



TOWN OF JEROME

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REGULAR MEETING OF THE TOWN OF JEROME

DESIGN REVIEW BOARD

via VIDEOCONFERENCE (ZOOM)

Monday, May 11, 2020 TIME: 6:00 pm
600 Clark St., JEROME, ARIZONA 86331

MINUTES

6:13 (0:16) 1) CALL TO ORDER/ROLL CALL

Chair Tyler Christensen called the meeting to order at 6:13 p.m. (technical difficulties caused a slight delay). Rosa Cays, deputy clerk, called the roll. Present were Chair Christensen, Vice Chair Brice Wood, and board members John McDonald and Danny Smith. Town Manager Candace Gallagher and Zoning Administrator John Knight were also remotely present.

6:14 (0:55) 2) PETITIONS FROM THE PUBLIC – There were no petitions from the public.

6:14 (1:05) 3) Approval of Minutes: Minutes of the Regular Meeting of April 13, 2020 and Minutes of the Joint Meeting of April 29, 2020

Motion to Approve the Minutes of the Regular Meeting of April 13, 2020 and Minutes of the Joint Meeting* of April 29, 2020

BOARD MEMBER	MOTION	SECOND	AYE	NAV	ABSENT	ABSTAIN
CHRISTENSEN			X			
MCDONALD		X	X			
SMITH	X		X			
WOOD			X			

*The Planning and Zoning Commission will have voted separately on the approval of the joint meeting minutes.

Continued Items: None

New Business:

6:15 (2:01) 4) Design Review for new signage at new business - Jerome Heritage Shop

APPLICANT: Josh Lindner

ADDRESS: 105 Main Street

ZONE: C-1

OWNER OF RECORD: Simple Complex Co, LLC

APN: 401-06-156D

Applicant is seeking design review for a new projecting sign and window sign

Discussion/Possible Action - DRB Reso. 2020-15

Zoning Administrator John Knight read from his staff report and referred to information from the applicant in the agenda packet. He pointed out that the zoning ordinance states a preference for the sign to be made of wood, although the applicant, Josh Lindner, would like to use metal. Mr. Knight referred to other signs in town made of metal.

Chair Tyler Christensen introduced Mr. Lindner, who was also attending the meeting remotely (as was Windy Jones). Mr. Lindner clarified that he and Ms. Jones are both owners of the new shop.

6:17(4:09) Mr. Lindner talked briefly about the store and what type of items would be for sale.

Chair Christensen commented on the application and said he was pleased with it and complimented the design elements of the sign. He asked the applicant if he wanted to add anything else.

6:18 (5:17) Mr. Lindner elaborated on how they arrived at the design of the sign.

Mr. Smith said he liked the sign and that it "fits in with the town."

Vice Chair Brice Wood informed the board members of material currently used for outdoor signage, MDO, which withstands the elements better than wood.

John McDonald said he liked the size and the design.

Mr. Knight pointed out the two sign designs in the application in case the board had a preference, and said the applicants were leaning toward the one with the "J" mountain silhouette.

Mr. McDonald said he found either sign to be acceptable.

Motion to Approve DRB Resolution 2020-15, As Presented (Applicant's Design Choice)

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

6:22 (9:13) 5) Design Review for new patio cover – Jerome UVX Center

APPLICANT: John Bartell

ADDRESS: 403 Clark Street

ZONE: C-1

OWNER OF RECORD: 1299 Properties

APN: 401-06-152H

Applicant is seeking design review for a new patio cover and red tile "eyebrow"

Discussion/Possible Action - DRB Reso. 2020-16

Mr. Knight said this item had been delayed due to his illness and meeting cancellations in the previous months and apologized to the applicant, John Bartell. Because of this, the project was being introduced to DRB first and would then be presented to the Planning and Zoning Commission at their next meeting on May 20. Mr. Knight shared information from his staff report. He pointed out that the patio cover will be worked around an existing pine tree, which, added as a condition to the application, will be examined by an arborist. Mr. Knight went on to explain more about the patio cover, materials, and the view of it from Clark Street.

6:25 (12:04) John Bartell introduced himself and shared his reasons for adding the patio cover. He reassured the board that it will look like it had been there "for a hundred years."

Chair Christensen asked Mr. Bartell if he had scheduled an arborist to inspect the pine tree.

(12:48) Mr. Bartell said he had not as he had only recently been informed of the request, but he would be complying with it.

Chair Christensen asked Mr. Knight to inform the board members via email of the arborist's findings.

Mr. Knight said he did not think there would be a problem and that they may advise that the tree be pruned before construction begins.

Chair Christensen commended Mr. Bartell's project and saw the patio cover as a positive addition for his tenants.

Motion to Approve DRB Resolution 2020-16

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

6:28 (15:11) 6) Extension Request for new home

APPLICANT: Lori Leachman & Andrew Farber

ADDRESS: 18 North Drive

ZONE: R1-5

OWNER OF RECORD: Lori Leachman & Andrew Farber

APN: 401-11-007C

Applicant is seeking a six-month extension to the design review approved in December of 2019

Discussion/Possible Action - DRB Reso. 2020-17

Mr. Knight provided background of the project. He said Council would be deciding on a blanket extension for all ongoing projects at their next regular meeting due to the current COVID-19 shutdown, but in case a decision is not made, the applicants wanted to bring their request before DRB. The project was approved about six months ago, and because no changes have been made to the approved site plan, Mr. Knight said he was in favor of the extension.

Motion to Approve DRB Resolution 2020-17

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

Informational Items (Current Event Summaries):

- 6:31 (18:34) 7) Updates of Recent and Upcoming Meetings:** John Knight, Zoning Administrator
- a) **Planning and Zoning Commission/DRB Joint Meeting – April 29, 2020:** Training session Briefly mentioned this.
 - b) **Planning and Zoning Commission Meeting – May 6, 2020:** CANCELLED
 - c) **Council –**
 - **April 14, 2020:** R-2 Rezone (second reading); settlement agreement regarding 324 Queen Street; meeting time for DRB & P&Z meetings; community garden
 - **April 22, 2020:** Special meeting regarding the community garden
 - **May 12, 2020:** Six-month extension of all DRB/P&Z approvals; amendments to sign code; community garden and gardening workshop

Mr. Knight went through the list of information items.

He informed DRB that the P&Z Commission meeting had been rescheduled to May 20.

Mr. Knight said the R-2 rezone would be effective as of May 14, which he confirmed with Town Manager Candace Gallagher. He also reported that Council had reached a settlement agreement with Josh Lindner and Windy Jones, owners of the former Cuban Queen, and that they too were requesting an extension on their project, hopeful that Council would pass a blanket extension for all current DRB and P&Z applicants in light of the current shutdown.

Mr. Knight said the DRB and P&Z meeting times have been settled, and Council approved the 6 p.m. time for both DRB and P&Z regular meetings.

He also mentioned the special Council meeting to discuss the community garden and a gardening workshop, which would be revisited at the next Council meeting on May 12, along with a discussion about an amendment to the current sign ordinance.

6:34 (23:01) 8) Future DRB Agenda Items: June 8, 2020 DRB Meeting (none currently scheduled)

Mr. Knight reiterated that no future DRB items are scheduled at this time. He did mention a remodel would likely be coming up for a recently purchased house on Center Avenue, but he has not received an application at this time.

2) Adjourn

Motion to Adjourn at 6:35 p.m.

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

Approved:  _____ Date: 6.11.20

Tyler Christensen, Design Review Board Chair

Attest:  _____ Date: June 2020

Rosa Cays, Deputy Clerk

