



## Twin Falls Planning & Zoning Commission Minutes

Tuesday, June 25, 2024, 6:00 PM

203 Main Ave East  
Twin Falls, ID 83303

### Members -

**City Limits:** Chairperson Danielle Titus; Vice-Chair Cortney Campbell; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Tiffany Zimmerman

**Area of Impact:** Susan Petruzzelli

### 1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 06:00 PM

Members Attending: Titus, Campbell (phone), Rambur, Weatherford, Herrgesell, Zimmerman, Petruzzelli

Staff Attending: Spendlove, Strickland, Ebersole, Green, Vitek, Wells, Hammett, Humble

### 2) Conflict of Interest Declaration

### 3) Consent Calendar

#### a) Approval of minutes from the following meeting: June 11, 2024

Commissioner Herrgesell made a motion to approve the consent calendar, as presented.  
Commissioner Petruzzelli seconded the motion.

### 4) Items of Consideration

#### a) Preliminary Presentation for a request for a Zoning Development Agreement and Zoning District Change from R-4 to R-4 ZDA for a residential townhome development on property located at 1607 Washington St S. c/o Rex Harding on behalf of RE Financial, Inc (PZ24-0043).

##### Staff Presentation:

City Planner Strickland presented the Preliminary Presentation for a request for a Zoning Development Agreement and Zoning District Change from R-4 to R-4 ZDA for a residential townhome development on property located at 1607 Washington St S. c/o Rex Harding on behalf of RE Financial, Inc (PZ24-0043).

**Per City Code 10-6-1.7 (B)** The applicant is required to present a preliminary review prior to a public hearing to the Planning and Zoning Commission in which the Commission may give suggestions and ask questions of the applicant about the proposed ZDA.

**Per City Code 10-6-1.7(E)** Approval of a ZDA shall be based on the following standards: the proposed uses are not detrimental to surrounding properties; deviations from Title 10 shall be warranted by the design of the conceptual plan; conformance to the Comprehensive Plan, and existing and/or proposed infrastructure must be adequate for the project.

**Per City Code 10-14-1 thru 8** Any application for a zoning district change shall follow the procedures outlined in these sections.

N/A

A full analysis of this application will be provided during the public hearing.

Staff makes no recommendations at this time. Staff will present a full analysis of the request at the public hearing scheduled for Tuesday, July 9, 2024.

Applicant Presentation:

Rex Harding TDH Engineering explained a few more details about the project.

PZ/Questions & Comments:

Chairperson Titus asked about the density and if it fits in the R-4 Zone

Rex Harding replied that it does.

## 5) Public Hearings

- a) Request for a Special Use Permit for a detached accessory building (more than 1,000 square feet) on property located at 926 Wirsching Ave W. c/o Jim and Helen Rankin (PZ24-0044)

Staff Presentation:

City Planner Ebersole presented the request for a Special Use Permit for a detached accessory building (more than 1,000 square feet) on property located at 926 Wirsching Ave W. c/o Jim and Helen Rankin (PZ24-0044)

Per City Code 10-13-2.2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The property is zoned R-2, Residential, located in the Carter Subdivision. The home was built in 1968. The property is approximately 24,970 sq. ft (0.572 acres), with the new building measuring at approximately 1,800 sq. ft.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Town Neighborhood", which is primarily residential in nature. The applicant stated they would like to build the shop for personal use, for a garage/storage area and a craft/woodworking area. The property's lot size is 24,970 sq. ft., (0.572 acres). The minimum lot size for a single-family dwelling is 6,000 square feet. Setbacks in the R-2 zone for an accessory building are seven (7') feet from the side property line(s) and twenty (20') feet from the rear property line or may be placed three (3') feet from the rear and side property line if the accessory building is located more than ten (10') feet from the residential dwelling. The applicant's site plan shows where the shop will be located and how it meets the required setbacks.

Staff has determined that the lot size is sufficient for the shop and residence and the required building setbacks can be met with this new addition. Staff has determined the proposed use is compatible with the neighborhood and the comprehensive plan. Based on the standards for approval, staff does not foresee any negative impacts related to the land use. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

PZ/Questions & Comments:

Applicant Presentation:

Rex Ward explained the purpose of the garage and the need for more storage space on the property.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commissioner Rambur thinks it looks like a good project and good use in that area.  
Commissioner Herrgesell feels that staff stated it's a good fit and is good with the project.  
Chairperson Titan stated that it meets setback and lot coverage and will work.

**MOTION:** Commissioner Petruzzelli moved to approve the request for a special use permit for a detached accessory building (more than 1,000 square feet) on property located at 926 Wirsching Ave W c/o Jim and Helen Rankin (PZ24-0044). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

**Approved 7 to 0.**

- b) Request for a Special Use Permit to allow drive-through services and extended hours of operation on property located at 1965 Blue Lakes Blvd N. c/o Todd Smith on behalf of In-N-Out Burgers. (PZ24-0047)

**Staff Presentation:**

City Planner Ebersole presented the request for a Special Use Permit to allow drive-through services and extended hours of operation on property located at 1965 Blue Lakes Blvd N. c/o Todd Smith on behalf of In-N-Out Burgers. (PZ24-0047)

Per City Code 10-13-2-2 the Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within six (6) months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

**Standards Applicable to Special Uses:**

Will, in fact, constitute a special use as established by zoning requirements for the zone involved.

- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The property is zoned C-1 (Commercial Highway District) CRO (Canyon Rim Overlay) PUD, located within the Canyon Park West PUD. The property has been home to Outback Steakhouse since 2001.

This Special Use Permit request is for the drive-through and extended hours of operation only. The restaurant itself is outright permitted in the C-1, Commercial Highway District, and is included as an allowed use in the PUD.

The applicant has stated in the narrative the proposed hours of operation are seven (7) days per week, from 10:30 A.M. – 1:00- A.M., Sunday – Thursday and 10:30 A.M. – 1:30- A.M., Friday and Saturday. The hours of operation fall outside the allowed retail hours of 7:00 A.M. – 10:00 P.M. and require a Special Use Permit.

The restaurant will be staffed with 10–12 associates per shift, with 3 shifts per day.

The parking requirements for this request are calculated by building size. This building of 3,887 square feet requires forty-two (42) total parking spaces. The Canyon Park West PUD has a cross-use parking agreement that allows the center's parking to be used by all tenants. In the narrative, the applicant has shown the parking breakdown only using the portion of lot shared by In-N-Out and the Swig/MoBettah's building. The total parking spaces in that lot area are eighty-six (86) spaces, which meets the parking requirement for the three (3) restaurants.

The restaurant will have two (2) drive-through lanes for order taking which merge into one (1) lane for payment and food service. Per city code, drive-through lanes have a vehicle stacking requirement of five (5) cars per lane from the first window, pickup window, order board, or other stopping point. The proposed site plan shows the applicant has exceeded this requirement with a twenty-nine (29) vehicle queue using both drive-through lanes. City staff's analysis is that this is a sufficient queue under normal operating conditions..

With the grand opening and other busier times of the shopping and tourist seasons, this queue may become overcrowded with vehicles. The applicant has addressed this concern in their narrative by having store associates available to manage the excess vehicle stacking. Employees are deployed with handheld tablets to take multiple orders and a third grill can be utilized to help prepare the incoming orders, getting the customers through the drive-through line in a quicker and more efficient manner.

The applicant has provided additional traffic queue analysis by the Ganddini Group, recording drive through queue data from three (3) existing drive-through locations closely matching the conditions of the proposed drive through, with comparable locations and populations. The analysis shows the maximum peak drive-through stack was twenty-seven (27) cars, with an average maximum dinner queue of twenty-five (25) vehicles, supporting the proposed queue of twenty-nine (29) vehicles.

Per the ITE Trip Generation Manual, an average fast-food restaurant with a drive-through window will generate 50.94 vehicle trips per PM peak hour (4:00 – 6:00 pm) per 1,000 Sq. Ft. GFA (gross floor area), with a directional distribution of 51% entering, 49% exiting. Based on this statistic, a restaurant of approximately 3,800 sq. ft. can expect up to 191 total vehicle trips per PM peak hour. That calculates out to roughly ninety-seven (97) vehicles entering and ninety-four (94) vehicles exiting per PM peak hour. While this may not be the exact numbers experienced by In N Out Burgers, it gives an average for comparison.

This request is not the first drive-through request that has come before the commission in this area. There are currently multiple drive-through businesses in the surrounding area, which are responsible for managing their drive-through queues. Swig has a drive-through in the same parking area as this proposed location. The Habit is also located in the same shopping center and has a working drive-through. Across the street, at the Magic Valley Mall, there are two drive-through restaurants (Starbucks and Taco Bell). Taco Bell and Chick-Fil-A on Blue Lakes Blvd. N. are observed to be two of the busiest drive-throughs in town. Both were constructed with a drive-thru queue of five (5) vehicles before the menu order board at each location.

Requests for extended hours of operation is not an unusual Special Use Permit request. Any business wanting to open before 7:00 A.M., or stay open past 10:00 P.M. is required to have a Special Use Permit. Starbucks traditionally opens by 6:00 A.M. Taco Bell stays open until 3:00 A.M. for the drive-through. There are many others in town that operate outside the outright permitted retail hours.

The Perrine Bridge, Visitors Center, and the private road roundabout create a unique location for this restaurant, as visitors coming into Twin Falls will see In-N-Out as one of the first businesses. This will create a "buzz" with the restaurants' grand opening and there will be extra

traffic generated to this area for some time. This intersection is already one of the busiest in the City of Twin Falls with an average trip count of ~40,000 vehicles per day. City staff has discussed traffic concerns with the applicant and have added a few conditions that should address grand opening traffic, and normalized traffic counts on local public roads. In-N-Out and Woodbury Corporation will be responsible to manage the through the shopping center private roads accessing the restaurant. In-N-Out Burgers has expressed that a traffic control plan will be in place for the grand opening. The City of Twin Falls Police and Fire Departments are requesting a condition to review the grand opening plans through the City of Twin Falls Special Event Process in order to adequately plan for emergency access to this area through the grand opening phase of this new business.

The arterial landscaping along Blue Lakes Blvd North is maintained by Woodbury Corporation. The site landscaping plan has been included, and shows a 3'4" minimum hedge along the drive-through to help mitigate glare from headlights from vehicles in the drive-through queue.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Mixed Use" serving local and regional commercial businesses, which allows for high-density mixed use development in a compact, pedestrian-oriented environment, sitting at intersections of major arterials. Staff has determined the proposed use is compatible with the comprehensive plan and the area, as it is a high-density commercial center with other retail stores and restaurants serving the community at large.

Based on the standards for approval, staff does not foresee any mitigated impacts related to the land use, although traffic congestion may be an issue with the grand opening of a new, highly anticipated business coming to town, under normalized operations this area will continue to be busy with customers/travelers during peak travel times of day and year.

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

If the Commission approves this request as presented, then staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to local public roads, including Neilson Point Place, not being detrimentally impacted by excessive traffic volumes directly attributable to this business.
3. Subject to the grand opening plans going through the City of Twin Falls Special Event Permit process to ensure adequate public safety access to the surrounding area during the grand opening phase of operations.

#### PZ/Questions & Comments:

- Vice-Chair Campbell asked about the traffic study and which 3 locations were used in it.
- Planner Ebersole Prescott, AZ, Casa Grande, AZ and Logan, UT. Store size and population were similar.

#### Applicant Presentation:

Todd Smith presented on behalf of In-N-Out. He talked about the start of the business. He explained that they will manage the side queuing during the "honeymoon" phase as well as when routine patterns settle in with ongoing operations. Preparation for store opening is managed by In-N-Out and the City conditioned to have a Special Events Permit filled out. In-N-Out has vast experience with high volume stores and ques above industry norms. They agree and are committed to follow the conditions city staff have proposed.

#### PZ/Questions & Comments:

- Commissioner Herrgesell asked if there are more cars than the que allows where will they go.
- Todd Smith responded that the staff will know how to handle extra vehicles and have a plan in place. They will work with Wood Investment Group if odd site space is needed.
- Commissioner Petruzzelli asked about the max que count in Meridian during standard time.
- Todd Smith stated it's typically in the 30-40 car range. Meridian is the first store in the area and this will be the 4th or 5th by the time it's open.
- Commissioner Weatherford asked about the que in the highest level of cars and the parking lot for people dining in.
- Todd Smith responded that they have shared parking and will protect the parking to make sure it's not blocked by the que.
- Commissioner Petruzzelli asked staff about the other drive-thru ques and what they were approved for.
- Planner Ebersole Chick-fil-a has 5 and meets the minimum.
- Chairperson Titus asked about signage for walkways with parking lots and sidewalks.
- Planner Ebersole stated that it is a requirement with the sign permit.
- Director Spendlove stated it is required if ADA but if access to other areas it is not.
- Chairperson Titus asked about the criteria for the permit. Specifically about the public access and where that is.
- Planner Ebersole responded that the public access being referred to is Blue Lakes and Bridgeview.

#### Public Hearing: Opened

- Robert Duarte expressed his concerned about the location. He stated that according to DOT that 31-34,000 vehicles are crossing the bridge daily and of that over 2500 are trucks and of the trucks 18-24 are tanker trucks carrying gasoline. He feels the traffic cannot be controlled and will spill onto the road. He stated that he talked with the fire chief and they don't have enough foam in a vehicle to fight a gas tank fire.
- Sherry Mauldin spoke about the Outback steakhouse and that it is under lease still and open. She doesn't like that In-N-Out will be taking the building. She doesn't like that the city put a round-about in and that it limits that access to the parking lot. The only way in and out of town is the bridge. She feels other areas should be considered instead of tearing down the building that have better access and not so close to the bridge.
- Sarah Bender agrees with what has been said. She loves the restaurant but feels the drive thru should be somewhere else. She feels the traffic will be a mess and a left turn signal at the light would help. She thinks the round-about will be blocked.
- Becca Robinson had a question about the letters and information and if they would be public.
- Russel Robinson stated he likes the business but feels the location isn't a good fit. He has traffic concerns. He wonders about peak hours and how that will that work, and feels the street is already a problem and should be denied.
- Jeremy Orton is concerned about the que during peak hours. He stated that Blue Lakes backs up 3+ miles already and this might add to that.
- Todd Smith replied to comments. He stated that Meridian had no public roads impacted during the opening. They plan with emergency services in advance of openings and they will manage the que on site according to the conditions.
- Director Spendlove addressed some concerns. The letters that were received after the

packet was created will be public as part of the minutes. He explained what portion of Fillmore is private and which roads are public and who owns them (city/state). Nielsen is city owned because of infrastructure and access to visitor center. The round-about is private property. It is believed that people bypass the public road and use Fillmore to Blue Lakes Blvd. Discussions with ITD about the problem resulted with no input about the request. The area becomes congested from people going North. ITD has jurisdiction over the intersection.

- Commissioner Herrgesell asked for clarification with the stop light at Blue Lakes and if the city has no jurisdiction on the light.
- Director Spendlove stated that the City would work with their partners, however, it is ultimately their decision to modify or change.
- Commissioner Herrgesell asked if they are involved in the process of approval.
- Director Spendlove replied that a right-of-way permit to impact the roadway. The Police or Public Safety departments would inquire of ITD on the traffic pattern. They would have availability for input just like they did with this application.
- Commissioner Petruzzelli asked for clarification on what the details of the application they were looking at as a commission and if the applicants had looked at different locations.
- Director Spendlove explained that they don't have to answer if other locations were considered, the application is for drive-through and extended hours only. The City is giving information about the public access points because the other access is private.
- City Engineer Vitek spoke about the roads and traffic with ITD and the feeling is the impact isn't concerning. They appreciate the staff report and conditions so that if need be they will step in to mitigate. The City will be involved with the start-up process to monitor.
- Director Spendlove said the city will get numbers from the private road.
- Chairperson Titus asked what the numbers would be used for.
- Director Spendlove stated that we need a base line for the future so that if an abnormal number shows up it can be addressed.
- Chairperson Titus asked if that occurred who is responsible for that.
- Director Spendlove replied that if they are creating a hazard on the public road that becomes an issue. We want to monitor Visitor Center and will bring it back if it's a problem.
- Commissioner Herrgesell asked what the special event planning process is.
- Director Spendlove explained that the police department is in charge of the Special Event Permit. Every dept will see if it will affect them and give input then City Council will have final approval.
- Commissioner Zimmerman asked what population was used for the traffic study.
- Director Spendlove stated that he used Logan and Prescott as their population is similar to ours.
- Commissioner Zimmerman asked if we know when this would open. She wondered about the que in summer vs winter.
- Director Spendlove replied that it is usually a year to build.
- Commissioner Petruzzelli asked about other locations again.
- Todd Smith replied that this is the only one presented to him.
- Chairperson Titus asked about the traffic and drive thru is there anything else other than what has been shown.
- Todd Smith stated that these are only examples and they will have a plan when they open.
- Chairperson Titus asked about the overall ordering process.
- Todd Smith explained that associates will go out with remote tablets for efficiency. In-N-Out can get a car through every 30-45 secs.
- Commissioner Zimmerman asked about the Meridian overflow and who managed that.
- Todd Smith stated that they use traffic control group for openings and keep some traffic

special people on staff.

- Commissioner Zimmerman asked when they are planning to open.
- Todd Smith replied that they are going to follow the process.

Public Hearing: Closed

Discussions Followed:

- Commissioner Rambur stated that they need to check off all 9 standards and #7 with access to the Visitors Center and bridge area is his concern. People will not pull up close and will back up onto Fillmore causing blockage.
- Commissioner Petruzzelli stated she feels that #3, 4, 7, 8, 9 will be affected with this request. #3 will affect the area, the Visitors Center is challenging right now and this will complicate it more, #4 will be hazardous for the neighboring uses, #7 traffic, #8 approached at the intersection, #9 back to the Visitors Center, the impact on the traffic from the drive-through.
- Commissioner Herrgesell stated that #7 is a concern for her. She feels this will cause excessive production of traffic.
- Chairperson Titus stated she feels the hours are not an issue.
- Director Spendlove clarified the commission needs to focus on issues the permit could cause vs the existing issues with the road.
- Chairperson Titus asked what the capacity for Blue Lakes is.
- Director Spendlove replied that as a state road he doesn't have the capacity.
- City Engineer Vitek explained that the bridge intersection is classified as a "B". An "A" means you don't have to use brakes. Blue Lakes and Pole Line intersection is a "D".
- Commissioner Petruzzelli stated that she feels the uses with include excessive production of traffic.
- Director Spendlove responded that they need to look at the facts presented.
- Commissioner Rambur asked if that 40,000 is Blue Lakes to HWY 93.
- Chairperson Titus stated that the number of approaches and potent traffic is such a small percentage of what is already there.
- Commissioner Petruzzelli stated she thinks that the public responses need to be considered.
- Chairperson Titus replied that finding facts from staff and the applicant. She likes the staff recommendations and conditions wording that could bring it back if needed.
- Commissioner Rambur stated again that #7 - use will be detrimental to any property- Bridgeview, Fillmore and Visitor Center.
- Commissioner Herrgesell feels that access down to Centennial Park via Fillmore should be considered.
- Commissioner Petruzzelli asked about #9 and if anyone feels this will result in the destruction, loss or damage of natural, scenic or historic feature of major importance like the bridge or Visitor Center.
- Chairperson Titus stated that the access is not destroying, the drive-through itself is not impacting the area. She feels the same about #7. She thinks the affect of traffic might be in certain areas but the use of activities shouldn't be.
- Commissioner Zimmerman commented that she wonders if it's In-N-Outs problem to fix the traffic issue. The facts say the road can handle the traffic.
- Commissioner Weatherford feels that we have an existing problem and the amount could increase but not be detriment.
- Vice-Chair Campbell feels that with the Visitors Center so close that the hours are a

concern and she will vote no.

- Chairperson Titus stated that the traffic is an existing problem but not the applicants issue to fix.
- Commissioner Zimmerman stated that a positive consequence in that area is that additional business will be brought that much closer to the Visitor Center.
- Commissioner Herrgesell feels that the drive-thru is not an issue but the approach might become an interference with traffic.
- Chairperson Titus asked to look at Blue Lakes and not the round-about. The private road should not be considered for impact. The application is to discuss the public roads.
- Commissioner Petruzzelli stated that everyone she talked to that had a negative comment wants In-N-Out in Twin Falls, but not in this area. She feels this will have a negative affect to the historic area.
- Commissioner Rambur wanted to add that it's a small percentage for Blue Lakes, but not small for Fillmore and Bridgeview.
- Chairperson Titus reminded that only public approach for the decision. The private road is for them to manage.
- Director Spendlove replied that Bridgeview is city owned.
- Vice-Chair Campbell stated that the amount of public feedback should be considered.

**MOTION:** Commissioner Zimmerman moved to approve the request for a Special Use Permit to allow drive-through services and extended hours of operation on property located at 1965 Blue Lakes Blvd N. c/o Todd Smith on behalf of In-N-Out Burgers (PZ24-0047). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

**Declined 2 to 5.**

## **6) Upcoming Meeting(s)**

a) July 9, 2024

## **7) Adjournment**

The meeting adjourned at 08:01 PM

*Jody Green*

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Jody Green, Planning Technician