

Planning & Zoning Meeting
July 25, 2023

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 Benjamin Reed, Commissioner Shonna Fraser and Commissioner Paul Johnson. Also present were Legal Counsel, BJ Hess, HR & Planning Manager, Esmeralda Chavez, and Secretary, Katie Elliott. Commissioner Jeff Schroeder was excused.

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

Consider a Design Review for 106 West Avenue G, Jerome, Idaho- *action item*

Staff Report: Ms. Chavez stated 106 West Ave G is located in the General Business (C-2) zone. The design review proposal is regarding exterior façade updates to the existing building.

Ms. Chavez we over the following Design Review Guidelines with the commission.

Regarding Guideline #22 Wall Materials, Ms. Chavez stated the application notes the building façade will be updated with new stone veneer, paint, decorative panels to the entrance, and a canopy above the main entrance.

Regarding Guideline #23 Shop Front Design, Ms. Chavez stated the application notes that the front design will be updated with stone veneer and the addition of a new 4' deep awning in the color black.

Regarding Guideline #24 Wall Colors, Ms. Chavez stated the application notes the metal roofing will be painted dark gray and the parapet cap will be painted black. The existing siding will be painted grey. The primary color will be grey, with red and black used as accent colors. The colors appear to complement each other well, with the bright color being used as an accent color. The applicant understands the project must be completed in a professional manner.

If approved, Ms. Chavez recommended the following conditions: Comply with all Building and Fire Department requirements and inspections; and Comply with all city, state and federal requirements.

After inquiry from Chairman Mink, Ms. Chavez stated there will be two areas that will be red in color. Commissioner Fraser stated the colors will be complementary to the building. Commissioner Reed stated he likes the design.

William Isaacson, representing Master Muffler, stated the business is wanting to rebrand and these are the colors that have chosen. They will be adding stone veneer and red panels. They will also be adding the awning. Commissioner Johnson welcomed the applicant to the area. Chairman Mink stated the elevations that were provided, gave a lot of detail. Commissioners

Fraser and Reed both liked the presentation. Commissioner Reed stated he does not see any problems as the meet the requirements. Chairman Mink stated the fresh coat of paint will make the building look great.

Commissioner Johnson made a motion to approve the Design Review for 106 West Avenue G, Jerome, Idaho, as presented.

Second to the motion by Commissioner Reed and carried.

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

Consider a Design Review for 100 East Avenue A, Jerome, Idaho- *action item*

Staff Report: Ms. Chavez stated 100 East Ave A is located in the Public/Semipublic (PS) zone. The design review proposal is regarding exterior paint updates to the existing building.

Ms. Chavez went over the following Design Review Guideline with the commission.

Regarding Guideline #24 Wall Colors, Ms. Chavez stated the application notes the City Council Chambers building and adjacent Fire bay will be painted to match the new paint colors of the City Hall building. The primary color will be Sherwin Williams #7073 Network Grey. The trim will be painted in the Sherwin Williams color # 7075 Web Grey. The colors appear to be neutral and painting will be done in a professional manner.

Commissioner Reed inquired why they were going to paint the building grey. He stated he knew greys are popular colors but wants to be a little different. Ms. Chavez stated they City Council decided on the grey color. He stated he isn't against grey and black but wants a little bit of a variety. Extensive discussion was held on different color combinations, covering tagging, and the color of the metal. Commission stepped outside to look at the color of the metal. Commissioner Reed stated he does not like the brown color of the metal with the grey. Chairman Mink stated the color looks too dark. Commissioner Fraser stated she does not like the brown color paired with the grey.

Commissioner Reed made a motion to approve the Design Review for 100 East Avenue A, Jerome, Idaho, as presented.

Second to the motion by Commissioner Fraser and carried.

After consideration, the motion did not pass by the following votes: AYE: None. NAYE: Commissioner Benjamin Reed, Commissioner Shonna Fraser, Chairman Rod Mink, Commissioner Paul Johnson.

Consent Agenda

The consent calendar consists of items that are considered to be routine in nature and will be enacted in the form of one motion. Any item can be removed from the consent calendar and heard in its regular order at the request of any commissioner or the chairman.

- A. Approve the minutes from the July 11, 2023 regular meeting;

Commissioner Fraser made a motion to approve the consent agenda as presented.

Second to the motion by Commissioner Johnson and carried.

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

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Commissioner Johnson inquired if the Street Department could do something about the street lights on 200 and 300 East Main, by the youth ranch and around the park. He stated they need to be turned on as it is very dark. Discussion was held on why light poles were missing in the area. Ms. Chavez stated the next meeting will be August 22nd.

There being no further discussion, Chairman Mink closed this regular meeting at 7:26 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary