



## Twin Falls Planning & Zoning Commission Agenda

Tuesday, January 25, 2022, 6:00 PM

203 Main Avenue South  
Twin Falls, ID 83301

### **COUNCIL CHAMBERS**

#### **Members -**

**City Limits:** Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

**Area of Impact:** David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
  - a) **ACTION ITEM:** Request to approve the minutes from the following meeting: January 11, 2022
- 3) Items of Consideration
  - a) **ACTION ITEM:** Request for approval of a Preliminary Plat for the Cedarpark Subdivision, No. 13, a ZDA, consisting of 8.7 acres (+/-) to develop 24 lots on property located at the northwest corner of Addison Avenue East and Carriage Lane North c/o EHM Engineers, Inc. on behalf of Gary N. Nelson. (PZ21-0196)  
By: Lisa Strickland, City Planner
  - b) **ACTION ITEM:** Request for approval of a Preliminary Plat for the Twin Falls Station No. 3 subdivision, consisting of 2 acres to develop one lot on property located at 1025 Washington Street South c/o the City of Twin Falls. (PZ21-0197)  
By: Ian Zollinger, City Planner
- 4) Public Hearings
  - a) **ACTION ITEM:** Request for a Special Use Permit to operate an Automobile and truck service and/or repair and a Drive-Thru on property located at 191 Pole Line Road East c/o Twin Falls Retail Management, LLC. (PZ21-0188)  
By: Ian Zollinger, City Planner
- 5) Upcoming Meeting(s)
  - a) **INFORMATIONAL:** Wednesday, February 2, 2022 (Worksession)  
Tuesday, February 8, 2022
- 6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

## CITY OF TWIN FALLS

### PLANNING & ZONING COMMISSION

#### Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
  2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
  3. A City Staff Report shall summarize the application and history of the request.
  4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
    - **A complete explanation and description of the request.**
    - **Why the request is being made.**
    - **Location of the Property.**
    - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
  5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
  6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
  7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
    - **Individuals are not permitted to give their time to other speakers.**
    - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
    - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
  8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
  9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
  10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- \* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



## Twin Falls Planning & Zoning Commission Minutes

Tuesday, January 11, 2022, 6:00 PM

203 Main Avenue East  
Twin Falls, ID 8301

COUNCIL CHAMBERS

### Members -

**City Limits:** Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

**Area of Impact:** David Detweiler

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

Commissioner Hansen called the meeting to order at 06:00 PM  
A quorum was present.

**Members Present:** *Hansen, Bolton, Musser, Detweiler*

**Staff Present:** *Spendlove, Zollinger, Ebersole, Strickland, Nope, Vitek*

### 2) Consent Calendar

**MOTION:** Commissioner Bolton moved to approve the Consent Calendar, as presented.  
Commissioner Musser seconded the motion.

**Unanimously Approved by a vote of 4-0.**

a) Approval of Minutes from the following meeting: December 14, 2021

### 3) Items of Consideration

a) Request for the consideration of the preliminary plat for Eastern Sun Subdivision No. 1, approximately 80 acres consisting of 312 lots located at the 400-600 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Gerald Martens. (PZ21-0184)

#### **Staff Presentation:**

City Planner Strickland presented the request for the consideration of the preliminary plat for Eastern Sun Subdivision No. 1, approximately 80 acres consisting of 312 lots located at the 400-600 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Gerald Martens. (PZ21-0184)

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat.

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including the total number of lots, street layout, sidewalk connections, and other similar items.

A Final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. After a final plat has been approved by the City Council and construction plans approved, the plat may be recorded, and lots sold for development.

The subject property was annexed in 2020 with the Zoning District designation of R2.

Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards

**Applicant Presentation:**

Gerald Martens, applicant, presented the request for the preliminary plat for Eastern Sun Subdivision No. 1. He stated this will be a residential subdivision, designed in phases. He stated the subdivision will be built similar to the Morning Sun Subdivision.

**PZ/Questions & Comments:**

- Commissioner Musser asked if this subdivision would comply to the new city standards.
- Mr. Martens stated Eastern Sun Subdivision #2 to the north will include a neighborhood park.
- Commissioner Hansen asked if the subdivision streets will be private. He asked if the width of streets will be enough for cars to park on each side.
- Mr. Martens stated all streets will be public with an enhanced entryway to the subdivision, with all streets built to city standards.

**Discussions Followed: without concerns**

**MOTION:** Commissioner Detweiler moved to approve the request for the Preliminary Plat for the Eastern Sun Subdivision No. 1, approximately 80 acres consisting of 312 lots located at the 400-600 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Gerald Martens. (PZ21-0184), as presented, with staff recommendations. Commissioner Musser seconded the motion. Roll call vote showed all members present voted. Approved 4 to 0.



- b) Request for the consideration of the preliminary plat for Golden Eagle Subdivision No. 7, approximately 9 acres consisting of 42 lots located at 1652 Harrison Street South c/o TD&H Engineering, Inc. on behalf of Robert and Kathi Meyers.(PZ21-0185)

**Staff Presentation:**

City Planner Strickland presented the request for the consideration of the preliminary plat for Golden Eagle Subdivision No. 7, approximately 9 acres consisting of 42 lots located at 1652 Harrison Street South c/o TD&H Engineering, Inc. on behalf of Robert and Kathi Meyers.(PZ21-0185)

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat.

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including the total number of lots, street layout, sidewalk connections, and other similar items.

A Final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. After a final plat has been approved by the City Council and construction plans approved, the plat may be recorded, and lots sold for development.

This property was last included in the Golden Eagle #5 Plat in 2015. That Plat included, and was part of, the Middle School Development to the north.

Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards

**Applicant Presentation:**

Rex Harding, applicant representative, presented the request for a preliminary plat for Golden Eagle Subdivision No. 7. He stated this subdivision will have detached sidewalk and curb, with the widening of Harrison Street to match on the south side. He stated the city has an irrigation pump station that will be platted as a separate lot. He stated the streets will be built according to Twin Falls City standards, with good sizes for the residential lot.

**Discussions Followed: without concerns**

**MOTION:** Commissioner Bolton moved to approve the request for the consideration of the preliminary plat for Golden Eagle Subdivision No. 7, approximately 9 acres consisting of 42 lots located at 1652 Harrison Street South c/o TD&H Engineering, Inc. on behalf of Robert and Kathi Meyers.(PZ21-0185), as presented, with staff recommendations.

Commissioner Detweiler seconded the motion.

**Unanimously Approved by a vote of 4-0.**

- c) Request for the consideration of the preliminary plat for Sportsman's Warehouse Subdivision, a PUD, approximately 12 acres consisting of 3 lots located at 1940 Bridgeview Boulevard c/o EHM Engineers, Inc. on behalf of Patrick Wood. (PZ21-0191)

**Staff Presentation:**

Planning and Zoning Director Spendlove presented the request for the consideration of the preliminary plat for Sportsman's Warehouse Subdivision, a PUD, approximately 12 acres consisting of 3 lots located at 1940 Bridgeview Boulevard c/o EHM Engineers, Inc. on behalf of Patrick Wood. (PZ21-0191)

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat.

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform; including the total number of lots, street layout, sidewalk connections, and other similar items.

A Final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. After a final plat has been approved by the City Council and construction plans approved, the plat may be recorded, and lots sold for development.

The subject property went through the subdivision and zoning PUD public hearings during the late 1990's and was constructed in the early 2000's.

The reason for this request is the new owner of Sportsman's Warehouse want to own the land the building sits on.

Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards

**Applicant Presentation:**

David Thibault, applicant representative, presented the request of the preliminary plat for Sportsman's Warehouse Subdivision, a PUD. This is a new plat with its own lot to transfer ownership of the property. The development will function as is, with a continued cross use parking plan. He stated the new owner is aware of the repairs needed around the canyon rim trail.

**PZ/Questions & Comments:**

- Commissioner Detweiler asked if there is buildable area on the lot.
- Planning and Zoning Director Spendlove stated any expansion would take place through a PUD amendment, depending on the size of the expansion request.
- Commissioner Musser asked will there be a change to the parking requirement.
- Planning and Zoning Director Spendlove and Mr. Thibault stated the PUD has a cross use parking agreement.

**Discussions Followed: without concerns**

**MOTION:** Commissioner Detweiler moved to approve the request for the consideration of the preliminary plat for Sportsman's Warehouse Subdivision, a PUD, approximately 12 acres consisting of 3 lots located at 1940 Bridgeview Boulevard c/o EHM Engineers, Inc. on behalf of Patrick Wood. (PZ21-0191), as presented with staff recommendations. Commissioner Musser seconded the motion.

**Unanimously Approved by a vote of 4-0.**

**4) Public Hearings**

- a) Request for a Special Use Permit to allow a detached accessory building of over 1000 square feet on property located at 288 Pheasant Road c/o Zernickow Family Investments on behalf of Theresa LaRue Living Trust. (PZ21-0179)

**Staff Presentation:**

City Planner Zollinger presented the request for a Special Use Permit to allow a detached accessory building of over 1000 square feet on property located at 288 Pheasant Road c/o Zernickow Family Investments on behalf of Theresa LaRue Living Trust. (PZ21-0179)

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 make a decision 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.

The property is zoned R-4 and is located within the Twin Falls Z Country Estates Subdivision. The home is currently being constructed.

The proposed structure would have a setback greater than what the property development standards for the R4 zoning district permits for primary and accessory structures. The setbacks for primary structures are twenty (20) feet from the front and five (5) feet to the side. The setbacks for accessory structures are three (3) feet to the side and rear. Staff have reviewed the request and do not anticipate substantial negative impacts should the request be approved.

Upon conclusion should the Commission approve this request as presented, then staff recommends the following conditions:

1. Subject to compliance with all local, state and federal code requirements and other standards as applicable.

**Applicant Presentation:**

Jon Zernickow, applicant representative, presented the request for a Special Use Permit to allow a detached accessory building of over 1000 square feet on property located at 288 Pheasant Road. He stated the applicant wants to build a 2,400 square foot metal building. He stated it will be professionally built with the front matching the house with stucco and rock.

**PZ/Questions & Comments:**

- Commissioner Hansen asked about the lot size and access from the south.
- City Planner Zollinger clarified where the house is located on the lot and its street access.

**Public Hearing: Opened**

- Randy Rucks, 238 Pheasant Rd., requests the building match the CC&R regulations. He stated his concern that other homeowners in subdivision have been asked to follow the rules, and this applicant is not being held to same standard.
- Kristi Rucks, 238 Pheasant Rd., stated she is okay with the size of the building, but the CC&R's state the types of building materials allowed, and this applicant

should have to comply with the rules.

- Mr. Zernickow responded to the citizen's concerns stating it will be professionally built, with vinyl fencing around the property.
- Planning and Zoning Director Spendlove stated the building permit does not show the front of the building materials.
- Commissioner Hansen asked if the commission could condition the Special Use Permit based on the CC&R's.
- Planning and Zoning Director Spendlove stated the city and the commission have not conditioned SUPs to follow CC&R's, as it is a private contract, but have made conditions for the accessory building to match the material to the primary dwelling unit.
- City Attorney Nope stated city can't get involved in a disagreement with unless the common goal matches the conditions placed on the SUP by the commission.
- Commissioner Musser asked if they can just approve the use of the accessory building only.
- Planning and Zoning Director Spendlove stated the commission can do that and would need to make the determination on why or why not to condition the SUP.
- Commissioner Musser asked for clarification on the difference of the building permit and asked if the applicant can bring this back to the commission at a later date.
- Planning and Zoning Director Spendlove clarified the commission's possible actions.

#### **Public Hearing: Closed**

#### **Discussions Followed:**

- Commissioner Musser has no issue with the building or its size.
- Commissioner Detweiler asked how CC&R's work and how they affect the commission's decisions.
- Commissioner Hansen stated there is a committee of homeowners who draft the CC&R's and discrepancies are handled in a civil manner between the Homeowner Association and the individual property owner. He stated these discrepancies are not a legal matter for the city.
- Commissioner Detweiler stated the commission is asked to approve the building because of its size, and the design would be handled through the HOA.
- Commissioner Hansen stated the commission can condition the SUP for the building match the house to conform to the neighborhood, following the nine (9) criteria for an SUP. He stated the applicant can resubmit the building permit if the SUP is conditioned.
- Commissioner Bolton suggested tabling the decision and ask the applicant to bring back the final design for the commission to review.
- Commissioner Musser asked if it is enough to condition the SUP to match the

front façade.

- Commissioner Detweiler stated the commission cannot override the subdivision CC&R's. He stated he would rather not table the decision.
- Planning and Zoning Director Spendlove stated the building permit has not been approved yet, as there is a need to have the SUP approved first.
- Planning and Zoning Director Spendlove stated the commission can table the item for additional information to clarify testimony received tonight, as a continuation of tonight's public hearing. The continuation date would be February 8, 2022.

**MOTION:** Carolyn Bolton moved to table the request for a Special Use Permit to allow a detached accessory building of over 1000 square feet on property located at 288 Pheasant Road c/o Zernickow Family Investments on behalf of Theresa LaRue Living Trust (PZ21-0179), until Tuesday, February 8, 2022 for additional clarifying information from the applicant.

Commissioner Detweiler seconded the motion.

**Motion Approved by a vote of 3-1.**

- b) Request for a Special Use Permit to allow for the use of a hotel on property located at 1771 Pole Line Road East c/o Laughlin Ricks Architecture on behalf of Terra Development, LLC. (PZ21-0182)

*City Attorney stated he has advised Commissioner Hansen that it is not a conflict for him to sit and hear this item as he is employed by another hotel.*

**Staff Presentation:**

City Planner Strickland presented the request for a Special Use Permit to allow for the use of a hotel on property located at 1771 Pole Line Road East c/o Laughlin Ricks Architecture on behalf of Terra Development, LLC. (PZ21-0182)

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 make a decision 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.

The property had a special use permit for a hotel approved in 2008 for a hotel. The property was never developed. Therefore, the original special use permit is void. The property is located within the C-1 zoning district and has not been developed. The approach to the hotel will be located off of a platted easement with a recorded cross use agreement between the property owner and the senior living center located to the north. The location of the hotel is near the Magic Valley Mall and several eating establishments, making this an appropriate location for this type of land use. The impact on the surrounding area will be some additional traffic. However, Pole Line Rd E is an arterial constructed to sustain a large amount of traffic. The existing access from Bridgeview to the Hotel is already used by the senior living facility and could be minimally impacted. The site plan does show sufficient parking, gateway arterial landscaping, a shared access easement, and will have a final review upon submittal for a building permit. The staff doesn't foresee any significantly negative impacts on the surrounding area.

Upon conclusion, should the Commission approve the request, as presented, staff recommends the following condition:

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

**Applicant Presentation:**

Colby Ricks, representing applicant, presented the Request for a Special Use Permit to allow for the use of a hotel on property located at 1771 Pole Line Road East. He stated the hotel will be four (4) stories tall with 110 rooms. He stated there will be a swimming pool with indoor water park for guests. He stated this is a good location close to the mall, canyon rim trail and nearby restaurants.

**PZ/Questions & Comments:**

- Commissioner Hansen asked how many parking stalls are required.
- City Planner Strickland stated there is one parking stall required per room. She stated this plan meets the requirements and staff has worked with the applicant on the site plan.
- Commissioner Hansen asked the applicant if the pool is open to the public.
- Mr. Ricks stated the pool is only open to guests and this lot does not dictate public use due to size and no additional parking.
- Commissioner Detweiler asked if the access road dead ends into property.
- Mr. Ricks stated it ends at the property line, with 1/2 of the access road owned by property owner.
- Commissioner Hansen asked if there is a cross use parking agreement with Bridgeview Estates.
- Mr. Ricks stated there is no cross-use agreement.
- Planning and Zoning Director Spendlove stated it is an access driveway, not a

public road for the city to maintain. The access easement would not continue to the property to the east.

**Public Hearing: Opened and Closed without input**

**Discussions Followed:**

- Commissioner Bolton is in support of the project.
- Commissioner Detweiler is in support of the project, as it is a great use of property that has been vacant for years.
- Commissioner Musser is in support of the project, but has a congestion concern.
- Commissioner Hansen stated he is concerned with congestion, but the project meets city code and has had an SUP for a hotel in the past.

**MOTION:** Commissioner Detweiler moved to approve the request for a Special Use Permit to allow for the use of a hotel on property located at 1771 Pole Line Road East c/o Laughlin Ricks Architecture on behalf of Terra Development, LLC. (PZ21-0182) Commissioner Bolton seconded the motion.

**Motion Approved by a vote of 3-0-1.**

**5) Upcoming Meeting(s)**

- a) Tuesday, January 25, 2021

Planning and Zoning Director Spendlove informed the commission of Liz Hart's departure from the City.

**6) Adjournment**

The meeting adjourned at 07:05 PM

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Kelli Ebersole, Administrative Assistant





**Date:** Tuesday, January 25, 2022  
**To:** Planning and Zoning Commission  
**From:** Lisa Strickland, City Planner

## **ACTION ITEM**

### **Request:**

Request for approval of a Preliminary Plat for the Cedarpark Subdivision, No. 13, a ZDA, consisting of 8.7 acres (+/-) to develop 24 lots on property located at the northwest corner of Addison Avenue East and Carriage Lane North c/o EHM Engineers, Inc. on behalf of Gary N. Nelson. (PZ21-0196)

### **Time Estimate:**

Approximately 5-10 minutes for the presentation with questions/comments to follow.

### **Background:**

This is a request to approve the Cedarpark Subdivision No. 13 preliminary plat. The applicant wishes to subdivide approximately 8 acres into 24 lots. The property is located at the northwest corner of Addison Avenue East and Carriage Lane North and is zoned C-1 ZDA. The proposed plan is to develop the commercial area along Addison Avenue East with fourplexes north of the commercial area providing a buffer between the commercial and residential development north of the subject property. Development of the subdivision will require installation of curbs, gutters, sidewalks, pressurized irrigation and reconstruction to the center of the road along Addison Avenue East. Per City Code there will be a 30' gateway arterial landscape strip required along Addison Avenue East and a 20' landscaping strip along Carriage Lane North per the Cedarpark ZDA.

### **Approval Process:**

Per City Code 10-12-2.3 the Commission may approve, conditionally approve, deny, or table the request for additional information. Approval of the preliminary plat sets the parameters to which the final plat must conform. Including the total number of lots, street layout, sidewalk connections, and other similar items.

### **Budget Impact:**

n/a

### **Regulatory Impact:**

The preliminary plat complies with the standards outlined in the general subdivision provisions of Title 10-12.3. It meets the general criteria for approval per State Statute 50-chapter 13 and is in conformance with the 2016 Grow with Us Comprehensive Plan.

### **History:**

The plat includes Cedarpark No. 10 approximately 4 acres with 7 lots. The replatting of this area and the inclusion of an additional 4 acres will result in a 24 lot subdivision. The property was rezoned to C-1 ZDA in June 2020 to outright permit large equipment rental/sales, storage units, extended hours for retail sales and fourplexes. The ZDA was recorded in September 2020 with the intent of developing a lot for storage unit rental and a lot for large equipment rental/sales. Plans have changed since the rezone and therefore the applicant has chosen to replat the property to allow for alternative development plans.

**Analysis:**

n/a

**Conclusion:**

Upon conclusion, should the commission approve the request, as presented, staff recommends the following condition:

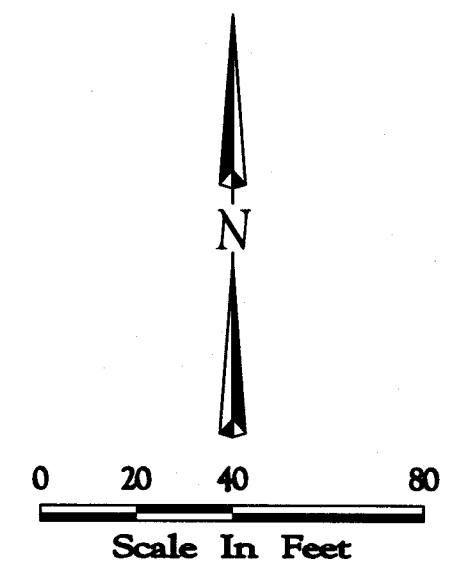
1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

**Attachments:**

1. Cedarpark Subdivision No 13
2. PZ21-0196 Presentation Exhibits

RECEIVED  
DEC 01 2021  
CITY OF TWIN FALLS  
ENGINEERING DEPT.

**EHM Engineers, Inc.**  
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE  
Engineers / Surveyors / Planners  
621 North College Road, Suite 100 Twin Falls, Idaho 83301  
P (208)-734-4888 fax (208)-734-6049 web ehminc.com



# Cedarpark Subdivision No. 13, A ZDA

A Resubdivision and Renumbering of "Cedarpark Subd. No. 10"

And  
A Portion of  
**SW4, Section 11**  
**T. 10 S., R. 17 E., B.M.**  
**Twin Falls County, Idaho**  
**2021**

## Notes

- PROJECT BENCH MARK IS CITY OF TWIN FALLS BENCH MARK #3913-3146 WITH AN ELEVATION OF 3647.07 (60' NORTH OF PROJECT BDRY. - ON THE WEST SIDE OF CARRIAGE LANE).
- PARKING REQUIRED FOR 21 FOURPLEX UNITS: 168 SPACES. TOTAL PARKING AS SHOWN: 188 TOTAL SPACES.
- LANDSCAPING TO MEET OR EXCEED CITY REQUIREMENTS FOR C-1 ZDA.
- ALL DIMENSIONS SHOWN ARE PLUS OR MINUS AND SUBJECT TO CHANGE IN THE PLATTING PROCESS.
- PER THE SEWER MODEL PREPARED FOR THIS PROJECT, OFFSITE SEWER IMPROVEMENTS WILL BE REQUIRED BY INSTALLATION OF A NEW MAIN FROM FILER AVENUE TO A CONNECTION TO THE BUTTE DRIVE MAIN.
- ALL RESIDENTIAL LOTS SHALL BE SERVED BY A RECIPROCAL EASEMENT AGREEMENT AND WILL BE SUBJECT TO ASSESSMENTS FOR MAINTENANCE OF PRIVATE DRIVES, PARKING AND REFUSE AREAS AS WELL AS COMMON LANDSCAPING AND PRESSURIZED IRRIGATION.

## Storm Water Retention Calculations:

**LOTS 1 THRU 21 - AREA 1 / 235,085 S.F. TOTAL**  
145,972 S.F. DEVELOPMENT IMPERVIOUS:  $145,972 \times 1.6/12 \times 0.95 = +18,490$  C.F.  
89,113 S.F. DEVELOPMENT LANDSCAPING:  $89,113 \times 1.6/12 \times 0.25 = +2,970$  C.F.  
TOTAL RETENTION VOLUME REQUIRED = 21,460 C.F.  
  
BASIN 1A VOLUME:  $1/3(3) [1,680 + 4,224 + 1,680 \times 4,224] = 8,568$  C.F.  
DRYWELL:  $3,248 \text{ s.f.} \times 4' \times 0.40 = 5,197$  C.F.  
TOTAL RETENTION PROVIDED IN BASIN 1 & DRYWELL = 13,765 C.F.  
  
BASIN 1B VOLUME:  $1/3(1) [720 + 2,728 + 720 \times 2,728] = 1,616$  C.F.  
DRYWELL:  $2,728 \text{ s.f.} \times 5.6' \times 0.40 = 6,111$  C.F.  
TOTAL RETENTION PROVIDED IN BASIN 1 & DRYWELL = 7,727 C.F.  
TOTAL RETENTION PROVIDED TOTAL 1A & 1B = 21,492 C.F.

**LOT 22: TEMP. RETENTION 46,694 S.F. TOTAL DEVELOPMENT**  
46,694 S.F. DEVELOPMENT AREA:  $46,694 \times 1.6/12 \times 0.35 = +2,179$  C.F.  
BASIN VOLUME:  $1/3(1.5) [1100 + 2108 + 1100 \times 2108] = 2,365$  C.F.

**LOT 23: TEMP. RETENTION 46,213 S.F. TOTAL DEVELOPMENT**  
46,213 S.F. DEVELOPMENT AREA:  $46,213 \times 1.6/12 \times 0.35 = +2,157$  C.F.  
BASIN VOLUME:  $1/3(1.5) [1100 + 2108 + 1100 \times 2108] = 2,365$  C.F.

**LOT 24: TEMP. RETENTION 46,192 S.F. TOTAL DEVELOPMENT**  
46,192 S.F. DEVELOPMENT AREA:  $46,192 \times 1.6/12 \times 0.35 = +2,156$  C.F.  
BASIN VOLUME:  $1/3(1.5) [1100 + 2108 + 1100 \times 2108] = 2,365$  C.F.

**LOTS 23 / 10,075 S.F. ADDITION RIGHT OF WAY AREA**  
8,452 S.F. RIGHT OF WAY IMPERVIOUS:  $8,452 \times 1.6/12 \times 0.95 = +1,071$  C.F.  
1,623 S.F. RIGHT OF WAY LANDSCAPING:  $1,623 \times 1.6/12 \times 0.25 = +54$  C.F.  
TOTAL RETENTION VOLUME REQUIRED = 1,125 C.F.

BASIN VOLUME:  $1/3(1.5) [372 + 1,332 + 372 \times 1,332] = 1,204$  C.F.  
DRYWELL:  $6' \times 8' \times 2.65' \times 0.40 = 51$  C.F.  
TOTAL RETENTION PROVIDED IN BASIN & DRYWELL = 1,255 C.F.

**LOTS 24 / 10,773 S.F. ADDITION RIGHT OF WAY AREA**  
9,524 S.F. RIGHT OF WAY IMPERVIOUS:  $9,524 \times 1.6/12 \times 0.95 = +1,206$  C.F.  
1,249 S.F. RIGHT OF WAY LANDSCAPING:  $1,249 \times 1.6/12 \times 0.25 = +44$  C.F.  
TOTAL RETENTION VOLUME REQUIRED = 1,250 C.F.

BASIN VOLUME:  $1/3(1.5) [372 + 1,332 + 372 \times 1,332] = 1,204$  C.F.  
DRYWELL:  $6' \times 8' \times 2.65' \times 0.40 = 51$  C.F.  
TOTAL RETENTION PROVIDED IN BASIN & DRYWELL = 1,255 C.F.

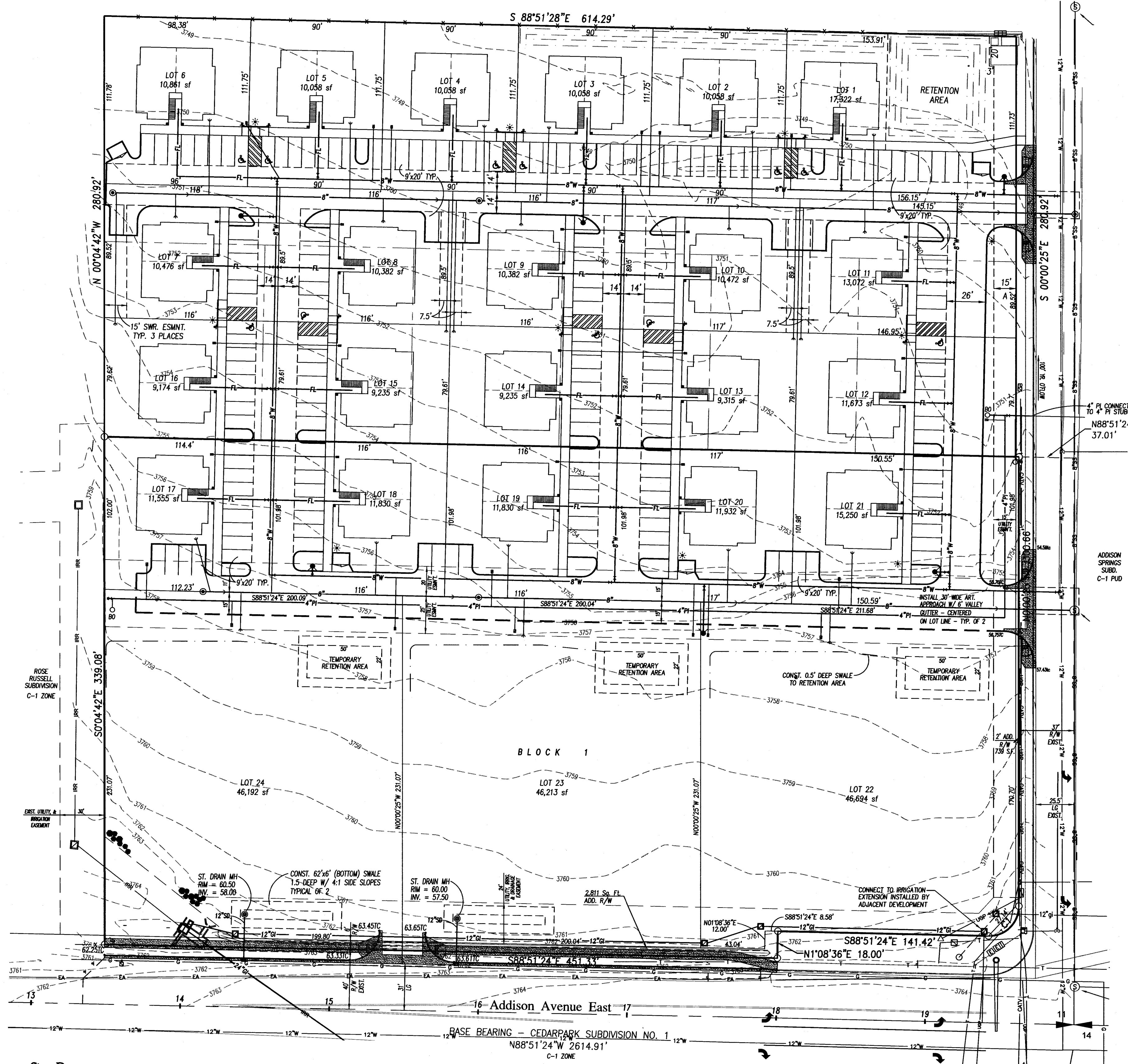
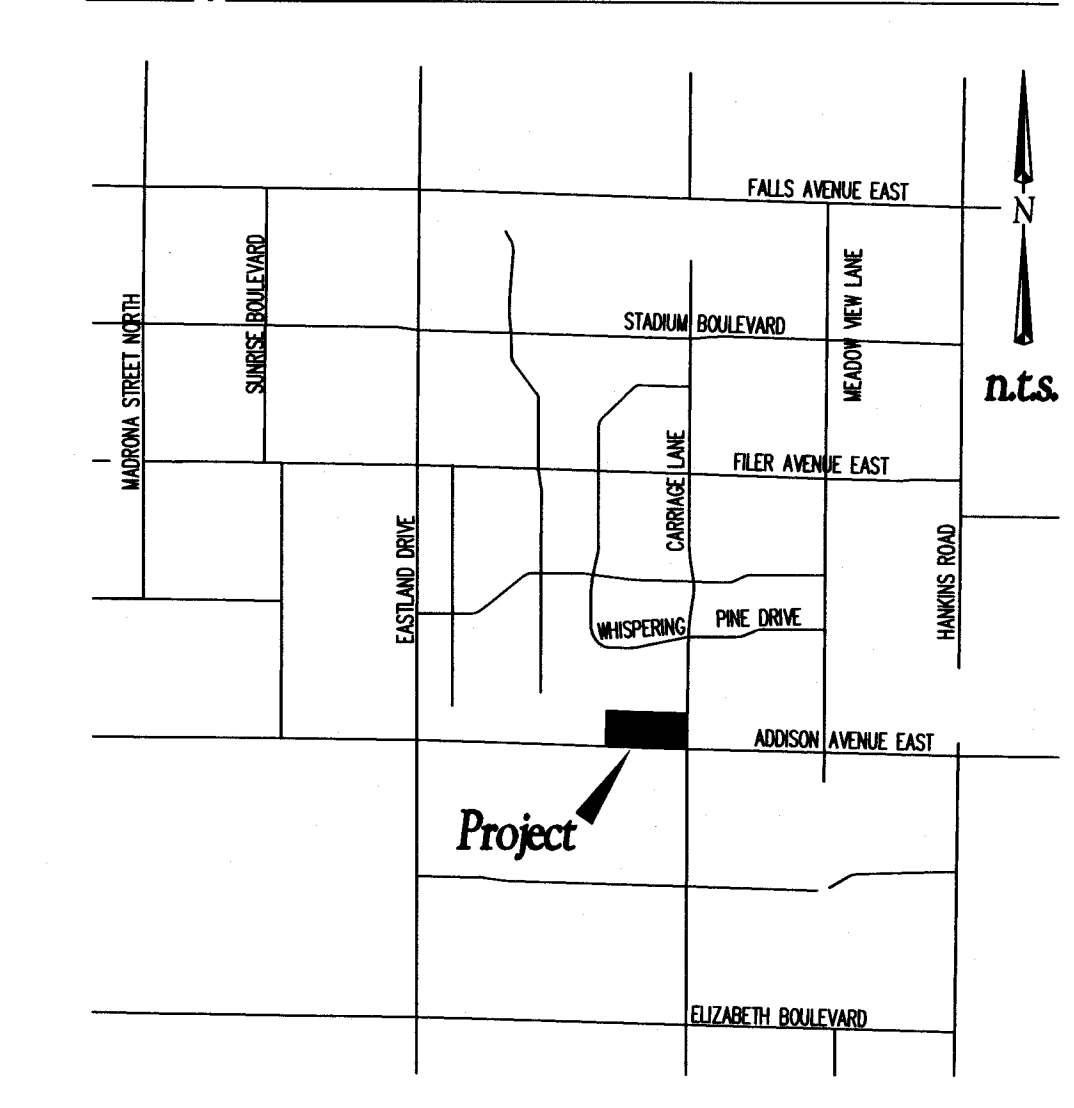
## Legend

| EXISTING                  | PROPOSED              |
|---------------------------|-----------------------|
| PROPERTY BOUNDARY LINE    | PROPOSED RIGHT OF WAY |
| STREET CENTERLINE         | EASEMENT AS NOTED     |
| WATER MAIN (FIRE LINE)    | 8" W                  |
| 8" SEWER MAIN             | 8" W                  |
| PRESSURE IRRIGATION       | 6" PI                 |
| PRESSURE IRRIGATION       | 6" PI                 |
| UNDERGROUND POWER         | 12" GI                |
| NATURAL GAS LINE          | G                     |
| FIBER OPTIC LINE          | FO                    |
| STORM DRAIN               | SD                    |
| STANDARD CURB & GUTTER    | CA                    |
| EDGE OF ASPHALT           | CA                    |
| CONTOUR LINE              | 3630                  |
| MANHOLE                   | 3630                  |
| FIRE HYDRANT              | 3630                  |
| GATE VALVE                | 3630                  |
| WATER SERVICE             | 3630                  |
| SEWER SERVICE             | 3630                  |
| P.I. SERVICE              | 3630                  |
| P.I. BLOW-OFF ASSEMBLY    | 3630                  |
| CATCH BASIN               | 3630                  |
| LIGHT POLE                | 3630                  |
| UTILITY RISERS/STRUCTURES | 3630                  |
| SIGN                      | 3630                  |
| DRAINAGE ARROW            | 3630                  |

## Curve Table

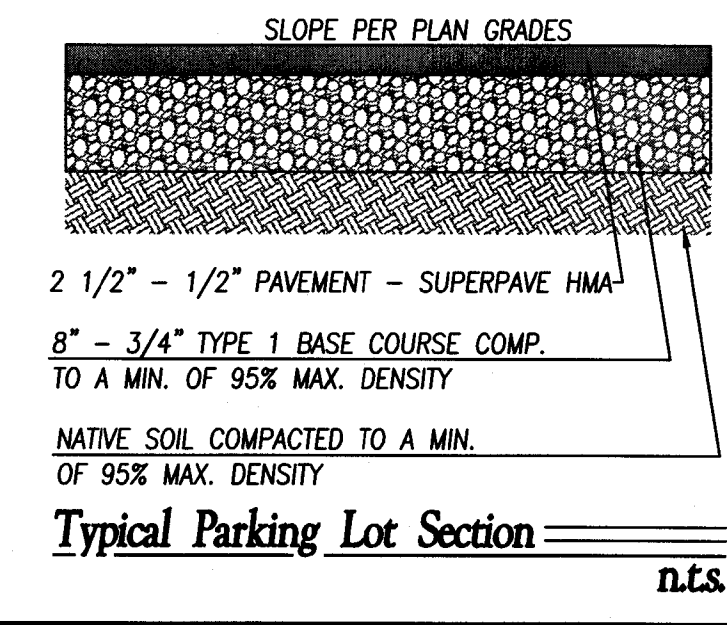
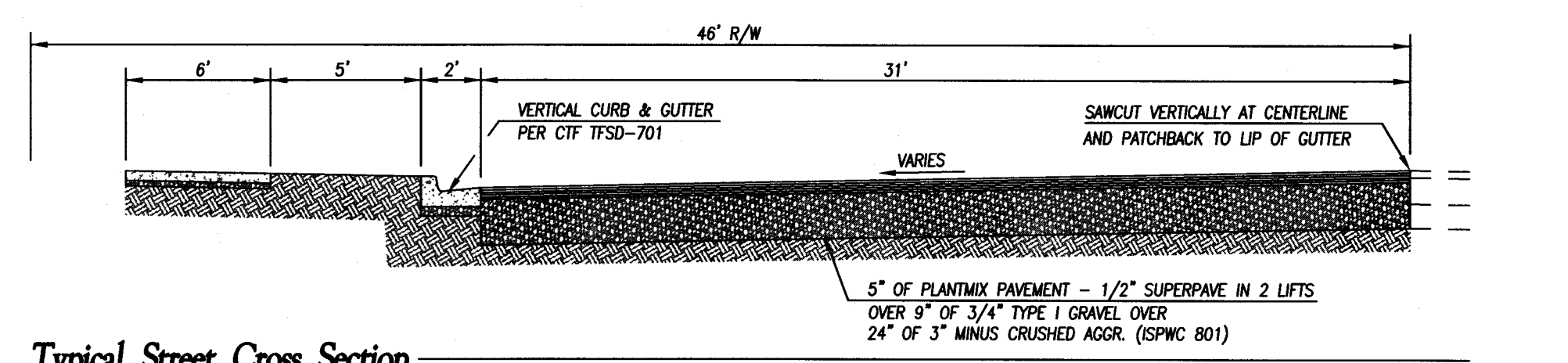
| CURVE # | DELTA     | RADIUS | ARC    | CHORD  | TANGENT | CHORD BRG   |
|---------|-----------|--------|--------|--------|---------|-------------|
| C1      | 91°09'00" | 20.00' | 31.82' | 28.57' | 20.41'  | N45°34'06"E |

## Vicinity Sketch



| Site Data      |                                                                                                                       |                                                                                                                                                                                                        |
|----------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER          | GARY N. NELSON & CO.<br>P.O. BOX 8004<br>TWIN FALLS, ID. 83303<br>(208) 731-5030<br>CONTACT: GARY N. NELSON           | SETBACKS: ALL BUILDING AND YARD SETBACKS WILL BE IN ACCORDANCE WITH THE CURRENT C.O.T.F. ORDINANCES.                                                                                                   |
| ENGINEER       | EHM ENGINEERS, INC.<br>621 N. COLLEGE RD., SUITE 100<br>TWIN FALLS, ID 83301<br>(208) 734-4888<br>CONTACT: TIM VAWSER | EASEMENTS: AS DEPICTED ON FINAL PLAT OR RECORDED BY SEPARATE DOCUMENT FOR UTILITIES AND ACCESS                                                                                                         |
| EXISTING USE:  | VACANT                                                                                                                | UTILITIES: CITY SEWER, WATER, AND JOINT TRENCH UTILITIES WILL INCLUDE IDAHO POWER, CENTURY LINK, INTERMOUNTAIN GAS, CABLE TV, AND PMT. DEVELOPMENT IS SERVED BY A PRIVATE PRESSURE IRRIGATION STATION. |
| PROPOSED USE:  | MULTI-FAMILY & COMMERCIAL                                                                                             | STORMWATER: STORM WATER FOR LOTS WILL BE MAINTAINED IN ACCORDANCE W/ CITY OF TWIN FALLS STDS.                                                                                                          |
| EXISTING ZONE: | C-1, ZDA                                                                                                              | SUBD. AREA: 8.65 ACRES                                                                                                                                                                                 |
| PROPOSED ZONE: | NO CHANGE                                                                                                             |                                                                                                                                                                                                        |
| VARIANCE:      | NONE                                                                                                                  |                                                                                                                                                                                                        |

Typical Street Cross Section  
Addison Avenue East



Preliminary Plat & Master Development Plan For  
Cedarpark Subdivision No. 13, A ZDA  
City of Twin Falls, Idaho

DO NOT SCALE DRAWINGS  
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

REVISIONS:  
PER CITY REVIEW 12-1-21

STAMP

|          |             |
|----------|-------------|
| APPROVED |             |
| DESIGN   | T. VAWSER   |
| DRAWN    | T. VAWSER   |
| DATE     | MARCH, 2021 |
| SCALE    | AS SHOWN    |
| CAD FILE | 133-20 BASE |
| JOB NO.  | 133-20      |



# Vicinity Map



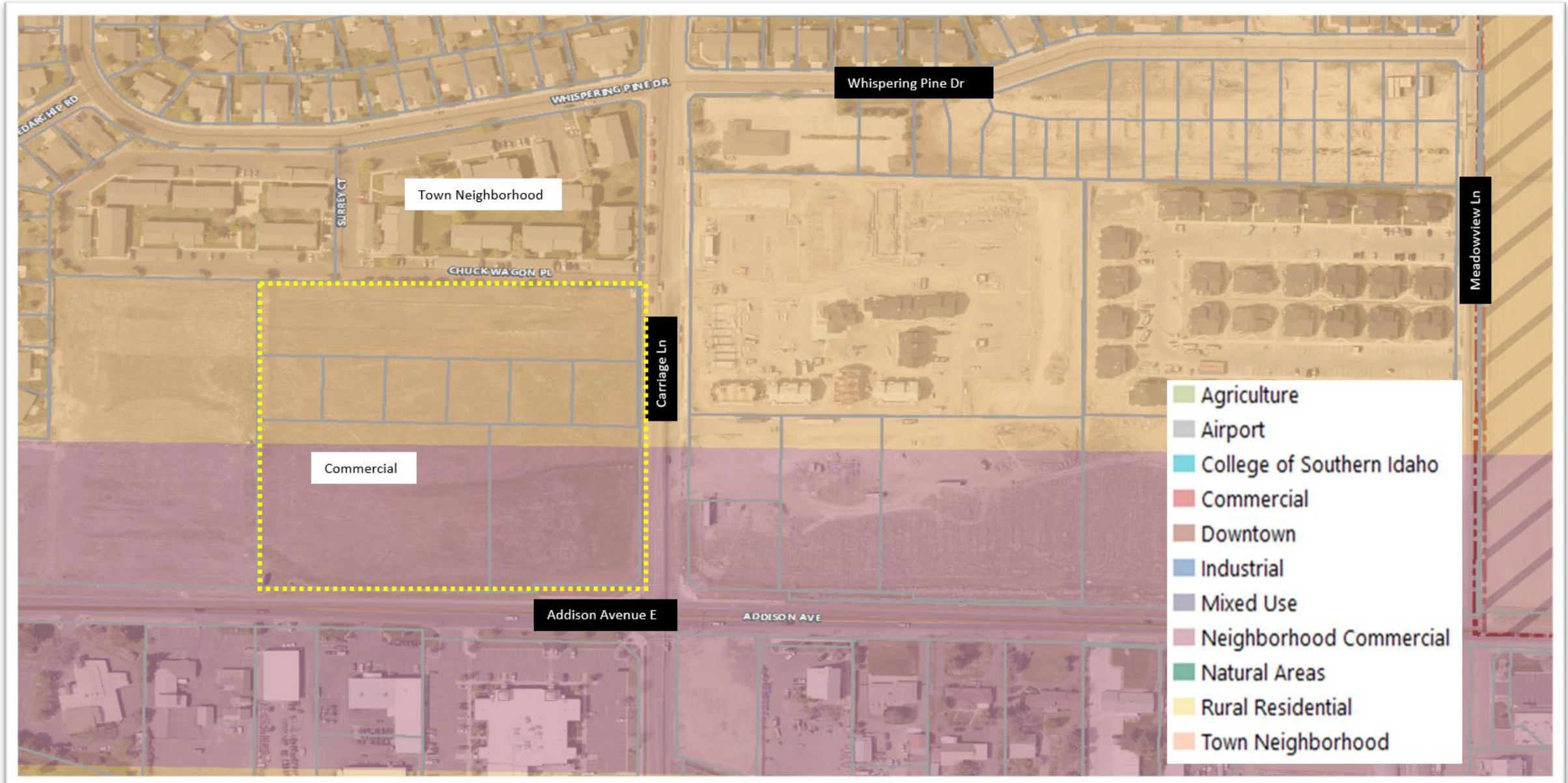


# Zoning Map



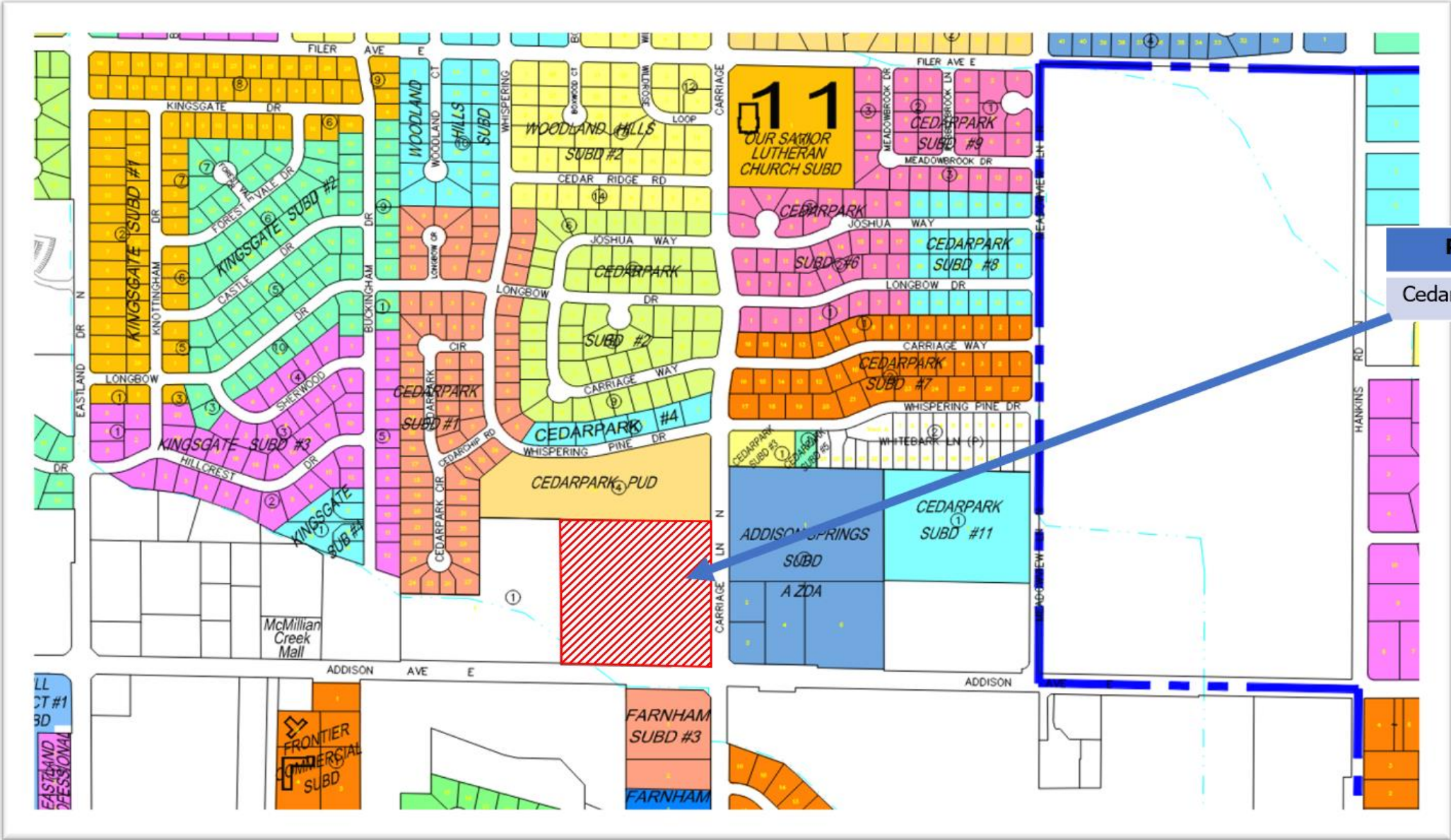
| Subject Property               |                                     |
|--------------------------------|-------------------------------------|
| Current Zoning                 | C-1 Cedar Park ZDA                  |
| Existing Land Use              | Undeveloped                         |
| Proposed Land Use              | Commercial                          |
| Comprehensive Plan Designation | Commercial                          |
| Surrounding Properties         |                                     |
| North                          | Residential                         |
| South                          | Addison Ave E                       |
| East                           | Carriage Ln N                       |
| West                           | Undeveloped                         |
| Applicable Regulations         |                                     |
| Applicable Regulations         | 10-1, 10-4-8, 10-12, Cedar Park ZDA |

# Future Land Use Designation





# Subdivision Map



## Preliminary Plat

Cedar Park No. 13 (24 lots)



# Vicinity Map

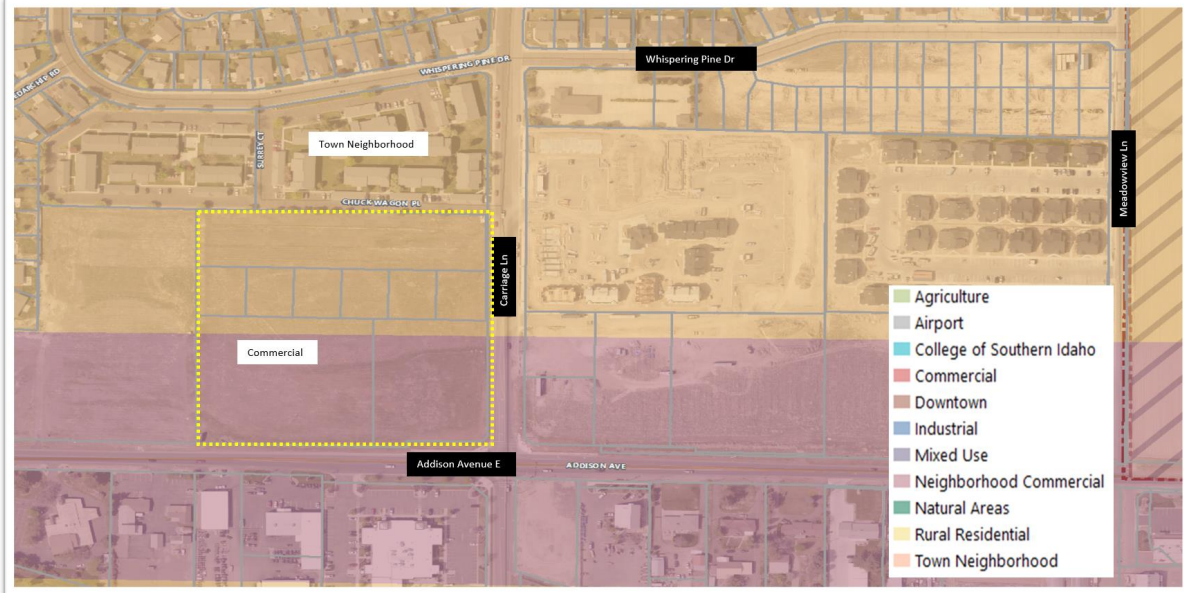


# Zoning Map

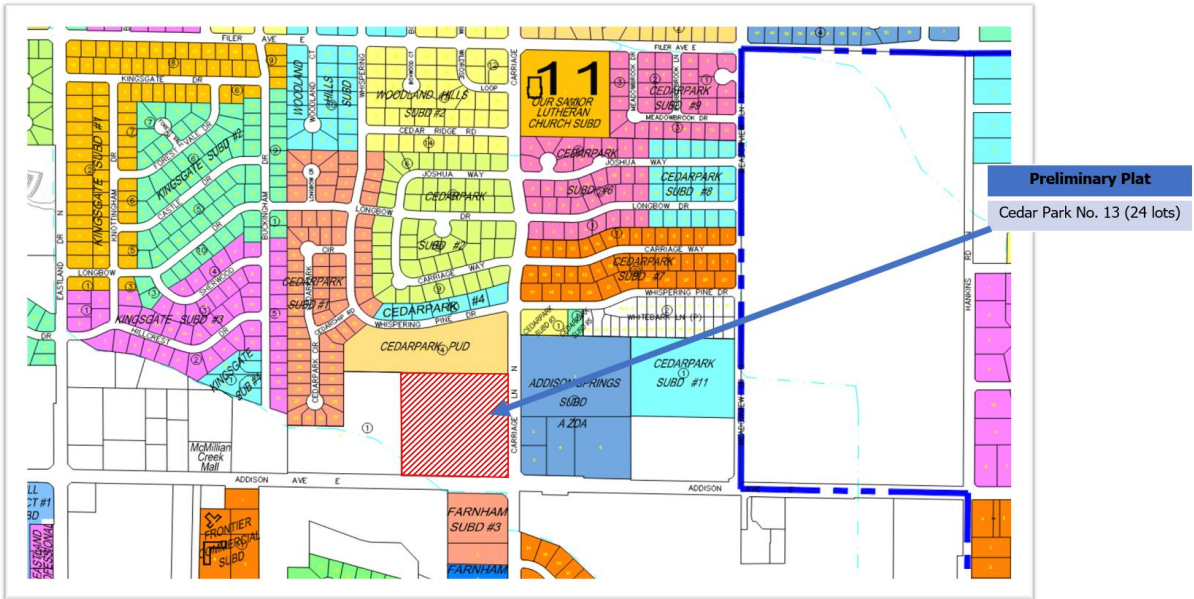


| Subject Property               |                                     |
|--------------------------------|-------------------------------------|
| Current Zoning                 | C-1 Cedar Park ZDA                  |
| Existing Land Use              | Undeveloped                         |
| Proposed Land Use              | Commercial                          |
| Comprehensive Plan Designation | Commercial                          |
| Surrounding Properties         |                                     |
| North                          | Residential                         |
| South                          | Addison Ave E                       |
| East                           | Carriage Ln N                       |
| West                           | Undeveloped                         |
| Applicable Regulations         |                                     |
| Applicable Regulations         | 10-1, 10-4-8, 10-12, Cedar Park ZDA |

# Future Land Use Designation



# Subdivision Map







**Date:** Tuesday, January 25, 2022  
**To:** Planning and Zoning Commission  
**From:** Ian Zollinger

## **ACTION ITEM**

### **Request:**

Request for approval of a Preliminary Plat for the Twin Falls Station No. 3 subdivision, consisting of 2 acres to develop one lot on property located at 1025 Washington Street South c/o the City of Twin Falls. (PZ21-0197)

### **Time Estimate:**

15 Minutes for presentation from staff.

### **Background:**

This is a request to subdivide approximately 2 acres into 1 lot. The property is currently zoned C-1 and has recently received a Special Use Permit for a fire station.

### **Approval Process:**

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the Preliminary Plat.

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including total number of lots, street layout, sidewalk connections, and other similar items.

A Final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. After a final plat has been approved by the City Council and construction plans approved, the plat may be recorded, and lots sold for development.

### **Budget Impact:**

N/A

### **Regulatory Impact:**

This Preliminary Plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding the C-1 Zoning District development standards as well as the Orchard Park PUD #239.

### **History:**

NA

### **Analysis:**

NA

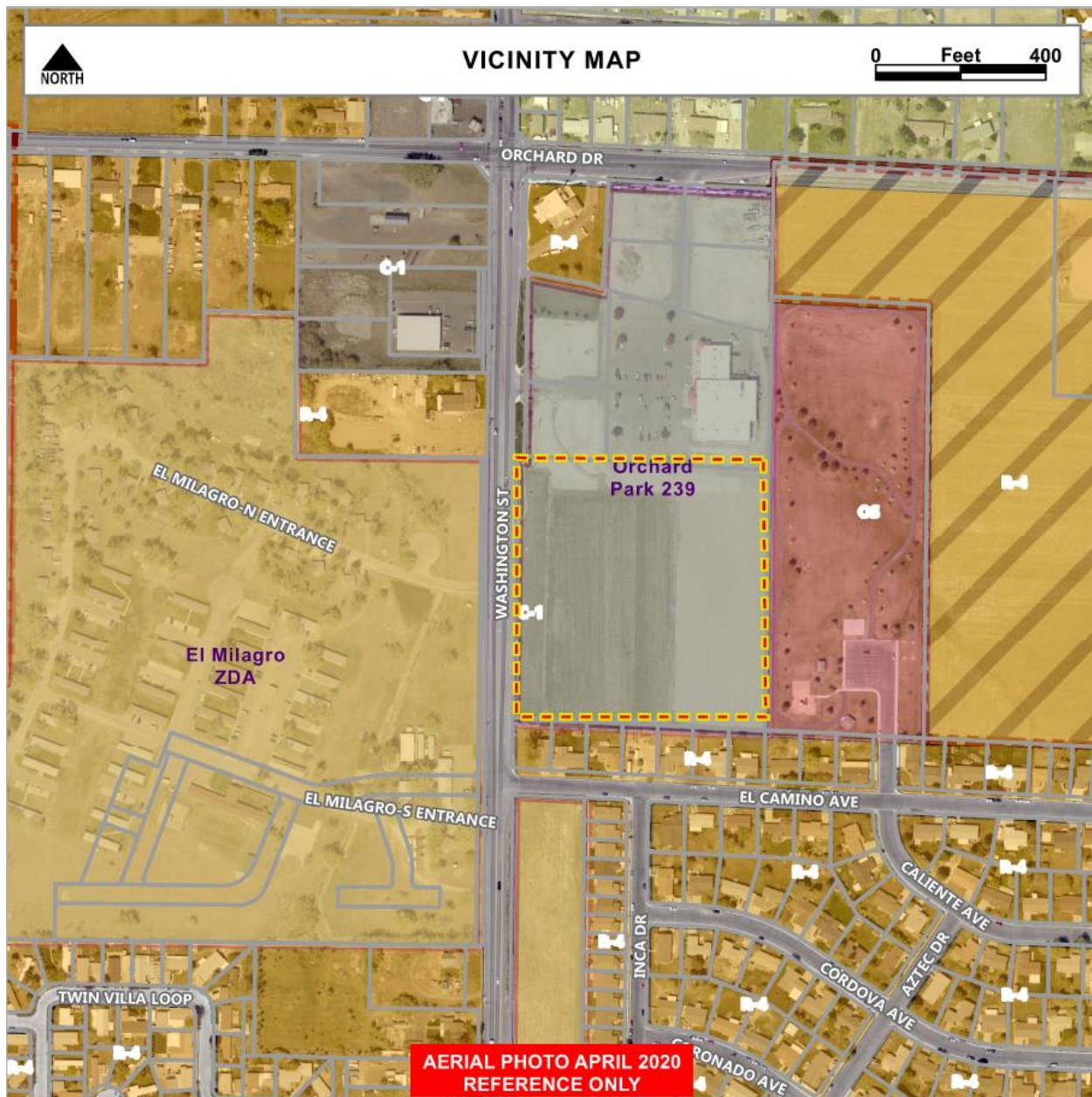
### **Conclusion:**

The commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards

**Attachments:**

1. Vicinity Map 2
2. FLU Map
3. Fire Station # 3 Prelim Plat



**Current Zoning:** C-1

**Comprehensive Plan:** Neighborhood Commercial/  
Town Neighborhood

**Existing Land Use:** Vacant/Undeveloped

**Proposed Land Use:** Fire Station

#### Surrounding Zoning Designations & Land Use(s)

**North:** C-1; Commercial

**East:** OS, Open Space

**South:** R-4, Residential

**West:** R-4, Residential

#### Applicable Regulations

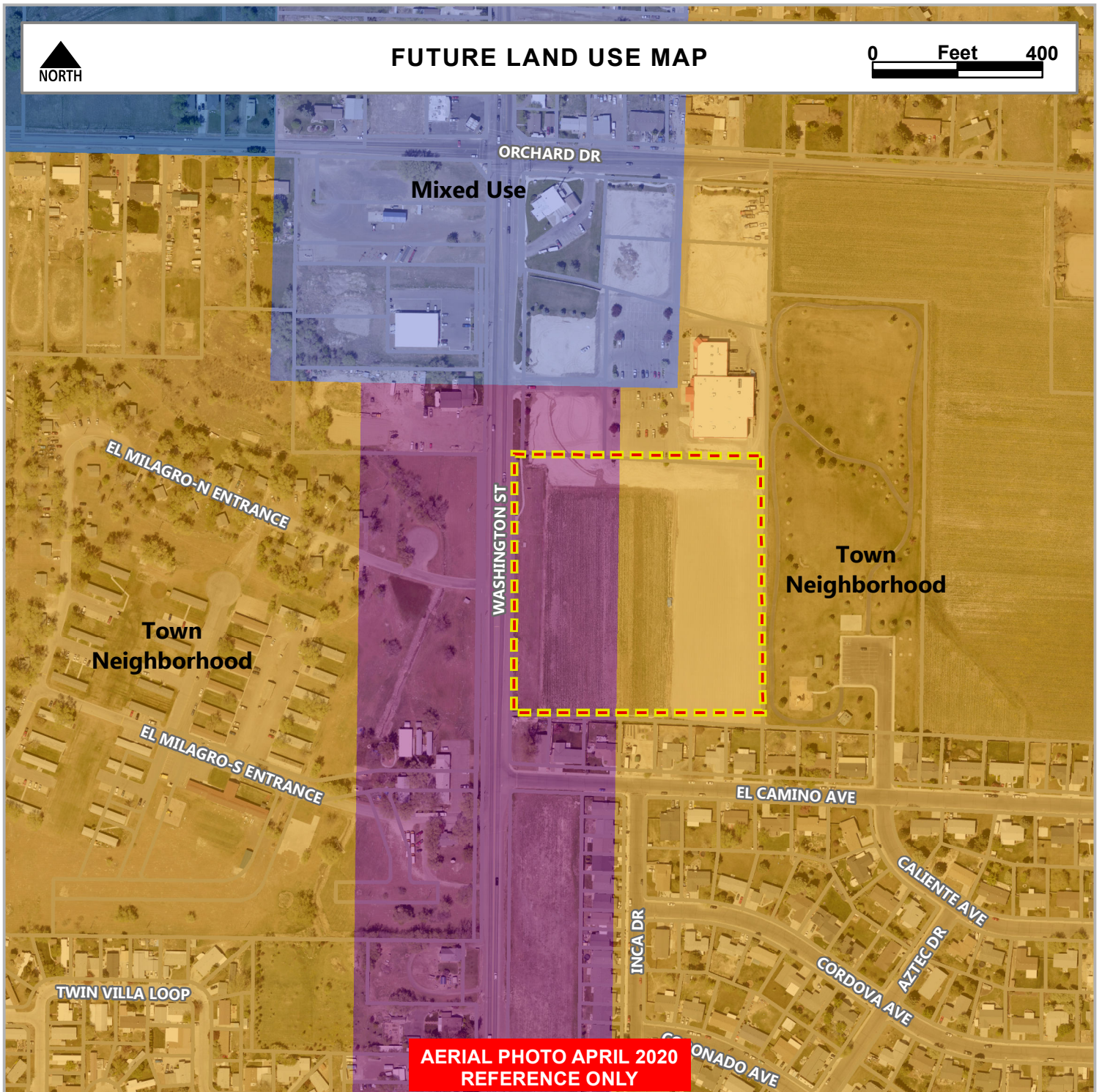
10-1-4, 10-12





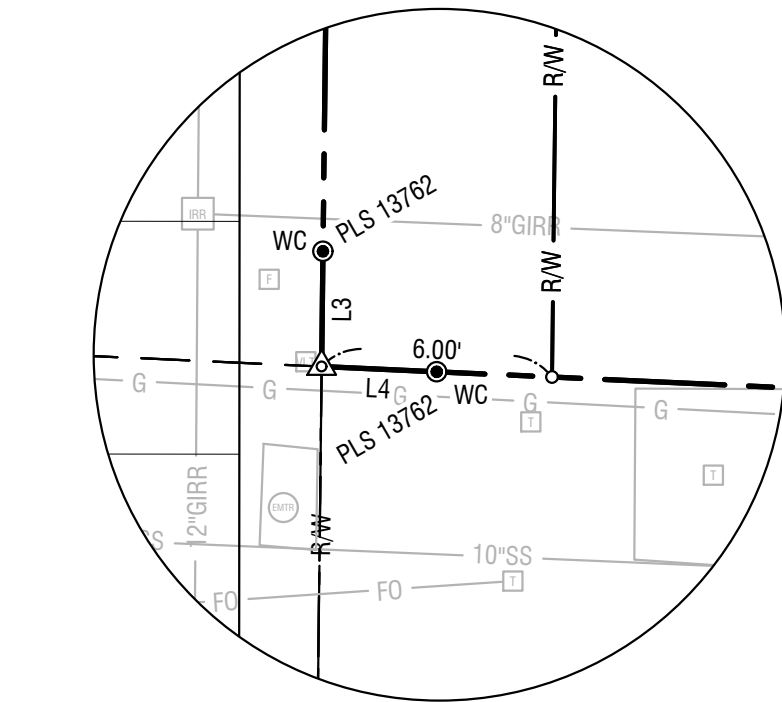
# FUTURE LAND USE MAP

0 Feet 400

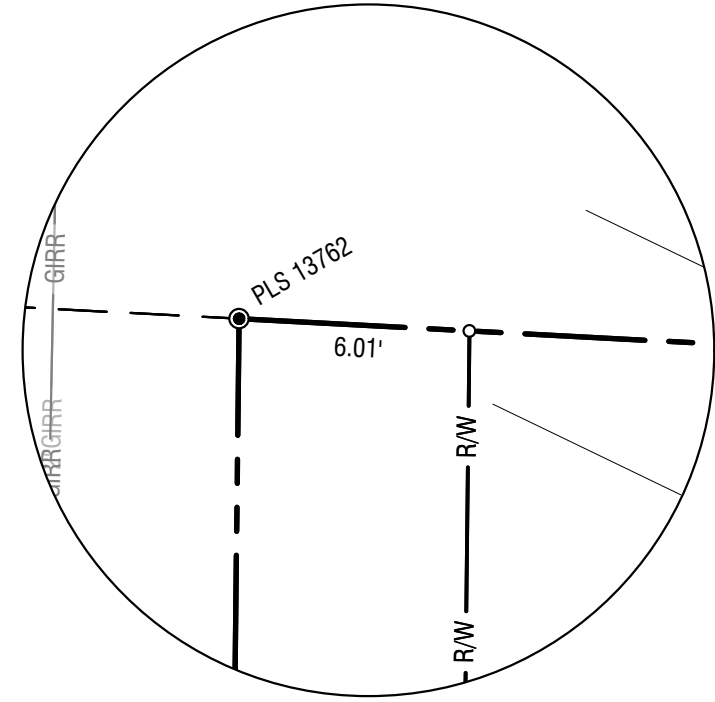


- Agriculture
- Airport
- College of Southern Idaho
- Commercial
- Downtown
- Industrial
- Mixed Use
- Neighborhood Commercial
- Open Space
- Rural Residential
- Town Neighborhood
- Parcel - Owner
- Freeway
- Highways
- Major Roads
- Local Roads
- Minor Roads





Scale: 1" = 5'

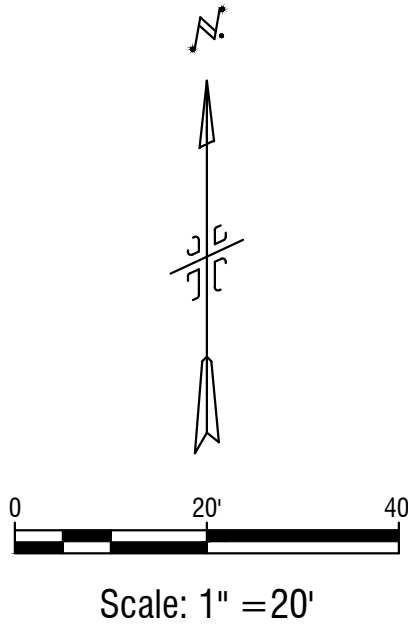


Scale: 1" = 5'

| Line Table |        |             |
|------------|--------|-------------|
| SEGMENT    | LENGTH | BEARING     |
| L1         | 40.03' | S86°58'14"E |
| L2         | 40.02' | S87°22'58"E |
| L3         | 3.00'  | N00°39'28"E |
| L4         | 3.00'  | S87°22'58"E |

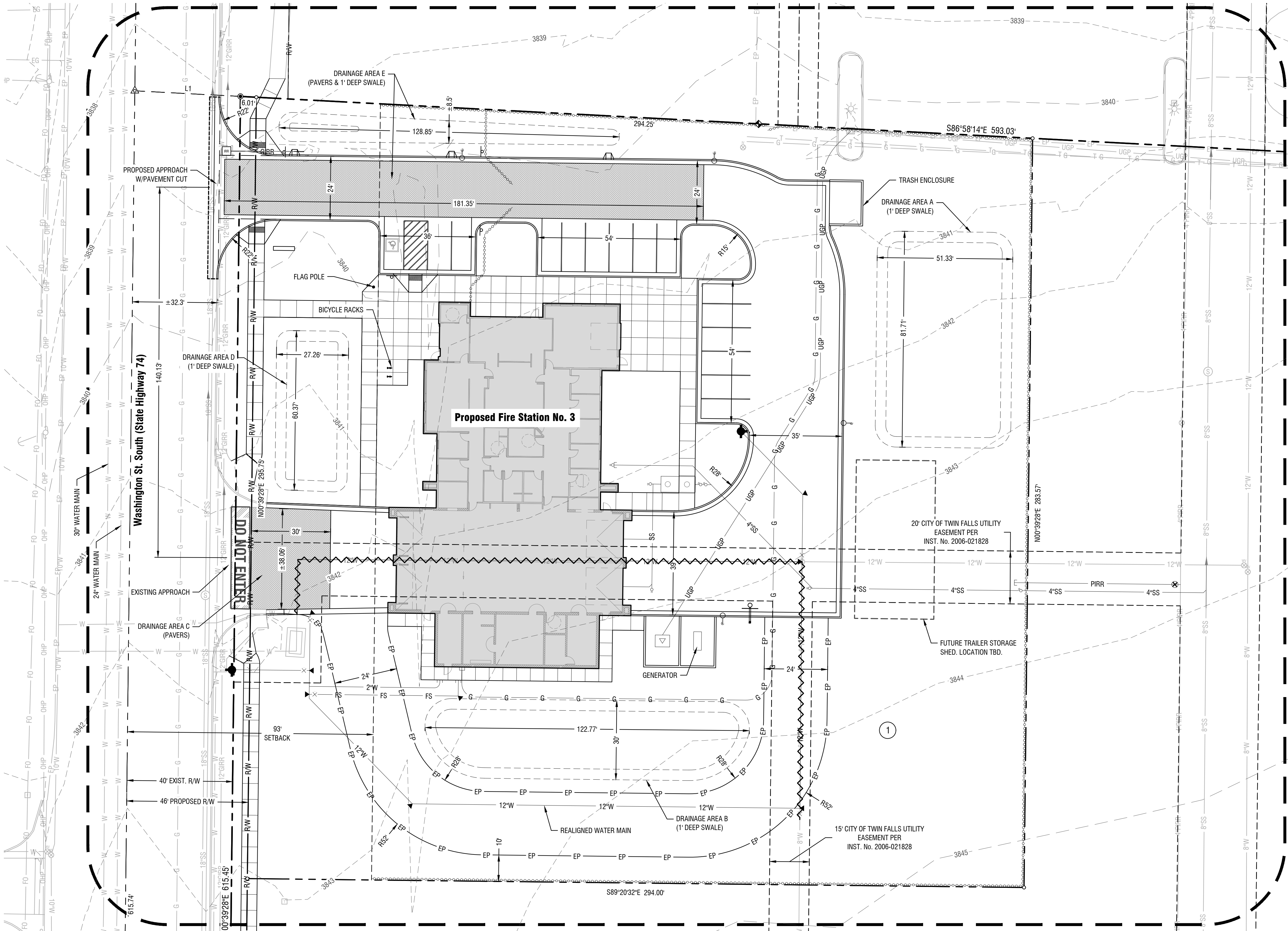
**1.00**





Legend:

|      |                                                                                              |
|------|----------------------------------------------------------------------------------------------|
| W    | WATER MAIN/SERVICE (SIZE NOTED)                                                              |
| W    | WATER MAIN DEMO<br>(PORTION OF EASEMENT IN CONFLICT WITH<br>PROPOSED BUILDING TO BE VACATED) |
| FS   | FIRE SERVICE LINE                                                                            |
| PIRR | SANITARY SEWER MAIN SERVICE (SIZE NOTED)                                                     |
| SS   | PRESSURE IRRIGATION LINE                                                                     |
| G    | NATURAL GAS LINE SERVICE                                                                     |
| UGP  | UNDERGROUND POWER                                                                            |
| ---  | EASEMENT LINE                                                                                |
| ---  | SETBACK LINE (AS SHOWN)                                                                      |
| ---  | DRAINAGE SWALE                                                                               |
| ---  | PERMEABLE CONCRETE PAVERS                                                                    |
| EP   | EDGE OF PAVEMENT                                                                             |
| ---  | FENCE LINE                                                                                   |
| +    | FIRE HYDRANT                                                                                 |
| +    | WATER METER                                                                                  |
| +    | VALVE                                                                                        |
| +    | CLEANOUT                                                                                     |
| +    | PARKING LIGHT POLE                                                                           |
| +    | POWER TRANSFORMER                                                                            |



TWIN FALLS FIRE STATION NO. 3  
City of Twin Falls

1025 Washington St. South  
Twin Falls, Idaho 83301

|           |    |
|-----------|----|
| Revisions | 1. |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |



Project No.: 121106  
Date of Issuance: 11.1.2021  
Project Milestone: Preliminary Plat

Preliminary Plat  
Lot 1, Block 1

1.01



**Date:** Tuesday, January 25, 2022  
**To:** Planning and Zoning Commission  
**From:** Ian Zollinger

### **ACTION ITEM**

**Request:**

Request for a Special Use Permit to operate an Automobile and truck service and/or repair and a Drive-Thru on property located at 191 Pole Line Road East c/o Twin Falls Retail Management, LLC. (PZ21-0188)

**Time Estimate:**

15 Minutes for presentation from Staff and Applicant

**Background:**

This is a Special Use Permit (SUP) request to construct a drive-through as well as a Automobile and Truck Service and/or Repair located at 191 Pole Line Road. The subject property is located in the C-1 Zone within the Northbridge PUD. The C-1 Zone requires a SUP for drive-through services as well as Oil Change services. There will be two separate buildings (One with the drive-thru and one with the Oil Change services) on the same property under the same ownership.

**Approval Process:**

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 make a decision on the request within thirty (30) days after the public hearing. The Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit will be voided.

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.

**Budget Impact:**

N/A

**Regulatory Impact:**

**Per the Northbridge PUD**, the uses within the C-1 PUD shall be limited to those allowed in the C-1 zone.

**Per City Code §10-4-8.2**, A SUP is required for any facility with drive-through service within the C-1 Zone.

**Per City Code §10-4-8.2**, A SUP is required for Automobile and Truck Service and/or Repair.

**Per City Code 10-10-10**, A restaurant with a drive-through shall provide five (5) stacking spaces from the first window, order board, or other stopping point. An escape lane shall be provided for any use containing a drive-through facility. An escape lane shall be nine feet (9') wide and shall provide access



around the drive-through facility.

**Per City Code §10-10-10,** An automobile oil change and similar establishments shall provide a stacking of 3 per bay.

**History:**

Records indicate the land is vacant/undeveloped.

**Analysis:**

The applicant is proposing to develop the property located at 191 Pole Line Road by constructing two buildings.

The building to the west currently designated as a shell building will be utilizing a drive-thru as part of the use of the building and will conform to the requirements for drive-thrus for restaurants found in §10-10-10(B). This includes escape lanes and stacking requirements.

The building on the east side of the property is proposed to be used as an Automobile and Truck Service and/or Repair and will conform to the stacking requirements for Automobile Oil change and similar establishments found in §10-10-10(B).

The two uses are similar to the uses of the neighboring properties and would be compatible with the pattern of development along Pole Line Road.

City Staff do not anticipate any significant increase of detrimental impacts from this request on the surrounding property.

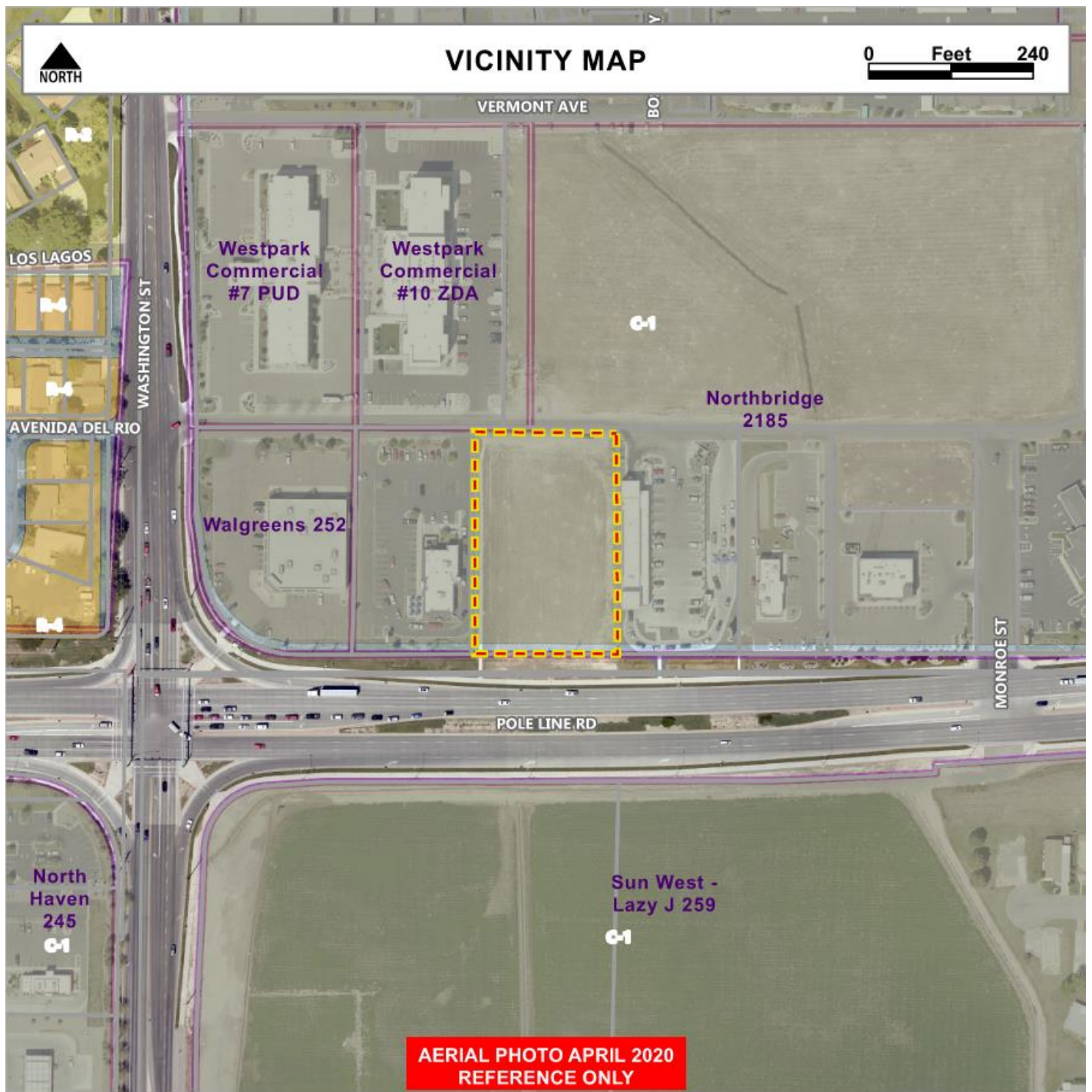
**Conclusion:**

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

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

**Attachments:**

1. Vicinity Map 2
2. FLU Map
3. PZ21-0188 Site Plan
4. PZ21-0188 Elevation 1
5. PZ21-0188 Elevation 2
6. PZ21-0188 Elevation 3
7. PZ21-0188 Elevation 4
8. PZ21-0188 Elevation 5



**Current Zoning:** C-1/ Northbridge PUD (2185)

**Comprehensive Plan:** Mixed Use

**Existing Land Use:** Vacant/Undeveloped

**Proposed Land Use:** Drive Thru/ Automobile Service

**Surrounding Zoning Designations & Land Use(s)**

**North:** C-1, Commercial

**East:** C-1, Commercial

**South:** C-1, Commercial

**West:** C-1, Commercial

**Applicable Regulations**

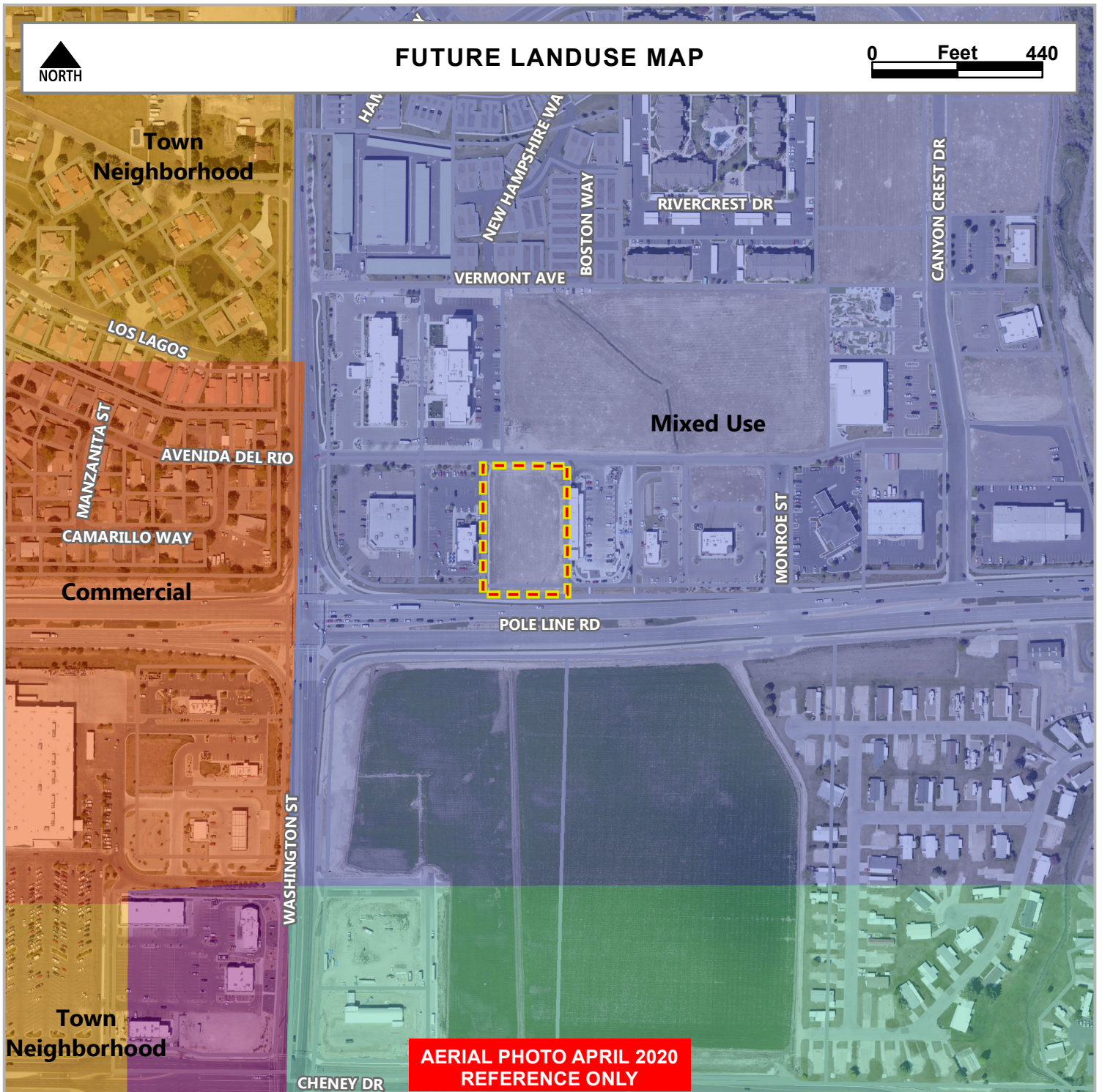
10-1-4, 10-1-5, 10-4-4, 10-10-10 ,10-13-2-2





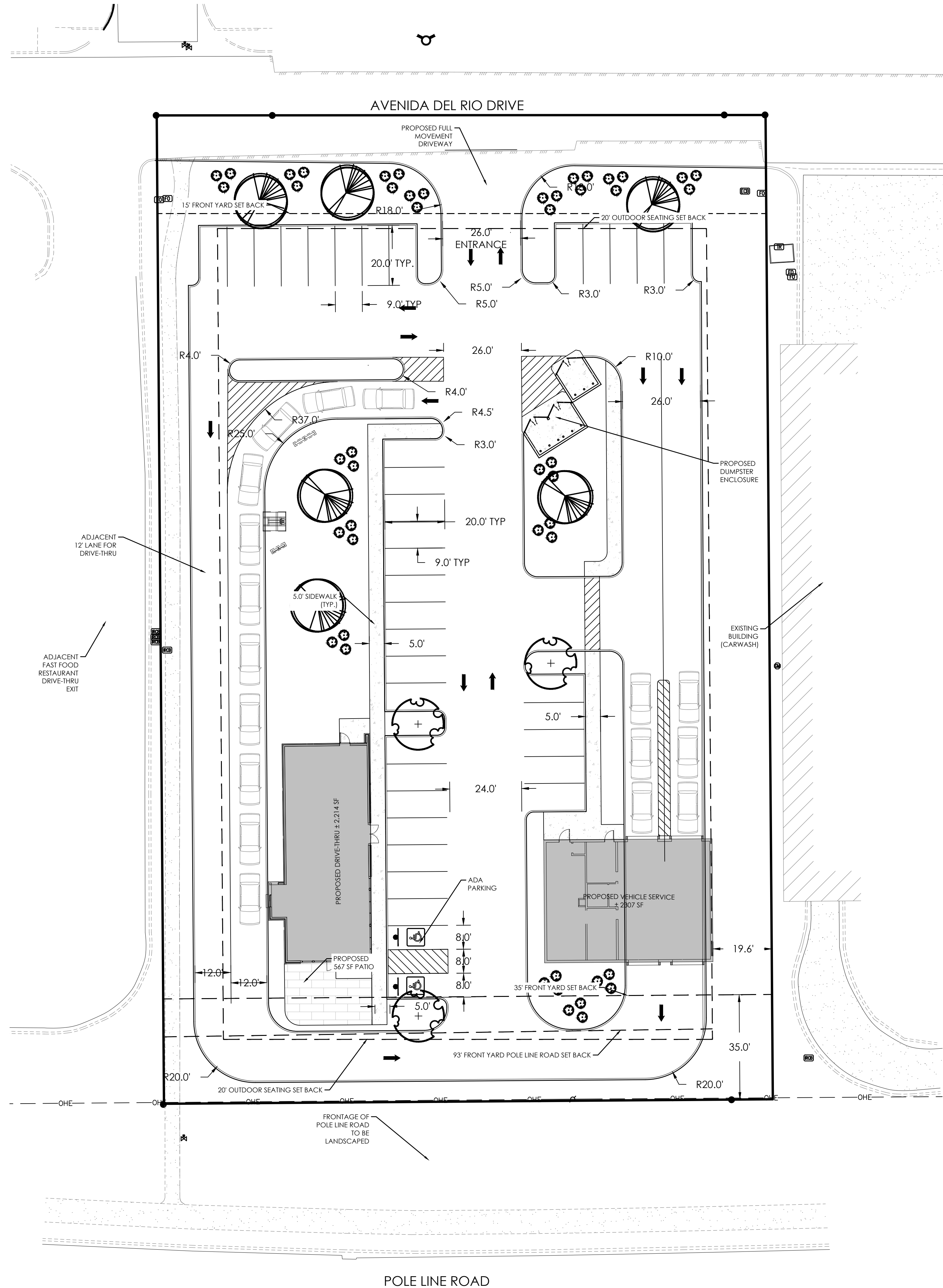
# FUTURE LANDUSE MAP

0 Feet 440



- Agriculture
- Airport
- College of Southern Idaho
- Commercial
- Downtown
- Industrial
- Mixed Use
- Neighborhood Commercial
- Open Space
- Rural Residential
- Town Neighborhood
- Parcel - Owner
- Freeway
- Highways
- Major Roads
- Local Roads
- Minor Roads





SITE INFORMATION - LOT 3 NORTHBRIDGE PUD C-2185

ZONING DISTRICT: C-1 (COMMERCIAL HIGHWAY)

LOT SIZE: 1.54 ACRES (66,924 SQ.FT)

SETBACKS:  
FRONT YARD SET BACK (POLE LINE ROAD) 93 FT

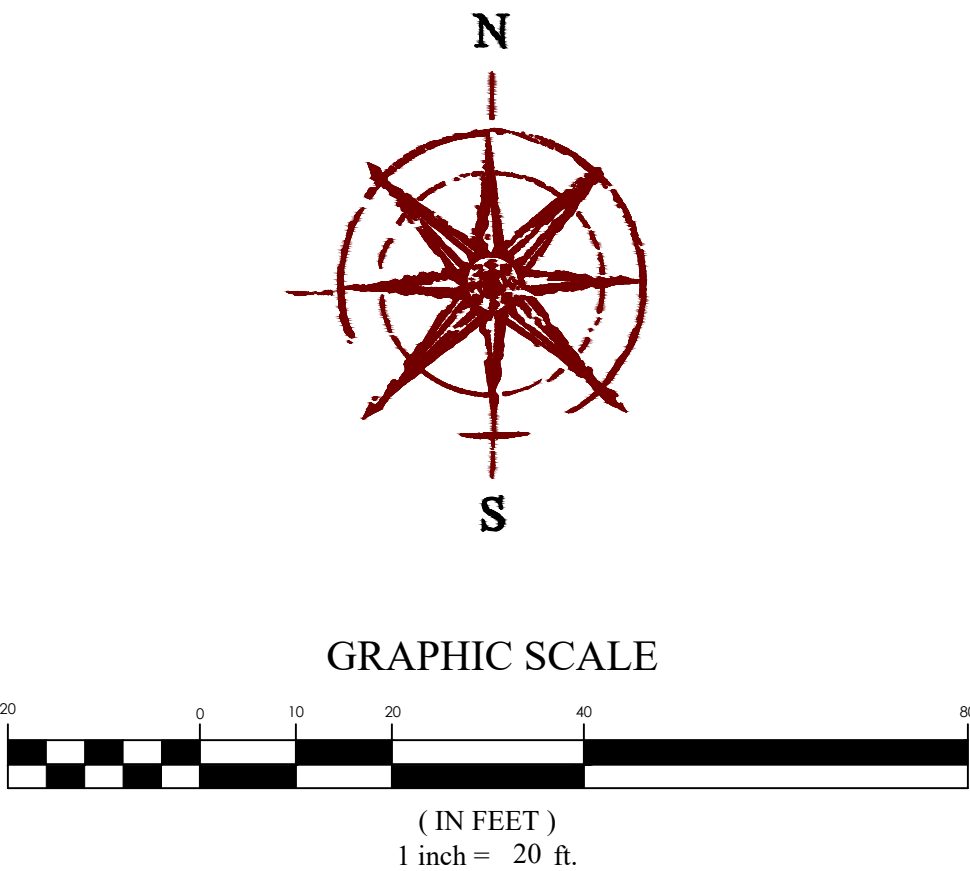
FRONT BUILDING SET BACK 35 FT

TOTAL ACREAGE 1.54 ACRES  
BUILDING 6%  
IMPERVIOUS AREA 58%  
LANDSCAPE AREA 36%

PARKING CALCULATION

|                                                                    |    |
|--------------------------------------------------------------------|----|
| MOTOR VEHICLE SERVICE<br>REQUIRED<br>3 SPACES+ 1.5 PER BAY SERVICE | 6  |
| RESTAURANT DRIVE-THRU<br>REQUIRED<br>1 PER 100 SQ.FT.              | 24 |
| TOTAL REQUIRED                                                     | 30 |
| TOTAL PROVIDED                                                     | 37 |

| LEGEND |                              |
|--------|------------------------------|
|        | BOUNDARY                     |
|        | ROW                          |
|        | CENTERLINE                   |
|        | LOT LINE                     |
|        | EASEMENT                     |
|        | 15" STORM DRAIN              |
|        | 8" SANITARY SEWER            |
|        | 8" CULINARY WATER            |
|        | 8" SECONDARY WATER           |
|        | CONTOUR MAJOR                |
|        | CONTOUR MINOR                |
|        | EXIST. STORM DRAIN           |
|        | EXIST. SANITARY SEWER        |
|        | EXIST. CULINARY WATER        |
|        | EXIST. FENCE                 |
|        | EXIST. CONTOUR MAJOR         |
|        | EXIST. CONTOUR MINOR         |
|        | SIGN                         |
|        | STREET LIGHT                 |
|        | SD MH, INLET, AND COMBO      |
|        | SEWER MANHOLE                |
|        | CULINARY VALVE, TEE, & BEND  |
|        | SECONDARY VALVE, TEE, & BEND |
|        | WATER BLOW-OFF               |
|        | FIRE HYDRANT                 |
|        | STREET MONUMENT (TO BE SET)  |
|        | EXIST. STREET MONUMENT       |
|        | EXIST. SD INLET & MH         |
|        | EXIST. SEWER MH              |
|        | EXIST. VALVE, TEE, & BEND    |
|        | EXIST. FIRE HYDRANT          |
|        | SPOT ELEVATION               |



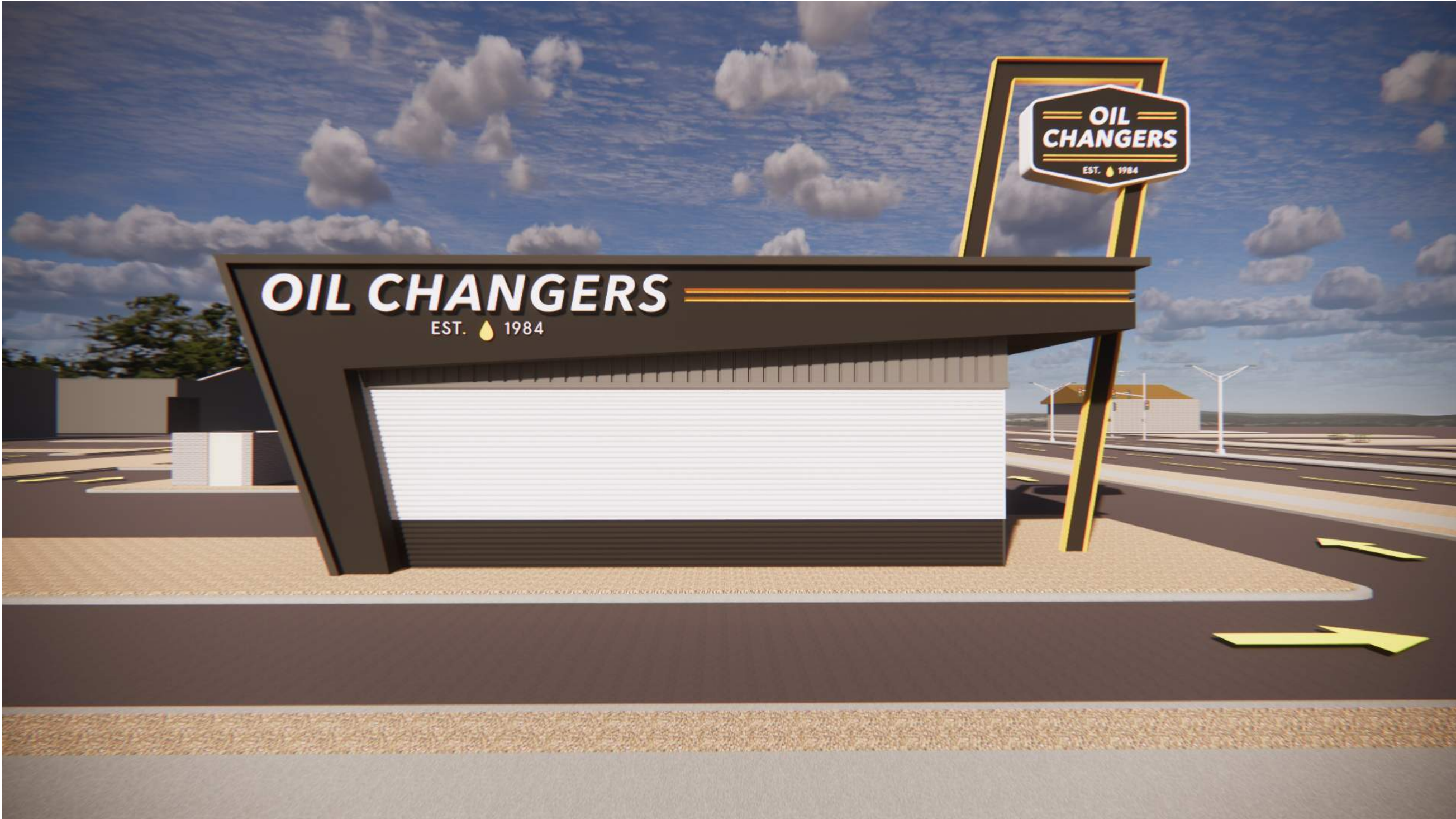
FOR  
REVIEW  
ONLY

ALRIG - TWIN FALLS  
TWIN FALLS  
SITE PLAN

| REVISION BLOCK |             |
|----------------|-------------|
| #              | DESCRIPTION |
| 1              |             |
| 2              |             |
| 3              |             |
| 4              |             |
| 5              |             |
| 6              |             |

| SITE PLAN        |                |
|------------------|----------------|
| Scale: 1"=20'    | Drawn: AMO     |
| Date: 10/14/2021 | Job #: 21-0520 |
| Sheet:           | C3.0           |





NEWGROUND INTERNATIONAL, INC.  
15450 S OUTER FORTY DRIVE, SUITE 300  
CHESTERFIELD, MO 63017  
636-898-8100

NEWGROUND TITLEBOOK v.2020.01.09

DO NOT REPRODUCE  
THIS DOCUMENT CONTAINS  
CONFIDENTIAL INFORMATION,  
AND IS AN INSTRUMENT OF  
SERVICE AND PROPERTY OF  
THE ARCHITECT. IT SHALL NOT  
BE USED ON OTHER  
PROJECTS OF FOR  
EXTENSION OF THIS PROJECT  
WITHOUT THE ARCHITECT'S  
WRITTEN APPROVAL

PROJECT NAME:  
**OIL CHANGERS - PROTOTYPE (2 BAY)**

PROJECT ADDRESS:  
<<STREET ADDRESS>> <<SUITE/SPACE #>>  
<<CITY, STATE, ZIP>>

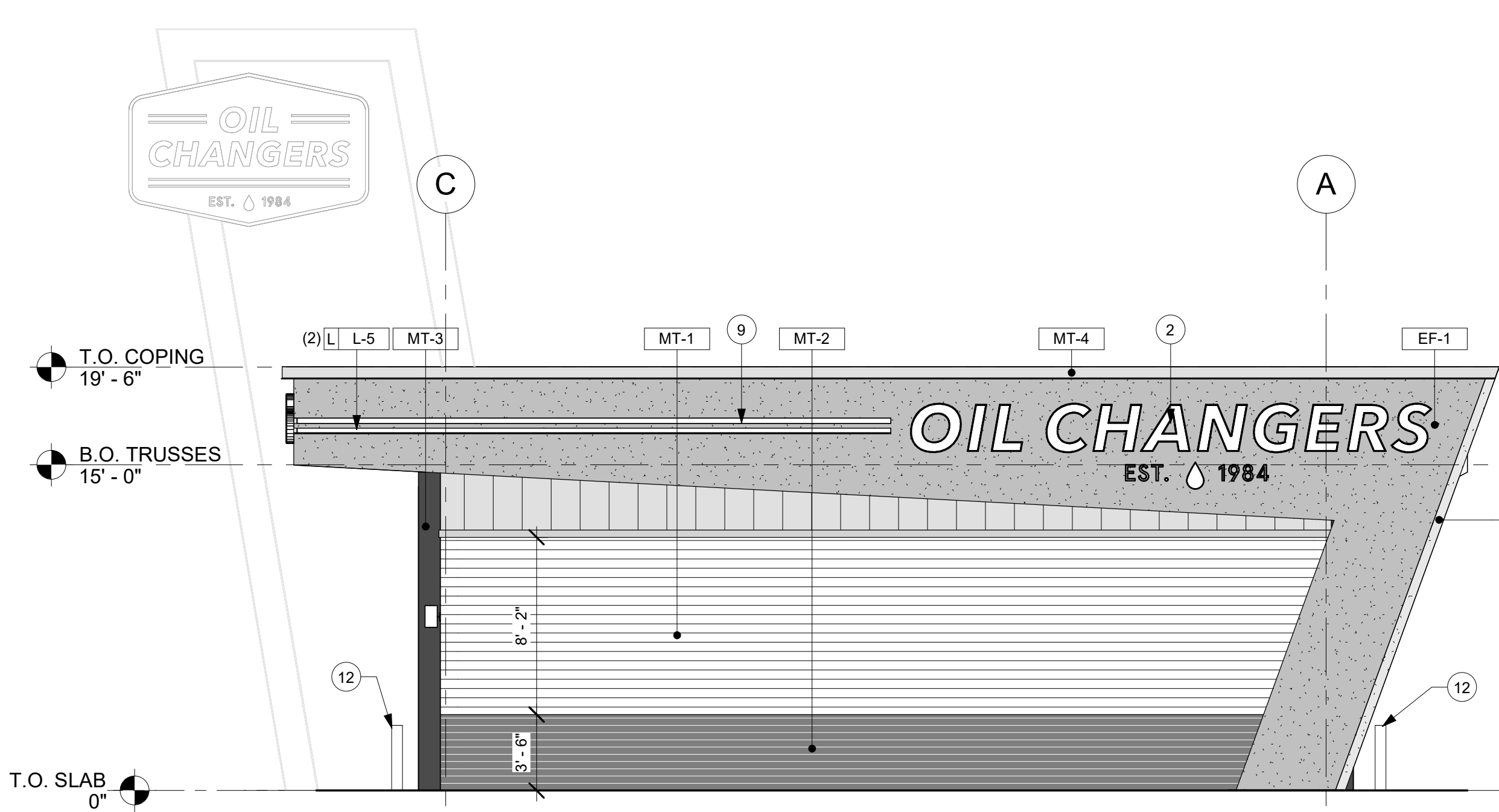
| REVISION SCHEDULE |      |             |
|-------------------|------|-------------|
| REV               | DATE | DESCRIPTION |
|                   |      |             |
|                   |      |             |
|                   |      |             |

ISSUE DATE: 11/11/2021  
ARCHITECT: TOM AUER  
DRAWN BY: M. LYNCH  
CHECKED BY: R. AVERY/P. HOWELL  
PROJECT NO:  
SHEET TITLE:  
**PERSPECTIVES**

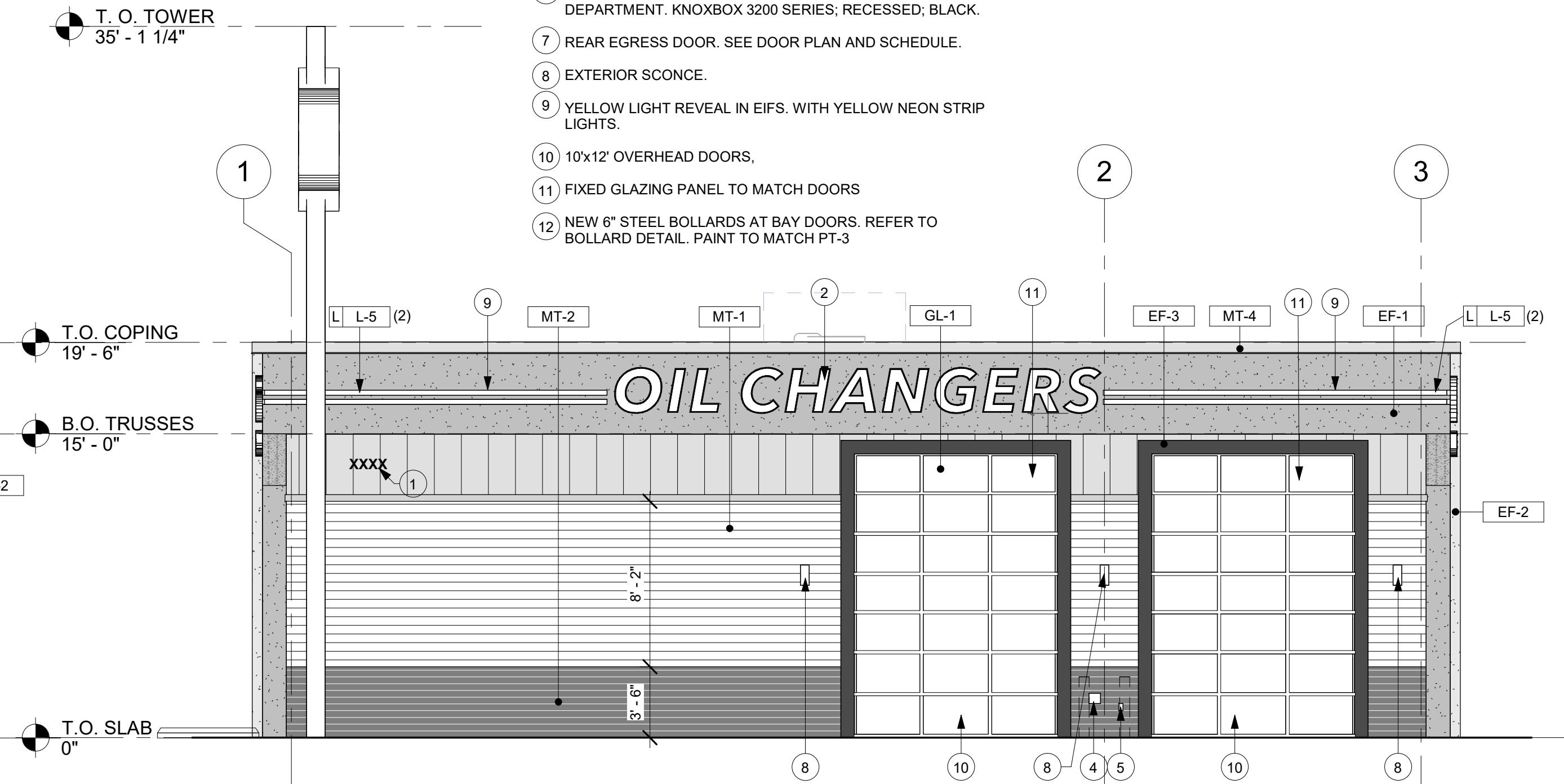
SHEET NUMBER:  
**A-200**



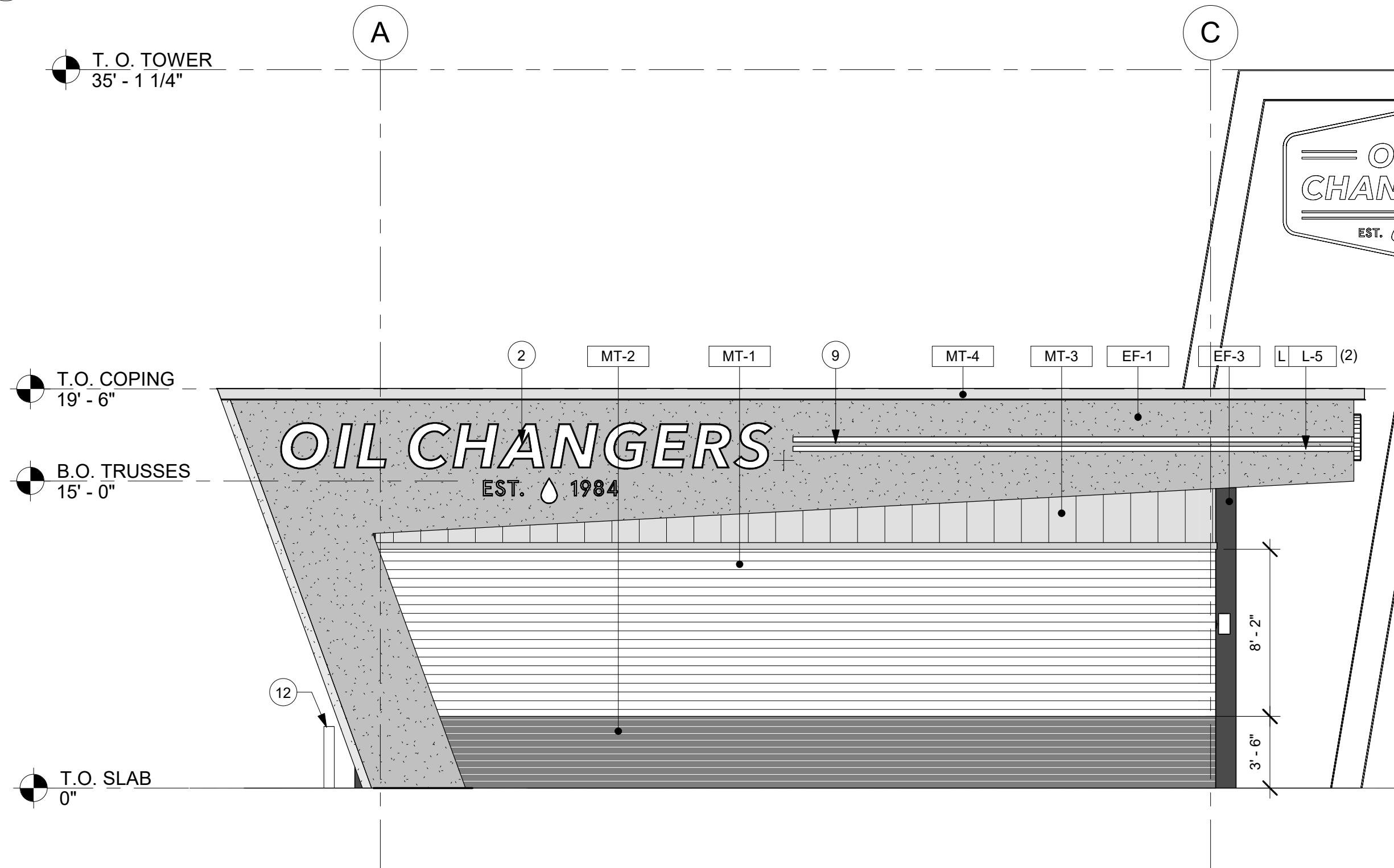
| EXTERIOR WALL TREATMENT SCHEDULE |                                               |          |          |                                                                                   |
|----------------------------------|-----------------------------------------------|----------|----------|-----------------------------------------------------------------------------------|
| DESIGN ID                        | DESCRIPTION                                   | FURN. BY | INST. BY | COMMENTS                                                                          |
| EF-1                             | CEMENT PLASTER - MATCH "SW6991" BLACK MAGIC   | GC       | GC       | EIFS COLOR SPEC INCLUDED FOR PRICING, FINAL SPECIFICATION TO BE CONFIRMED BY AOR. |
| EF-2                             | CEMENT PLASTER - MATCH "SW9154" PERLE NOIR    | GC       | GC       | EIFS COLOR SPEC INCLUDED FOR PRICING, FINAL SPECIFICATION TO BE CONFIRMED BY AOR. |
| EF-3                             | CEMENT PLASTER - MATCH "SW6258" TRICORN BLACK | GC       | GC       | EIFS COLOR SPEC INCLUDED FOR PRICING, FINAL SPECIFICATION TO BE CONFIRMED BY AOR. |
| MT-1                             | PRE-FINISHED - FLAT WHITE POWDERCOAT          | GC       | GC       |                                                                                   |
| MT-2                             | PRE-FINISHED - FLAT GRAY POWDERCOAT           | GC       | GC       |                                                                                   |
| MT-3                             | PRE-FINISHED - FLAT DARK GRAY POWDERCOAT      | GC       | GC       |                                                                                   |



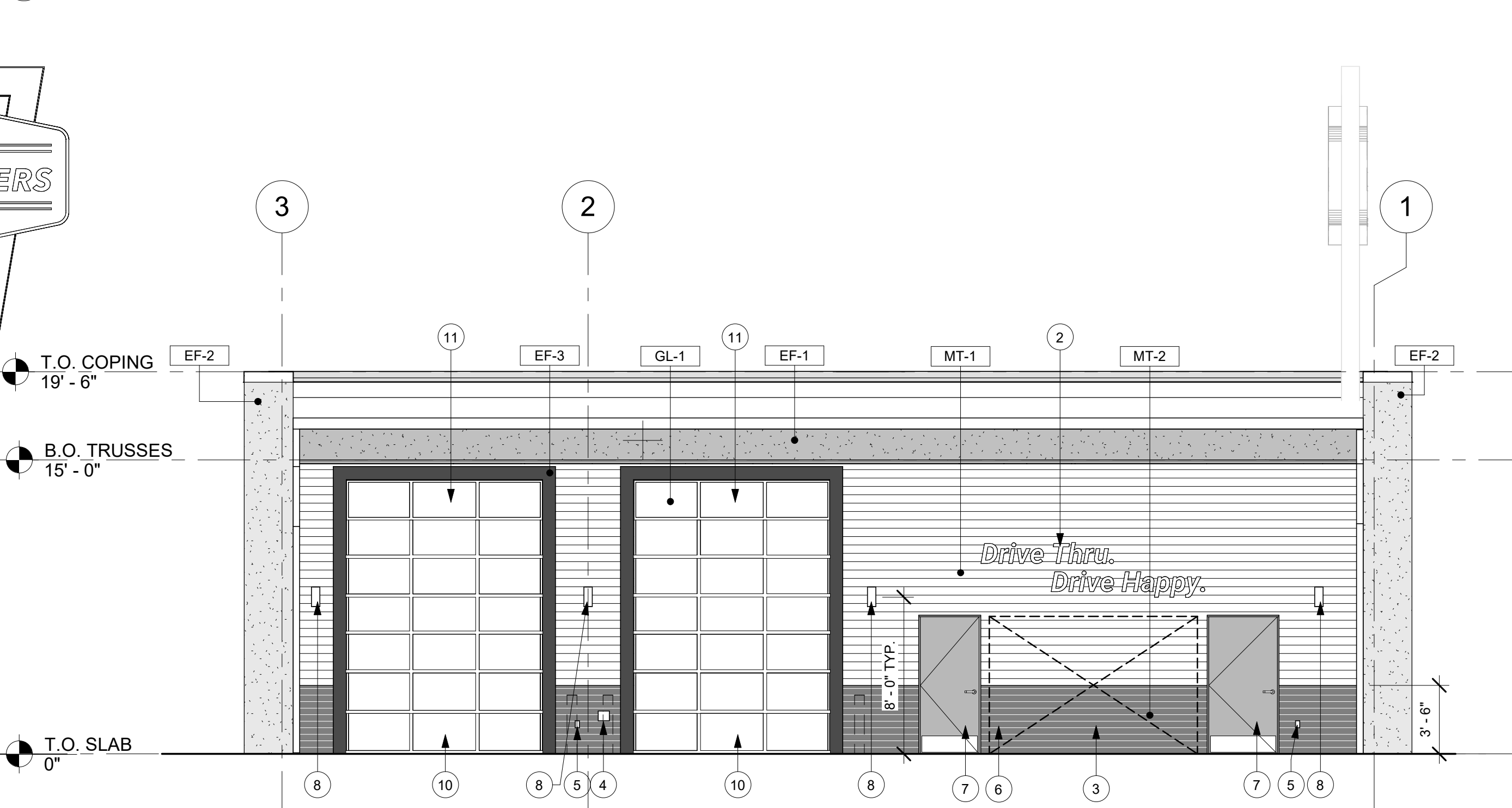
4 EXTERIOR ELEVATION - SIDE 2  
Scale: 3/16" = 1'-0"



2 EXTERIOR ELEVATION - REAR  
Scale: 3/16" = 1'-0"



3 EXTERIOR ELEVATION - SIDE 1  
Scale: 3/16" = 1'-0"



1 EXTERIOR ELEVATION - FRONT  
Scale: 3/16" = 1'-0"

## SHEET NOTES

- 1 ADDRESS SIGN. 12" BLACK METAL LETTERS WITH STAND-OFFS.
- 2 ILLUMINATED BUILDING SIGNAGE
- 3 DISCONNECT, C/T, ELECTRICAL, GAS AND WATER METER. PAINT TO MATCH ADJACENT WALL COLOR. REFER CIVIL, ELECTRICAL AND PLUMBING DRAWINGS FOR MORE INFORMATION.
- 4 EXTERIOR HOSE BIB. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
- 5 GFCI OUTLET. SEE ELECTRICAL PLANS FOR MORE INFORMATION. COORDINATE LOCATION WITH TENANT DRAWINGS.
- 6 KNOX BOX LOCATION. COORDINATE LOCATION WITH FIRE DEPARTMENT. KNOXBOX 3200 SERIES; RECESSED; BLACK.
- 7 REAR EGRESS DOOR. SEE DOOR PLAN AND SCHEDULE.
- 8 EXTERIOR SCONCE.
- 9 YELLOW LIGHT REVEAL IN EIFS. WITH YELLOW NEON STRIP LIGHTS.
- 10 10'x12' OVERHEAD DOORS.
- 11 FIXED GLAZING PANEL TO MATCH DOORS
- 12 NEW 6" STEEL BOLLARDS AT BAY DOORS. REFER TO BOLLARD DETAIL. PAINT TO MATCH PT-3

## EXTERIOR ELEVATION NOTES

- A. SIGNAGE BY TENANT UNDER SEPARATE PERMIT.
- B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVICE SIGNAGE.
- C. GENERAL CONTRACTOR TO PROVIDE WOOD STUD BLOCKING OR EQUIVALENT TO SUPPORT SIGNAGE.



NEWGROUND INTERNATIONAL, INC.  
15450 S OUTER FORTY DRIVE, SUITE 300  
CHESTERFIELD, MO 63017  
636-898-8100

NEWGROUND TITLEBLOCK v.2020.01.09

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WITHOUT THE ARCHITECT'S  
WRITTEN APPROVAL

PROJECT NAME:  
OIL CHANGERS - PROTOTYPE (2 BAY)

PROJECT ADDRESS:  
<<STREET ADDRESS>> <<SUITE/SPACE #>>  
<<CITY, STATE, ZIP>>

| REVISION SCHEDULE |      |             |
|-------------------|------|-------------|
| REV               | DATE | DESCRIPTION |
|                   |      |             |
|                   |      |             |

ISSUE DATE: 11/11/2021  
ARCHITECT: TOM AUER  
DRAWN BY: B. LEABRU/A. MORALES  
CHECKED BY: R. AVERY/P. HOWELL  
PROJECT NO:  
SHEET TITLE:  
EXTERIOR  
ELEVATIONS

SHEET NUMBER:  
A-402



ARCHITECT

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UNBRANDED: DRIVE-THRU  
SHELL BUILDING  
191 POLE LINE RD  
TWIN FALLS ID

Revisions:

Issue Date: 11/19/2021

Architect: T. AUER

Drawn By: B. LEABRU

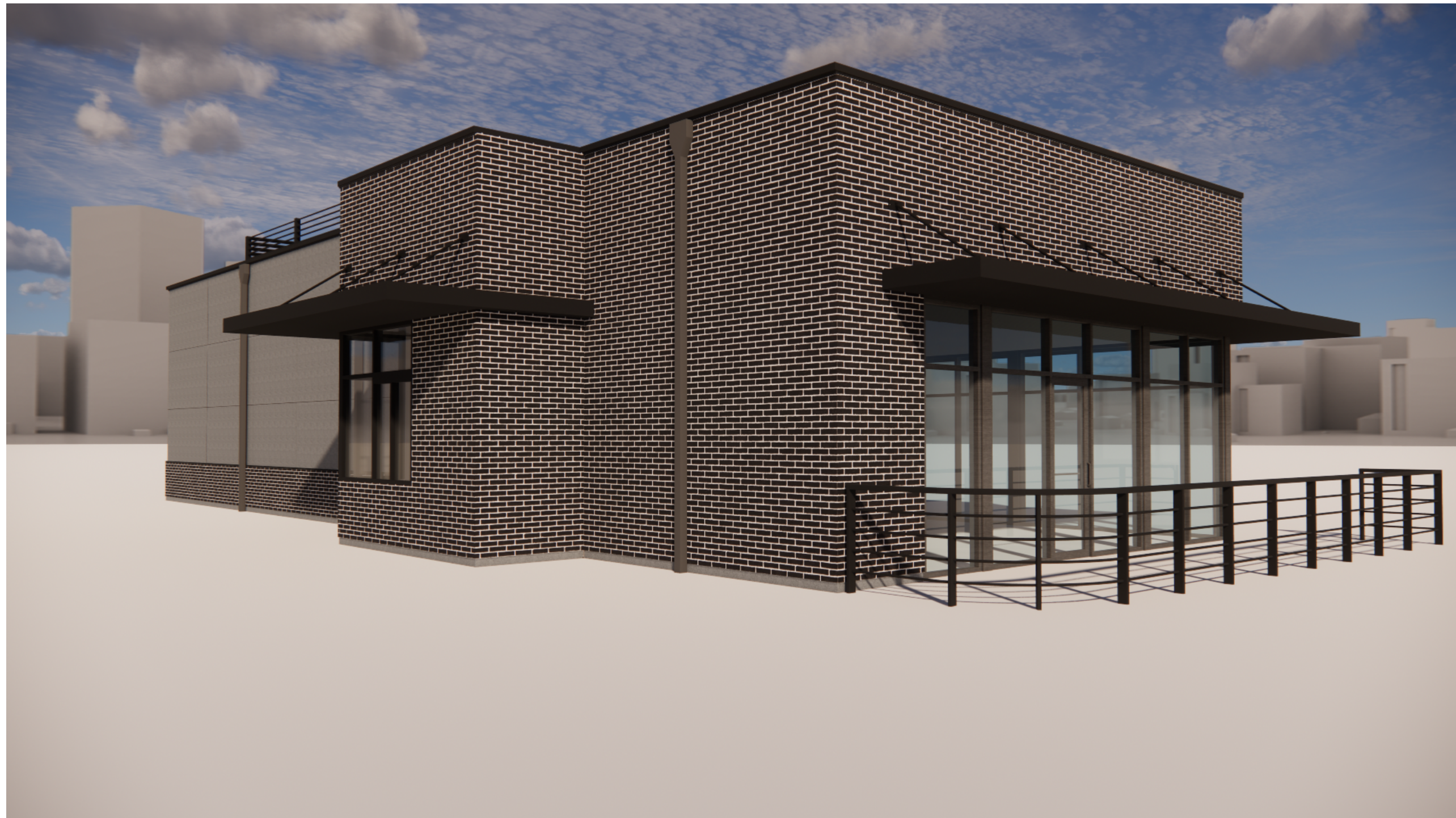
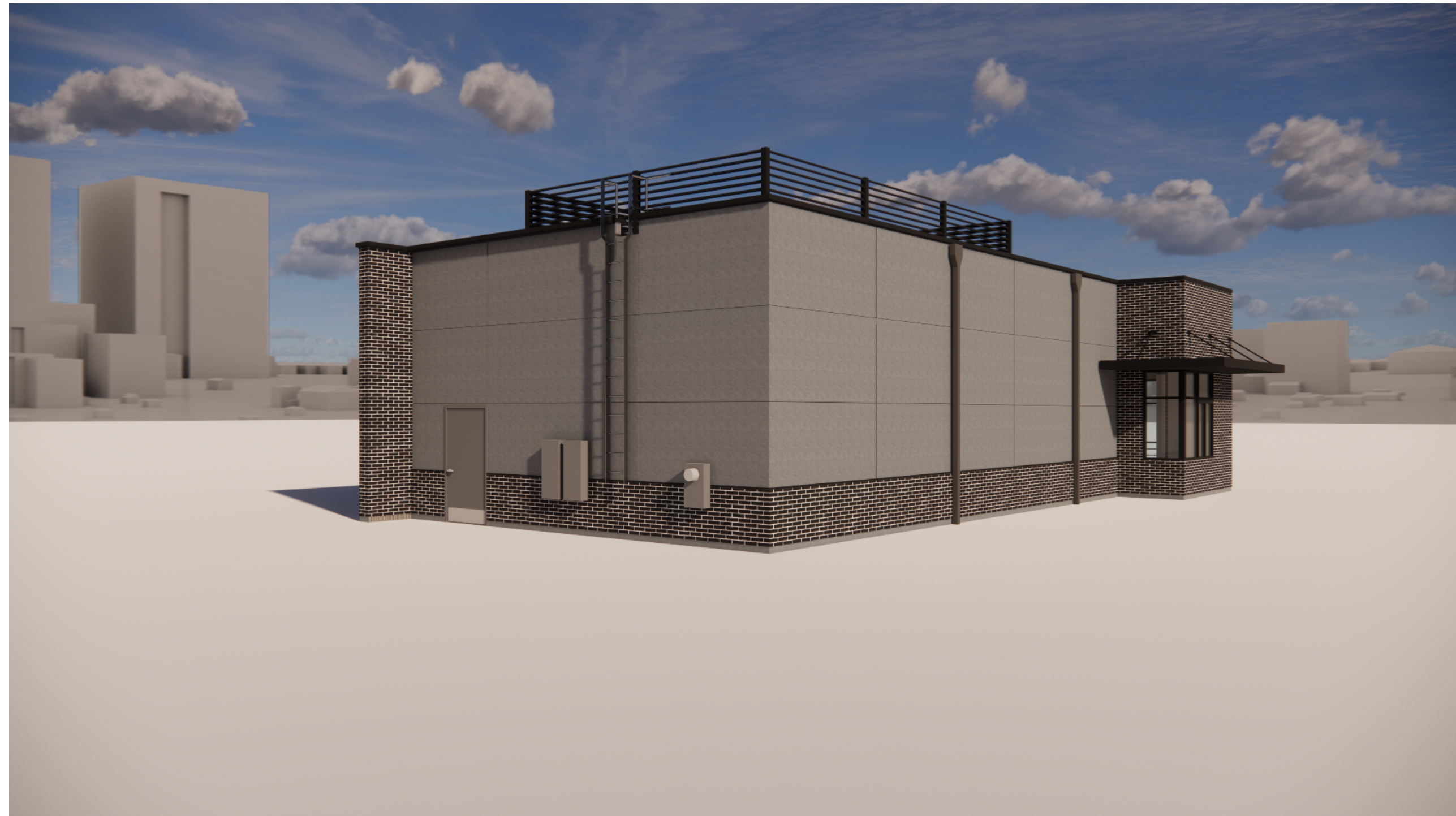
Check By: R.AVERY/ P.HOWELL

Project No. Q511120000

Title: EXTERIOR  
PERSPECTIVES

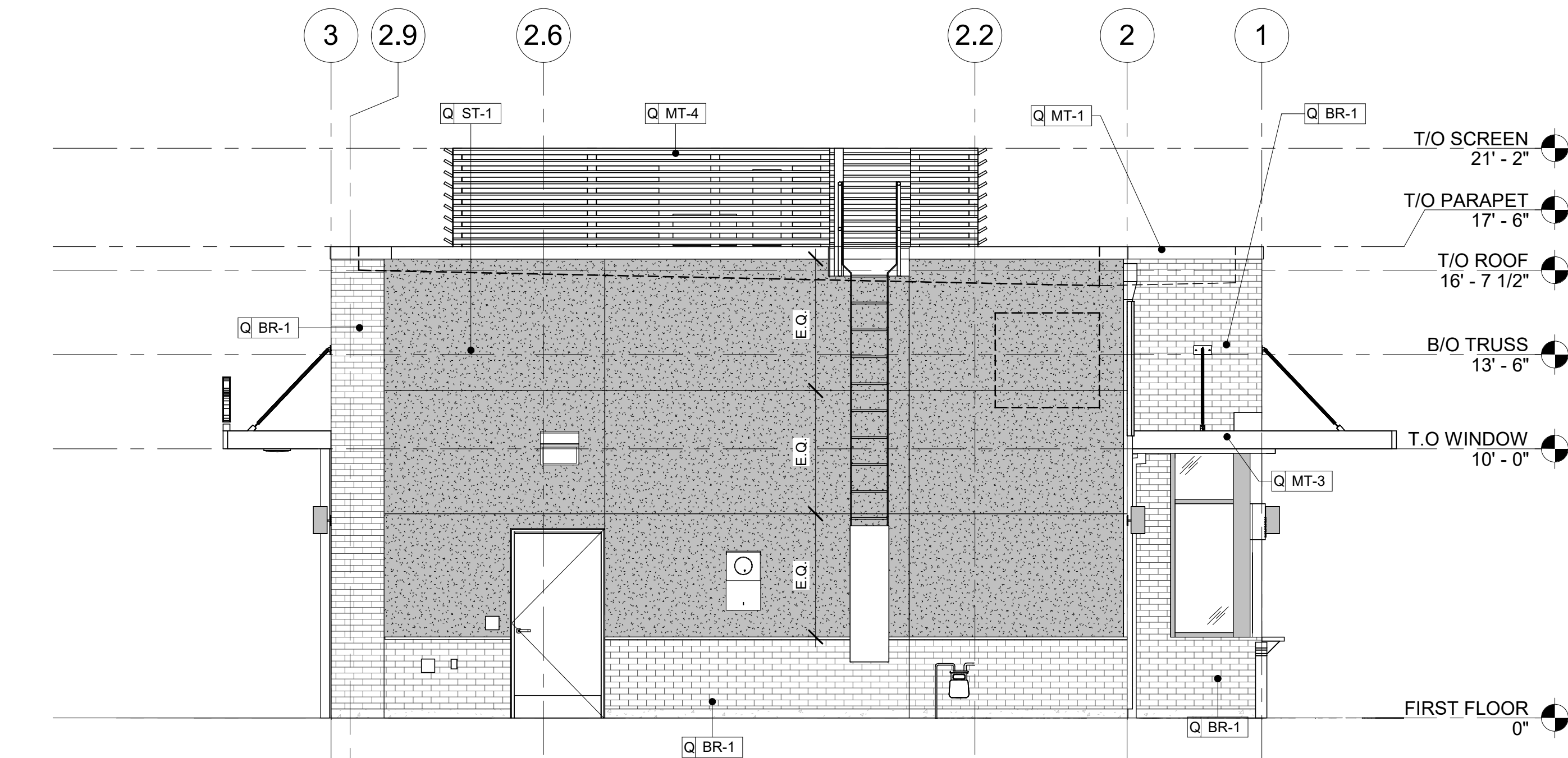
Sheet No.

A-2000

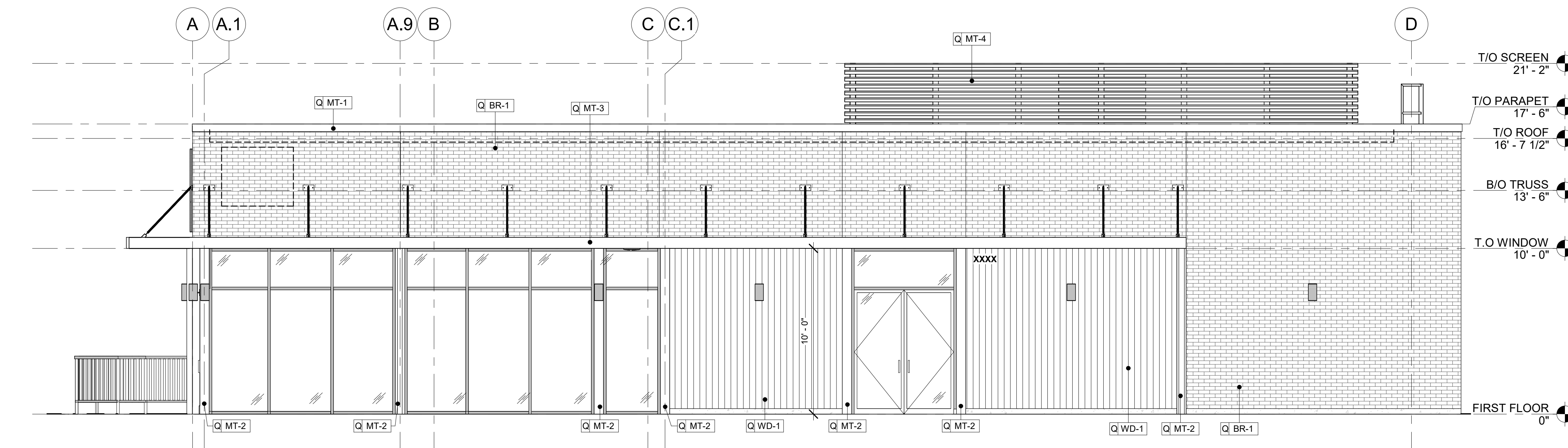




| EXTERIOR WALL TREATMENT SCHEDULE |                     |                |                                                          |                                                                                                      |
|----------------------------------|---------------------|----------------|----------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| DESIGN ID                        | TYPE                | MFR / SUPPLIER | FINISH / COLOR                                           | COMMENTS                                                                                             |
| BR-1                             | BRICK               | GLEN-GERY      | COMMON BRICK - MODULAR - CARBON BLACK                    | MORTAR: GLEN GERY G402. BRICK SPEC INCLUDED FOR PRICING, FINAL SPECIFICATION TO BE CONFIRMED BY AOR. |
| MT-1                             | METAL COPING        |                | PRE-FINISHED - FLAT BLACK POWDERCOAT - TO MATCH "MT0028" |                                                                                                      |
| MT-2                             | METAL TRIM          |                | PRE-FINISHED - FLAT BLACK POWDERCOAT - TO MATCH "MT0028" |                                                                                                      |
| MT-3                             | METAL AWNING        | AWNEX          | PRE-FINISHED - FLAT BLACK POWDERCOAT - TO MATCH "MT0028" |                                                                                                      |
| MT-4                             | METAL SCREEN        | AWNEX          | PRE-FINISHED - FLAT BLACK POWDERCOAT - TO MATCH "MT0028" |                                                                                                      |
| ST-1                             | EIFS                | DRYVIT         | CEMENT PLASTER - MATCH "SW7528" WINDSOR GREIGE           | EIFS COLOR SPEC INCLUDED FOR PRICING, FINAL SPECIFICATION TO BE CONFIRMED BY AOR.                    |
| WD-1                             | FIBER CEMENT PANELS | NICHIHA        | VINTAGEWOOD - VERTICAL - "SPRUCE"                        | NICHIHA SPEC INCLUDED FOR PRICING, FINAL SPECIFICATION TO BE CONFIRMED BY AOR.                       |



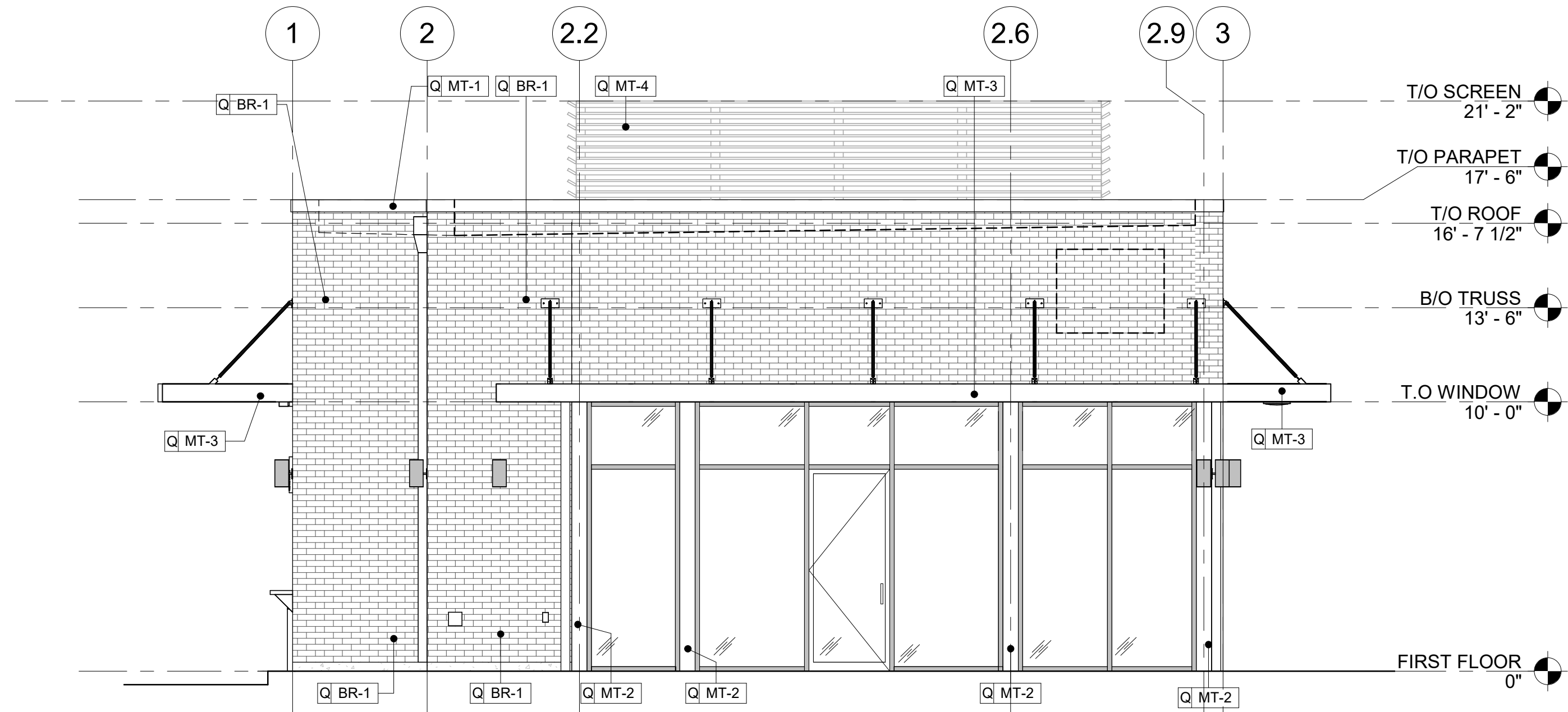
2 EXTERIOR ELEVATION - BOH  
Scale: 1/4\" = 1'-0\"



1 EXTERIOR ELEVATION - ENTRY  
Scale: 1/4\" = 1'-0\"

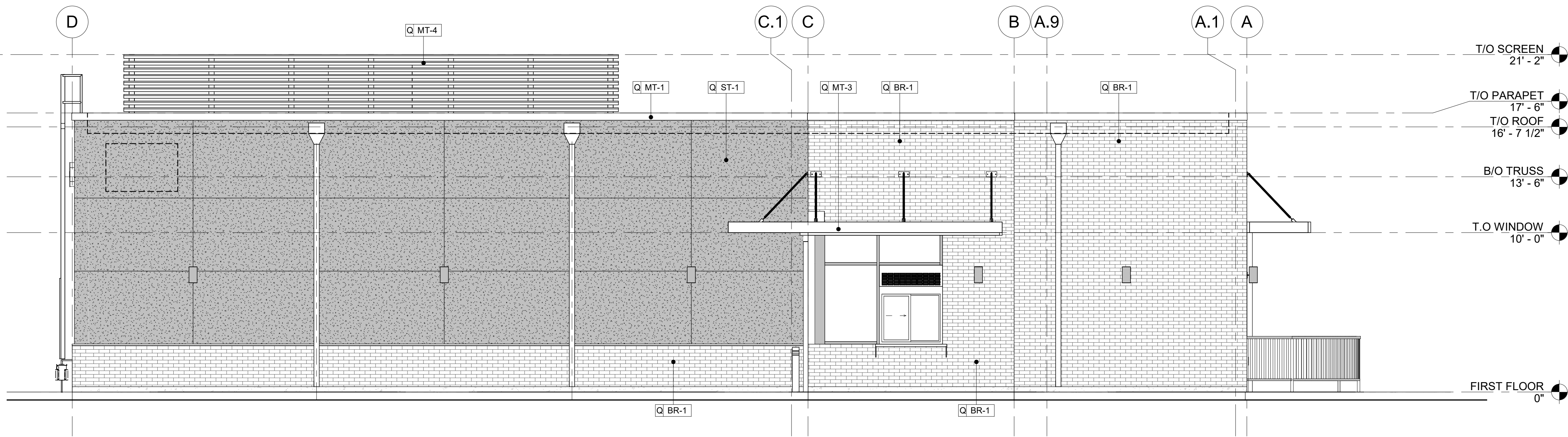


| EXTERIOR WALL TREATMENT SCHEDULE |                     |                |                                                          |                                                                                                      |
|----------------------------------|---------------------|----------------|----------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| DESIGN ID                        | TYPE                | MFR / SUPPLIER | FINISH / COLOR                                           | COMMENTS                                                                                             |
| BR-1                             | BRICK               | GLEN-GERY      | COMMON BRICK - MODULAR - CARBON BLACK                    | MORTAR: GLEN GERY G402. BRICK SPEC INCLUDED FOR PRICING, FINAL SPECIFICATION TO BE CONFIRMED BY AOR. |
| MT-1                             | METAL COPING        |                | PRE-FINISHED - FLAT BLACK POWDERCOAT - TO MATCH "MT0028" |                                                                                                      |
| MT-2                             | METAL TRIM          |                | PRE-FINISHED - FLAT BLACK POWDERCOAT - TO MATCH "MT0028" |                                                                                                      |
| MT-3                             | METAL AWNING        | AWNEX          | PRE-FINISHED - FLAT BLACK POWDERCOAT - TO MATCH "MT0028" |                                                                                                      |
| MT-4                             | METAL SCREEN        | AWNEX          | PRE-FINISHED - FLAT BLACK POWDERCOAT - TO MATCH "MT0028" |                                                                                                      |
| ST-1                             | EIFS                | DRYVIT         | CEMENT PLASTER - MATCH "SW7528" WINDSOR GREIGE           | EIFS COLOR SPEC INCLUDED FOR PRICING, FINAL SPECIFICATION TO BE CONFIRMED BY AOR.                    |
| WD-1                             | FIBER CEMENT PANELS | NICHIHA        | VINTAGEWOOD - VERTICAL - "SPRUCE"                        | NICHIHA SPEC INCLUDED FOR PRICING, FINAL SPECIFICATION TO BE CONFIRMED BY AOR.                       |



2 EXTERIOR ELEVATION - PATIO

Scale: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - DRIVE THRU

Scale: 1/4" = 1'-0"

