



# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA (928) 634-7943

Regular Meeting of the Town of Jerome

**DESIGN REVIEW BOARD**

Monday, February 7, 2022, 6:00 pm

CONDUCTED VIA ZOOM

## MINUTES

### 6:01 (0:11) Item 1: Call to order

Chair Tyler Christensen called the meeting to order at 6:01 p.m.

Deputy Town Clerk Rosa Cays called the roll. Present were Chair Christensen, Vice Chair Brice Wood, and board members Carol Wittner, John McDonald, and Mimi Romberger. Also present was Town Manager/Clerk Candace Gallagher.

**6:01 (0:47) Item 2: Petitions from the public** – There were no petitions from the public, but Ms. Cays did take a moment to introduce the new zoning administrator, Will Blodgett. Chair Christensen welcomed him and thanked him for taking the position.

### 6:02 (1:32) Item 3: Approval of Minutes: Minutes of the regular meeting of January 3, 2022

#### Discussion/Possible Action

##### Motion to approve the minutes of the regular DRB meeting of January 3, 2022

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
MCDONALD			X			
ROMBERGER			X			
WITTNER		X	X			
WOOD			X			

Continued Items/Old Business: none

#### New Business:

### 6:03 (2:43) Item 4: Signage for new business: Cornish Pasty

Applicant/Owner: Robert Umbower/1299 Properties (John Bartell)

Zone: C-1

Address: 414 Clark Street, B2-3

APN: 401-06-036

Applicant is once again seeking approval for a sign for a restaurant opening at the United Verde Apartments on Clark Street. When this item previously came before the DRB last November, members determined that they needed clarification regarding design details and the exact location of the sign. The applicant has confirmed that the sign will be two sided, not three sided, will essentially replicate the exact design of the Haunted Hamburger signs, and that it will follow regulations applicable to signs in the commercial district regarding size and height.

#### Discussion/Possible Action – DRB Resolution 2022-03

(4:20) Contractor Robert Umbower introduced himself and shared more information about the sign for Cornish Pasty Co. He said the plan was to keep it simple and replicate the Haunted Hamburger signs down the street. He said no backlighting will be used, but that the sign will be lit by an existing light source on the building.

(5:24) Property owner John Bartell repeated what Mr. Umbower said about the design.

Chair Christensen verified with Mr. Bartell that the colors of the sign will be black and copper. Mr. Bartell said it will be similar to the Haunted Hamburger signs but using different design elements.

Commissioner Romberger said that based on the information provided in the packet, the size of the sign at 36 square feet is not compliant with the zoning ordinance. Mr. Bartell explained that in the zoning ordinance, it states that a two-sided sign counts as one sign, and that only the face of the sign is measured. He said the Haunted Hamburger signs are compliant and that the Cornish Pasty Co. sign will be the same in structure.

Chair Christensen explained that switching from a three-sided sign to a two-sided sign does bring it into compliance with regard to size.

Ms. Romberger asked what font style would be used. Mr. Bartell said it will be a "historic" font, something the restaurant uses in their signage at other locations, not Helvetica (or Arial) used in the Haunted Hamburger signs.

##### Motion to approve signage for Cornish Pasty (DRB Resolution 2022-03)

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
MCDONALD		X	X			
ROMBERGER			X			
WITTNER			X			
WOOD			X			

**6:11 (10:19) Item 5: Design review for a temporary shipping container**

Applicant/Owner: Steve Knowlton/Ideas-A-Plenty, LLC  
 Address: 446 Clark Street

Zone: C-1  
 APN: 401-06-032

Applicant is seeking design review for a temporary shipping container to be used during construction/renovation of an apartment building on the property. The applicant is open to suggestions for how to camouflage the temporary structure. A conditional use permit (CUP) was approved by P&Z at the January 19 meeting and will go before Council on February 8.

**Discussion/Possible Action – DRB Resolution 2022-04**

Chair Christensen introduced the item and said the look of the shipping container did not bother him at all. Other board members agreed. He said it has a rustic, historic look to it.

(11:50) Jerome resident Nancy Robinson said they were originally going to get a rustic Conex but because of cost, they ended up with the white box, which is smaller and more affordable.

(12:14) Applicant Steve Knowlton said the smaller container is not as obvious.

Chair Christensen said the white "box" was actually easier on the eyes while the larger container would catch your eye.

Board member Wittner said she was surprised this was brought to DRB.

Chair Christensen addressed Mr. Blodgett and explained how this item could have been considered a "small project," something the zoning administrator could approve, but that because it is a large object out in the public eye, albeit temporary, it was wise to have it come before the board.

**Motion to approve the shipping container at 446 Clark Street (DRB Resolution 2022-04)**

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
MCDONALD			X			
ROMBERGER		X	X			
WITTNER			X			
WOOD	X		X			

**Meeting Updates:**

**6:15 (14:13) Item 6: Updates of Recent and Upcoming Meetings – Rosa Cays, Deputy Town Clerk**

- a) **January 11 Council meeting** – 300 Queen Street rezoning adopted; resolution adopted and first reading of ordinance conducted of regulations for temporary signs in the commercial and industrial zones; resolution adopted and first reading conducted of ordinance regarding short-term rental regulation; COVID—stick with status quo; road signage on School Street and in the Gulch
- b) **January 19 P&Z meeting** – public restrooms approved; 804 Hampshire renovations approved; 776 East Avenue project approved subject to BOA setback variance approval; shipping container CUP recommended for approval by Council

Ms. Cays updated the board members on decisions made at recent meetings.

**6:18 (17:25) Item 7: Future DRB Agenda Items for Monday, March 7, 2022: Nothing currently scheduled**

**Item 8: Adjourn**

**Motion to adjourn at 6:19 p.m.**

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
MCDONALD			X			
ROMBERGER			X			
WITTNER			X			
WOOD		X	X			

Approved: Tyler Christensen Date: 4.21.22  
 Tyler Christensen, Design Review Board Chair

Attest: Kristen Muenz Date: 4/21/2022  
 Kristen Muenz, Deputy Town Clerk

