

Planning & Zoning Special Meeting  
August 2, 2018

This special meeting of the City of Jerome Planning & Zoning Commission was called to order at 6:02 p.m. Present were Chairman Rod Mink, Commissioner Sheryl Gibbons, Commissioner Carl McEntarffer, Commissioner Bill Allred, and Commissioner Janey Miller. Commissioner Randy King, and Commissioner Dave Holley were excused. Also present were City Planner Esmeralda Chavez, and Secretary Katie Elliott. Legal Counsel, Ted Larsen arrived at 6:04 p.m.

**CONSIDER** a Design Review from CJM Limited Partnership, for the property located at 423 South Lincoln, Jerome, Idaho.

Staff Report: Ms. Chavez stated the CJM commercial building is located at 423 South Lincoln in Jerome; it is an existing building. The application proposes to change the façade for a new business. The property is located in the Central Business District zone (CBD). The application proposes a façade facelift which will provide a new color scheme. The proposed new façade is a simple design, which maintains the existing structure's lines and main building elements. It is refreshed with new windows, doors and new metal panels across the entire storefront. The proposed design also incorporates new horizontal metal canopies over both tenant space entry doors, as well as across the entire section of windows along the storefront. There is variation in color, depth, and vertical placement among the canopies to create subtle, yet creative horizontal lines.

The proposed design has the majority of the front of the building in "Ash Gray" metal panels, with "Charcoal Gray" metal panels across the lower reaches and on the front of the smaller tenant space. The accent color used is "Crimson Red", this metal paneling is placed in a unique "L" shape around the smaller tenant space entry doors, ensuring there is a nice contrast with the gray earth tones. The application notes the side and rear walls will be painted to match the new metal metals on the front using Sherwin Williams "Gray Matters" and "Iron Ore" paint colors.

Ms. Chavez stated the application notes the tenants will submit signage for review at a later date.

Regarding the Design Review Guidelines, Ms. Chavez stated GUIDELINE #23 Shop Front Design Shop. The current façade will be simple and direct as it will maintain the existing structure's lines and main building elements. It will be enhanced by the new color scheme and offer a more welcoming street frontal presence. The shop view will be protected from the elements by the addition of canopies.

Regarding Guideline #24, Wall Colors, Ms. Chavez stated the proposed color scheme has the majority of the front of the building in "Ash Gray" metal panels, with "Charcoal Gray" metal

panels across the lower reaches and on the front of the smaller tenant space. The accent color used is "Crimson Red". The application notes the side and rear walls will be painted to match the new metal metals on the front using Sherwin Williams "Gray Matters" and "Iron Ore" paint colors. The primary gray colors are paired with two accent colors. The application notes the painting will be done in a professional manner and workmanship.

Kent Murri, 707 North 27<sup>th</sup> Street, Boise, representing CJM Limited Partnership, stated the intent is to rejuvenate the building. He stated the building has been vacant for a number of years. Chairman Mink inquired about the vertical placement of the canopies. Mr. Murri stated the vertical canopies are for casting shadows on the building and are not for weather protection. Commissioner Miller inquired if there was wood in the design. Mr. Murri stated there is existing wood and if they can reuse it, they will. Mr. Murri stated the restaurant would be take out only, and there will not be any seating. Commissioner Gibbons inquired about the doorways for the buildings. Mr. Murri stated there will be different doors for both spaces. He stated the design review is for the whole exterior of the building. He stated the other side of the building will be an open space waiting for a new tenant. He stated they will be doing the bare minimum on the inside until they find a tenant. Chairman Mink stated that the signage will come later with the tenants.

Commissioner Miller stated it will look classy. Commissioner Gibbons stated it will be nice. Commissioner McEntarffer stated it looks wonderful and the better the curb appeal, the better it looks.

Commissioner McEntarffer made a motion to approve a Design Review from CJM Limited Partnership, for the property located at 423 South Lincoln, Jerome, Idaho, as presented.

Second to the motion by Commissioner Gibbons and carried.

Unanimous "ayes"

#### **CITIZEN CORRESPONDENCE**

Ms. Chavez stated she had a follow up from the last meeting, where a citizen stated he had concerns with chickens running loose. She stated she had a Special Use permit renewal applicant come in and she went over the rules with her. Ms. Chavez explained she had had a complaint in the area regarding chickens. She stated the applicant decided to not renew her Special Use permit.

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

Ms. Chavez stated the next meeting will be August 14, 2018 and there are two Public Hearings scheduled.

There being no further discussion, Chairman Mink closed this special meeting at 6:17 p.m.

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Rod Mink, Chairman

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Katie Elliott, Secretary