE MAINTAINED:**  
 1. SODIUM POLYACRYLAMATE (SPAM) FOR ALL EXPOSED SOILS.  
 2. EROSION CONTROL MATS FOR ALL EXPOSED SOILS.  
 3. EROSION CONTROL BARRIERS FOR ALL EXPOSED SOILS.  
 4. SLOPE PROTECTION FOR ALL EXPOSED SOILS.  
 5. SEDIMENT TRAP FOR ALL EXPOSED SOILS.  
 6. VEGETATION FOR ALL EXPOSED SOILS.

**EROSION CONTROL MEASURES TO BE DEMOLISHED:**  
 1. SODIUM POLYACRYLAMATE (SPAM) FOR ALL EXPOSED SOILS.  
 2. EROSION CONTROL MATS FOR ALL EXPOSED SOILS.  
 3. EROSION CONTROL BARRIERS FOR ALL EXPOSED SOILS.  
 4. SLOPE PROTECTION FOR ALL EXPOSED SOILS.  
 5. SEDIMENT TRAP FOR ALL EXPOSED SOILS.  
 6. VEGETATION FOR ALL EXPOSED SOILS.

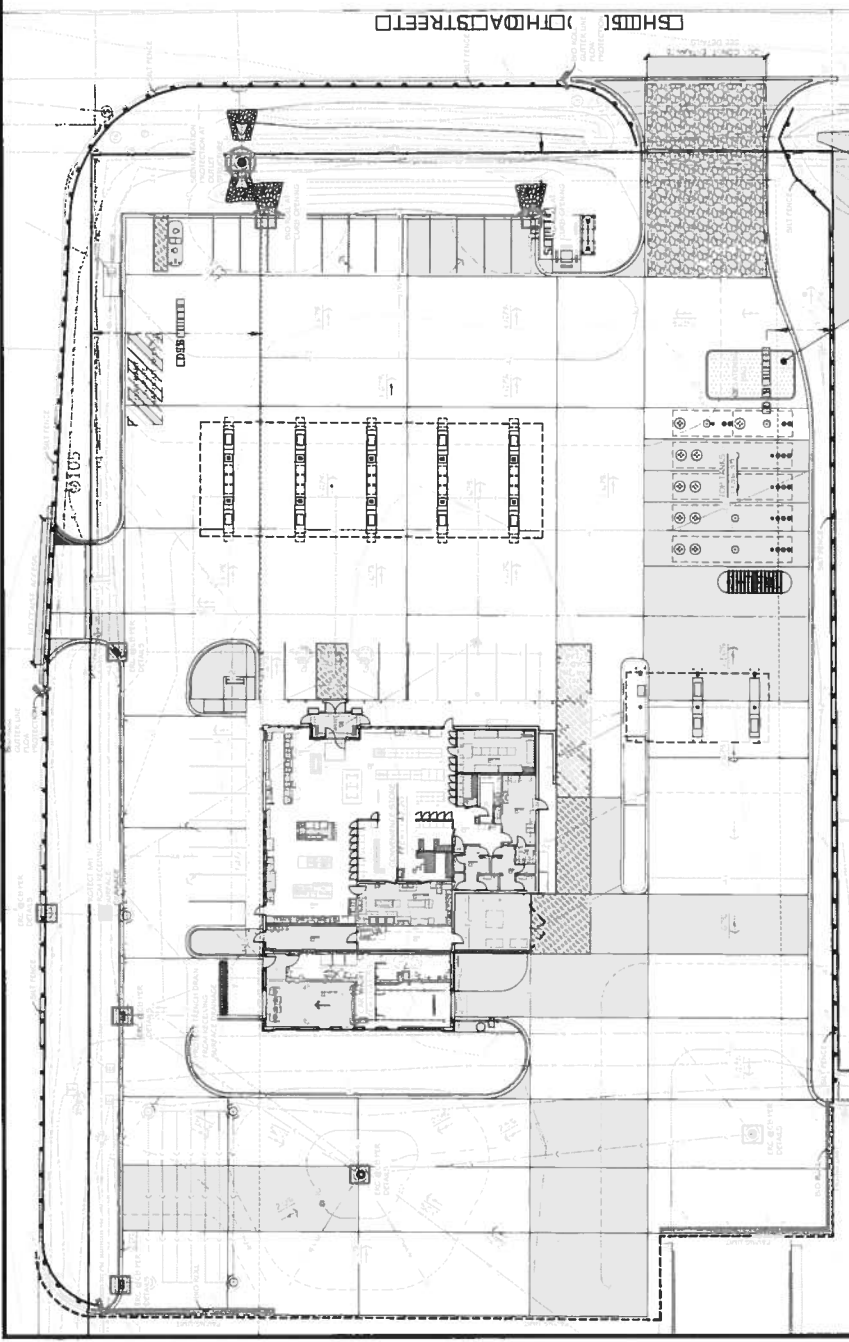
**811**  
 Know what's below.  
 Call before you dig.

FOR MORE INFORMATION PLEASE CALL 811 OR VISIT WWW.811.IA GOV

EROSION CONTROL PLAN  
 CONVENIENCE STORE 103  
 IOWA FALLS, IOWA

Sheet: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 S P 1

EROSION CONTROL PLAN  
 CONVENIENCE STORE 103  
 IOWA FALLS, IOWA



Estimated Preliminary Erosion Control Quantities

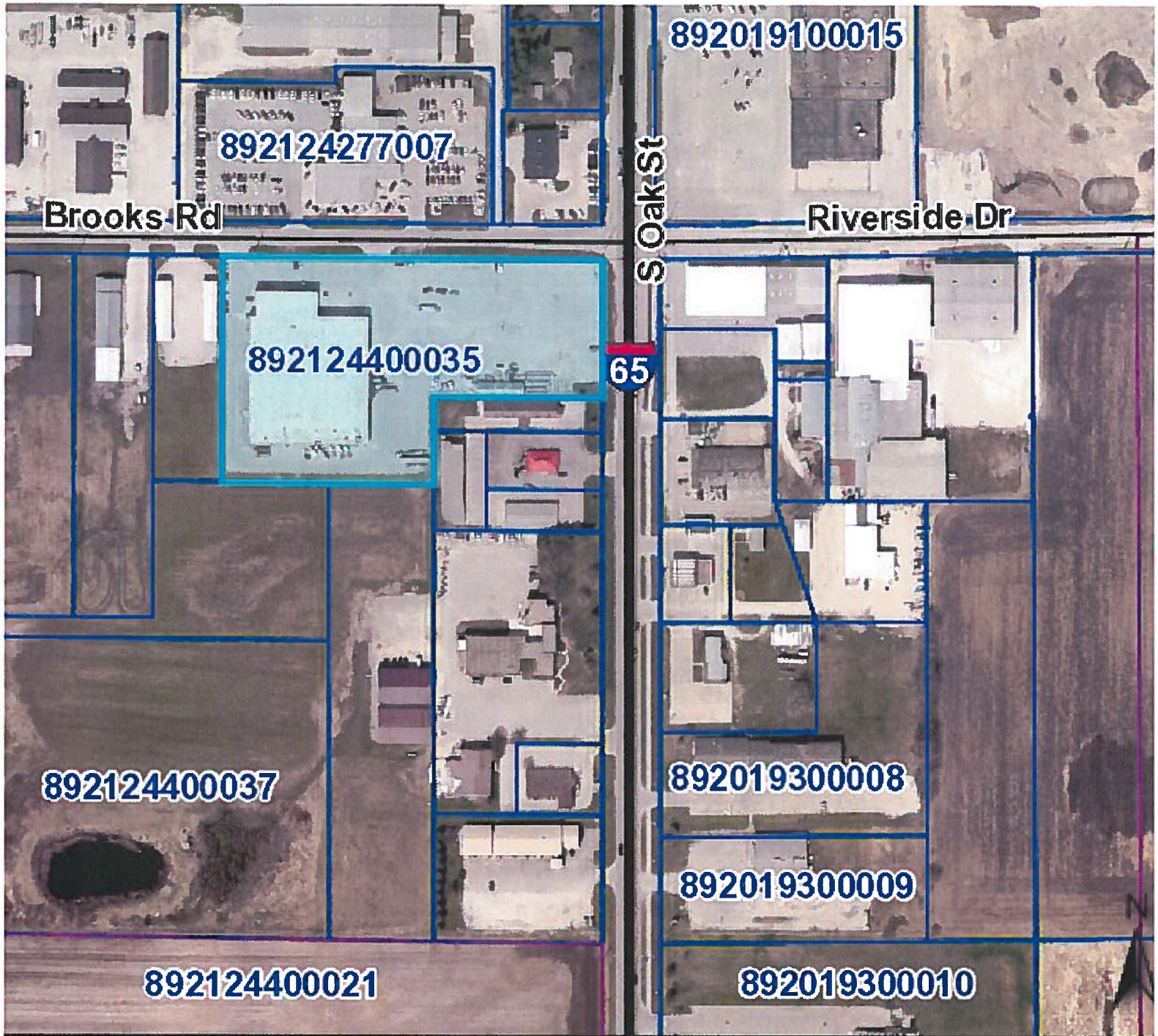
Item	Quantity	Unit
Rock Construction Erosion Control Mat	1000	Sq. Yd.
Sod Mat	1000	Sq. Yd.
Slope Protection	1000	Sq. Yd.
SPAM	1000	Sq. Yd.
Sediment Trap	1	Unit
Vegetation	1000	Sq. Yd.
Erosion Control Barrier	1000	Lin. Ft.
Erosion Control Mat	1000	Sq. Yd.
Erosion Control Barrier	1000	Lin. Ft.
Erosion Control Mat	1000	Sq. Yd.
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Erosion Control Mat	1000	Sq. Yd.
Erosion Control Barrier	1000	Lin. Ft.



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 PHONE: (307) 771-4888



0035	Alternate ID	10923000000	Owner Address	D & B Real Estate Inv
	Class	C		PO Box 724
BROOKS RD	Acreege	n/a		Iowa Falls, IA 50126
LS				
IOWA FALLS UR1				
PARCEL D IN NE SE EX				
PARCEL C (COM E1/4				
COR S290.13'W50'POB				
W322.8' S168.29'				
W408.03' N432.17'				
E729.96'S260.59'POB)				