



TOWN OF JEROME

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

Regular Meeting of the Town of Jerome

DESIGN REVIEW BOARD

Tuesday, October 25, 2022, 6:00 pm

600 Clark Street

MINUTES

6:05 (0:05) Item 1: Call to order

Chair Brice Wood called the meeting to order at 6:05 p.m.

Planning & Zoning Administrator Will Blodgett called the roll. Present were Chair Wood, Vice Chair Tyler Christensen, Board member John McDonald, and Board member Mimi Romberger. Board member Carol Wittner was absent.

6:05 (0:43) Item 2: Petitions from the public – There were no petitions from the public.

Possible Direction to Staff

6: 05 (0:47) Item 3: Approval of Minutes: Minutes from the Regular Meeting of Tuesday, September 27, 2022.

Discussion/Possible Action

Chair Wood complimented Deputy Clerk Muenz, who was unable to attend the meeting, on the minutes.

Motion to approve the minutes of the regular meeting of September 27, 2022

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

Continued Items/Old Business:

No Items

New Business:

6:06 (1:32) Item 4: Seeking Approval for new signage

Applicant/Owner: Copper Country Fudge (Jamie Mackenzie)

Zone: C-1

Address: 337 Main Street

APN: 401-06-026L

Applicant is seeking approval to replace existing signage, including a hanging sign and window lettering.

Discussion/Possible Action

Mr. Blodgett read a description of the proposed sign replacement for the fudge shop in the Boyd Hotel. He said the applicant wishes to replace the aging projecting sign that hangs above the front windows because it is weathered, and there will be no additional modifications to the structure. Mr. Blodgett thanked the applicant for the wonderful job they did assembling their application for the proposed sign. He said dimensions of the sign and the height of the sign from the ground below, 10 feet, meet all the requirements. The packet included an image of letters painted on the window of the shop, which Mr. Blodgett explained met the size requirements as well because the total number of square footages for all signs was within 32 square feet.

Chair Wood said his impression is that it is a very nice sign and feels it's appropriate to the style of the street. He said the production of the new sign is standard for exterior signs, vinyl applied to a weather resistant surface.

Mr. Blodgett agreed that it would be more weather resistant than the old style of hand painted sign.

Vice Chair Christensen had a question about the painted sign on the window. He said there was an image shown between the green trim, and another image in beige. He wondered where that would be placed.

Mr. Blodgett explained that the second image was just a graphic showing the dimensions of the lettering.

Ms. Romberger commented that she liked where they placed the ice cream and shake images on the window; she said it makes the sign "work."

Motion to approve new signage at 337 Main Street

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

6:12 (7:38) Item 5: Seeking Approval for new Signage

Applicant/Owner: VINO ZONA (Ginger Mackenzie) Zone: C-1

Address: 527 Main Street

APN: 401-06-091

Applicant is seeking approval to move one sign and add an additional sign.

Discussion/Possible Action

Mr. Blodgett read a brief description of the proposal to move the existing sign for VINO ZONA and add a new sign on the west side of the building. He explained that the applicant would also be applying for a change of use as the upper floor, where the retail space will be moving, was previously used as a residence. He said the new sign will be exactly 16 square feet and more than 8 feet above the ground, so it met both requirements. The second sign for the kitchen store will come up for review later, perhaps with the change of use application. Mr. Blodgett read a description of the building. Chair Wood thanked Mr. Blodgett.

Vice Chair Christensen asked if the conceptual image was to scale.

Mr. Blodgett replied that it was not, it was just a rough model.

As a follow up question, Mr. Christensen asked, if it were to scale, would it only be placed in the white section of the upper floor, or would it come down onto the green wall of the lower floor?

Chair Wood thanked Mr. Christensen for his observation, and said he agreed that he would also place it on the upper section.

Ms. Romberger asked if the applicant had mentioned what the sign would be made of.

Chair Wood said the typical material is MDO.

Mr. Blodgett said it will be a similar material as the existing signs.

Mr. Christensen asked if Mr. Blodgett knew the exact height of the building and Mr. Blodgett replied that he did not. Mr. Christensen said that he wondered if an 8-foot sign would fit in the white part of the upper floor.

Mr. Blodgett said he would work with the applicant to measure it and determine the placement.

Mr. Christensen said if it would fit, he felt it would look better on the upper floor. However, if that would not work, he does not see it as a reason for it not to be approved. He motioned to approve the sign, with the recommendation that it fits as closely as possible to the 2nd story.

Chair Wood seconded the motion and added that hanging the sign above the downspout near the balcony of the second floor would allow it to be closer to the street.

Motion to approve new signage at 527 Main Street with recommendation

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

Meeting Updates:**6:21 (16:01) Item 6: Updates of recent and upcoming meetings**

- October 11 regular Council meeting** – Adopted resolution #646, amending user fees and charges for town services. Recognized the promotion of fire captain Carl Whiting to Battalion Chief and approved the purchase of a new Fire Department brush-truck. Approved entering into an Intergovernmental agreement for Fire apparatus maintenance with Copper Canyon Fire District and approved the purchase of an Agenda Management system.
- October 18 regular meeting of Planning & Zoning Commission** – No agenda items, meeting cancelled.

6:23 (18:17) Item 7: Future DRB Agenda Items for Tuesday, November 22, 2022: To be updated, 2-3 possible items that are awaiting additional information requested of the applicants.

Mr. Blodgett explained to the Board that he had been working with some applicants and there would potentially be a few items on the agenda for the November DRB meeting.

Vice Chair Christensen wanted to point out, on the record, some signs around town that he had noticed. The Rickeldoris Candy Shop had a sign that was originally on their old location, and which had been relocated to the new building; he does not believe it was included in the application for the new location. Also, the Cornish Pasty has added new signing that is large and did not make it before the board.

Mr. Blodgett replied that he was aware of the Cornish Pasty sign and was working with the owner. He initially chose not to ask them to remove it because it had been attached to the wall using concrete anchors and did not want to have it removed and then reattached until he had gathered some more information. The sign is 32 square feet, which is twice the allowable size. Mr. Blodgett said he has contacted them and will be having a meeting to discuss rectifying the situation or they will receive a Notice of Violation. He also brought up the old Rickeldoris location, which had been partially repainted without approval. He had reached out to Mr. Flagg about it, and he is expecting to receive some more information soon.

Vice Chair Christensen asked whether franchises were allowed in the town because he felt like it had come up before Council in the past.

Chair Wood answered that what had stopped that type of enterprise was actually the parking situation.

Mr. Blodgett said that franchise is a very large, umbrella term that could include many types of businesses.

Vice Chair Christensen wondered if it could be an issue going into the future; the Cornish Pasty could set a precedent for other franchises.

Mr. Blodgett said that he would do some research. As they were existing, we must be careful not to do something that might be considered a taking.

Chair Wood said that we don't have a format for these types of remarks. He explained that they had addressed them in the past as "around the table," but the state had said they could not do that as it was like an unposted agenda.

Mr. Blodgett said that this could be a direction to staff.

Vice Chair Christensen said he did not want to make it a direction, he just wanted to say that these things had been noticed so that the public knew they were paying attention.
Chair Wood replied that he felt Mr. Christensen had worded it correctly.

Item 8: Adjourn

Motion to adjourn at 6:28 p.m.

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

Approved: Brice Wood Date: 11-29-22
Brice Wood, Design Review Board Chair

Attest: Kristen Muenz Date: 11/29/2022
Kristen Muenz, Deputy Town Clerk