

Planning & Zoning Meeting  
October 26, 2021

This regular meeting of the City of Jerome Planning & Zoning Commission was called to order at 7:00 p.m. Present were Chairman Rod Mink, Commissioner Shonna Fraser, Commissioner Dave Holley, Commissioner Paul Johnson, Commissioner Carl McEntarffer, and Commissioner Benjamin Reed. Commissioner Jeff Schroeder was excused. Also present were City Planner, Ida Clark, Legal Counsel, Ted Larsen, and Secretary, Katie Elliott.

Chairman Mink lead the audience in the recitation of the pledge of allegiance.

Ms. Clark stated the applicant for the first item on the agenda, called to say they would be unable to attend the meeting.

Commissioner McEntarffer made a motion to amend the agenda to move the first item on the agenda, to the third item on the agenda.

Second to the motion by Commissioner Johnson and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Shonna Fraser, Commissioner Dave Holley, Commissioner Paul Johnson, Carl McEntarffer, and Commissioner Benjamin Reed. NAYE: None

**Consider** a Design Review for Tommy's Car Wash, TBD South Lincoln Avenue, Jerome, Idaho - action item

Staff Report: Ms. Clark stated the current parcels are bare. The property is zoned General Business (C-3). The design review is for a new commercial car wash and vacuums. The proposed project includes landscape surrounding the development.

Ms. Clark went over selected Design Review Guidelines. Regarding the Site Plan, Guideline #1 Adjacent Buildings and Uses, the project area is surrounded by other commercial developments with Honkers gas station to the north, several fast food restaurants to the south, Auto Zone across South Lincoln to the east and Plat Electric and auto repair to the west. Guideline #4-5 Street Alignment and Retaining Walls, there is a 5-foot difference in elevation. Retaining walls have been included and will be located on the west side of the building. The wall will be approximately three feet tall, made of concrete, blending with surrounding material. Guideline #6 Snow Storage, snow storage can be stored onsite and if needed will be hauled offsite. Guideline #9 Screen Service Areas, utilities will be located on the back side of the building and blended with landscape. The trash receptacles will be screened on three sides with solid fencing. Guideline #10 - #12 Off- Street, On-Street Parking, and Circulation, all parking is located on-site. The parking is located with the vacuum stalls and separated from South Lincoln with landscape. The required parking stalls are provided and there is enough room for three cars to queue per Jerome Municipal Code requirements. Vehicles can enter, exit the project from

either the north or south approaches with the intent for vehicles to enter through the north and exit from the south.

Regarding Architecture, Ms. Clark reviewed Guideline #13 Enhance Jerome Classic Styles, the proposed building is modern in design with curved roof over the tunnel. The exterior does include a variety of complementing colors and finishes. The design follows the Tommy's Car Wash brand standards. Guideline #14 and #16 Minimize Scale and Roof Lines, the building is designed to the brand architectural standards which provides for human scale features. There are contrasting roof lines with a curved roof over the tunnel providing a modern feel that blends with the other building on South Lincoln. Guideline #22 and #24 Wall Materials and Wall Colors, the wall material will include powder coated steel, aluminum metal panels, CMU, fiber cement. The color pallet consists of natural grey tones including silver, red, and black.

Regarding the Landscaping and Site Design, Ms. Clark reviewed Guideline #25, Light Fixtures, exterior lighting will be onsite and on the building that provide safety and enhance the look. Guideline #26 - #36, the site plan shows minimal turf grass, landscape rock, and hardy drought tolerant plants and shrubs. The landscape plan also includes a blend of deciduous and evergreen trees. Weed barrier will be installed along with an automatic irrigation system. The parking lot, drive isles, and vacuum stalls will be paved. The landscape screening along South Lincoln will be low shrubs to help catch any garbage from the vehicles. Guideline #38 and #39, Sidewalks and Bike Paths, a new sidewalk will be constructed along South Lincoln to replace the existing deteriorated sidewalk. It is anticipated a new ADA ramp will also be constructed. This will not interfere with the Jerome Recreation Bike Path.

Ms. Clark stated she sent the application to staff and there were no concerns at this time.

Kahler Nield, representing EHM Engineers, 621 N College Rd., stated they would like to build a car wash in Jerome. They currently have one in Twin Falls and the Jerome car wash will look the same. The only difference will be that the tunnel will be shorter due to the lot size. Mr. Nield stated the tunnel in Twin Falls is 130 foot and the tunnel in Jerome will be 110 feet. The customer experience will be the same high end experience at both locations. Upon inquiry from Commissioner McEntarffer, Mr. Nield stated they have had to do a bit of work in regards to the easements on the property but everything is resolved and asked for the Commission's support. Upon inquiry from Commissioner Holley, Mr. Nield stated Tommy's Car Wash requires landscape follow the cities landscape code where they are building. Upon inquiry from Commissioner Johnson, Mr. Nield stated they do recycle some of the water. He continued the underground storage tanks are shown on the site plan.

Chairman Mink disclosed Tommy's Car Wash is a customer of his.

Commissioner McEntarffer stated he is excited Jerome is getting a car wash and likes the colors. Chairman Mink stated the red that is shown is not as vibrant in person. He stated it is softer in color. He also likes the landscape plan.

Commissioner Johnson made a motion to approve the Design Review for Tommy's Car Wash at TBD South Lincoln Avenue, Jerome, Idaho, as presented.

Second to the motion by Commissioner Reed and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Shonna Fraser, Commissioner Dave Holley, Commissioner Paul Johnson, Carl McEntarffer, and Commissioner Benjamin Reed. NAYE: None

**Consider** a Design Review for Smiles4Kids, TBD Rose Street, Jerome, Idaho - action item

Staff Report: Ms. Clark stated the current parcel is bare. The property is zoned General Business (C-2). The design review is for a new 5,056 square foot commercial dental office. The proposed project includes landscape surrounding the development. The main entrance of the building will be from the interior parking lot facing east. Sidewalk, curb, and gutter will be installed along Rose Street.

Ms. Clark reviewed several Design Review Guidelines with the commission. Regarding the Site Plan, Guideline #1, Adjacent Buildings and Uses, the project area is surrounded by other commercial developments with Les Schwab across Rose St. to the north, Pioneer Federal Credit Union and ProFlame to the west, and Automated Dairy Services innovation lab and offices to the south. Guideline #3 Cluster Buildings, the future plan is for two buildings on the parcel. At this time, the project only includes one building located on the setback line facing South Lincoln. The design shows a shared parking lot separating the buildings due to the long rectangular shape of the parcel. Guideline #6, Snow Storage, snow storage can be stored onsite. Guideline #9, Screen Service Areas, utilities will blend with landscape. The trash receptacles will be screened on three sides with solid fencing. Guideline #10 - #12, Off- Street, On-Street Parking, and Circulation, all parking is located on-site. Parking is buffered from South Lincoln with landscaping and the building. Parking is screened on Rose Street with a 14' landscape buffer. Twenty-five parking spaces are required for the proposed building. The design shows 42 parking spaces leaving adequate parking for a future building. Sidewalk will be installed on Rose Street and on the east side of the building limiting pedestrian traffic conflict.

Regarding Architecture, Ms. Clark reviewed Guideline #13, Enhance Jerome Classic Styles, the proposed building is modern in design with a slopped roof. Guideline #14 and #16, Minimize Scale and Roof Lines, the modern building is designed to be prominent, yet provide for human scale with the exterior finishes providing contrast. Guideline #22 and #24, Wall Materials and Wall Colors, the wall material will include metal siding, stucco, and faux wood siding made of fiber cement or metal panel resembling wood. The faux wood provides durability. The arrangement of siding and colors have been designed to complement the existing businesses. The design shows natural grey tones with complementing natural wood to provide contrast.

Regarding Landscaping and Site Design, Ms. Clark reviewed Guideline #25, Light Fixtures, exterior lighting will be onsite and on the building that provide safety and enhance the look.

Guideline #26 - #36, the site plan shows an asphalt parking lot with concrete sidewalks. The landscaping shows a blend of deciduous and evergreen trees with a variety of shrubs and plants. Landscape will also include minimal turf grass with landscaping rock. The majority of landscaping will be located between the building and South Lincoln and Rose Street. The landscaping will help screen the parking lot and any mechanical units. Guideline #38 and #39, Sidewalks and Bike Paths, a new sidewalk will be constructed along Rose Street. There are no proposed changes to the existing sidewalk on South Lincoln. The project will not interfere with the Jerome Recreation Bike Path.

Ms. Clark went over the proposed site plan and elevations with the commission.

Kahler Nield, representing EHM Engineering, stated they are proposing a building for a pediatric dental office. The owners wanted a building that will draw attention and be a great fit for the area. They will have adequate parking and landscaping. Mr. Nield went over the elevations with the commission and the layout of the site. Upon inquiry from Commissioner Reed, Mr. Nield stated in the future, they will have a second building complimentary to the first building. It will be smaller with similar architecture. They will have a complimentary business in the second building but they are unsure what it will be at this time.

Commissioner Holley disclosed his daughter is the office manager for Ward Dentistry in Twin Falls.

Commissioner Johnson stated the building looks good. Commissioner Fraser stated the building looks nice and professional. Commissioner McEntarffer stated he was excited that new businesses are coming to Jerome.

Commissioner McEntarffer made a motion to approve the Design Review for Smile 4 Kids TBD Rose Street, Jerome, Idaho as presented.

Second to the motion by Commissioner Johnson and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Shonna Fraser, Commissioner Dave Holley, Commissioner Paul Johnson, Carl McEntarffer, and Commissioner Benjamin Reed. NAYE: None

**Consider** Design Review for 252 and 260 West Main Street, Jerome, Idaho- action item

Staff Report: Ms. Clark stated the applicant called before the meeting and stated they would not be able to make it. The applicant understood that the commission could table the request and she could attend the next meeting. Ms. Clark stated the applicant has already painted the building as they were not aware of the Design Review process. Discussion was held on approving a request without the applicant being present. Commissioner Fraser stated the building looks nice. Commissioner Johnson stated he also likes the building. Discussion was held on the previous colors of the building and buildings in the surrounding area. Chairman Mink

suggested having the applicant paint or update the fascia of the building to match the rest of the building.

Commissioner Johnson made a motion to approve the Design Review for 260 West Main Street with trimming up the fascia area of the building with the same blue color or white color.

Second to the motion by Commissioner Fraser and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Shonna Fraser, Commissioner Dave Holley, Commissioner Paul Johnson, Carl McEntarffer, and Commissioner Benjamin Reed. NAYE: None

### **CITIZEN CORRESPONDENCE AND ISSUES**

None

### **DISCUSSION PERIOD & STAFF REPORTS**

Chairman Mink inquired about the All About Auto's building and how they can get the owner to finish painting the building. Discussion was held on ideas on how to get property owners to finish their projects. Ms. Clark stated she would do some research and find out if All About Auto's has a SUP for the building. Commissioner Johnson stated he is concerned about fire trucks and ambulances being able to go down the road past Bennett's Truck Repair. He stated he has noticed the road has been blocked numerous times. Extensive discussion was held on road blockage, ability to cite, where to voice concerns, and enforcement.

Ms. Clark stated the next meeting will be on November 9<sup>th</sup>, and there will only be one meeting in December. She stated there are a couple of rezones and an annexation on those agendas.

There being no further discussion, Chairman Mink closed this regular meeting at 7:52 p.m.

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Rod Mink, Chairman

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Katie Elliott, Secretary