



TOWN OF JEROME

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

REGULAR MEETING OF THE DESIGN REVIEW BOARD

Monday, October 5, 2020, 6:00 pm

MINUTES

6:06 (0:15) Item 1: Call to order

Chair Tyler Christensen called the meeting to order at 6:06 p.m.

Rosa Cays, deputy clerk, called the roll. Present were Chair Christensen, Vice Chair Brice Wood, and board members John McDonald and Carol Wittner. Zoning Administrator John Knight was also present. Board member Danny Smith was absent.

6:06 (0:54) Item 2: Petitions from the public – There were no petitions from the public.

6:07 (1:09) Item 3: Approval of Minutes: Minutes of the regular meeting of August 31, 2020

Vice Chair Brice Wood commended Ms. Cays for her work on the minutes.

Motion to Approve the Minutes of the Regular Meeting of August 31, 2020

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

6:08 (2:09) Item 4: Presentations: Official welcome of new board member Carol Wittner

Chair Christensen welcomed Ms. Wittner to the board and expressed his appreciation.

Mr. Knight said a few words and apologized for not officially welcoming her at the previous DRB meeting.

Ms. Wittner said she got involved because of Vice Chair Wood and conversations she had had with him. Her interest is to help preserve Jerome. She bought her house in 1974, which is now definitely home.

Continued Items/Old Business: None

New Business:

6:10 (4:31) Item 5: Design Review for garage remodel

Applicants: Don and Kathi Feher

Address: 11 Rich Street

Zone: C-1

Owner of record: Donald J. and Mary K. Feher

APN: 401-06-085

Applicants are seeking preliminary and final design review approval to add a window and new garage doors.

Discussion/Possible Action – DRB Reso. 2020-26

Mr. Knight shared some background and reminded the board that this project had been previously approved in July. He said the applicants have since changed where they want the windows and door, so they're back before DRB; hence, part of the approval and part of the work has been done. He also pointed out that in his staff report, the documentation shows "no change" to the elevation, which was in reference to no changes since the previous approval.

(7:20) After a few seconds of minor audio difficulties, applicant Don Feher gave a quick update on the work that has been done. He said the side door was not in a good place, so he decided to put it on the front of the garage with a window to balance it out. He said the door has been installed, and he apologized for this and said it was a case of "putting the cart before the horse."

Ms. Wittner said she liked it.

Chair Christensen asked what materials were used for the door.

Mr. Feher said all the doors will be clad with zinc plating. He said it fits in with "working town" Jerome.

Mr. Knight asked where he had gotten the material.

Mr. Feher said he special ordered it and cut it into various pieces to give it a "cladding" look. He had considered copper but thought it was too "fancy" and that galvanized steel could work, but that real zinc is better.

Motion to Approve DRB Resolution 2020-26

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

6:18 (12:36) Item 6: Design Review for stair replacement

Applicant: Kyle W. Kelt

Address: 665 Main Street

Zone: R1-5

Owners of record: Kyle and Erica Kelt

APN: 401-07-064

Applicant is seeking preliminary and final design review to replace existing exterior wood stairs.

Discussion/Possible Action – DRB Reso. 2020-27

Mr. Knight said the primary work is to replace a lower section of stairs and remarked that the only access to this unique property is from Main Street via a stairway, then a walkway. He said the same contractor who did Janet Bustrin's stairs, Arnie [Warren], is working on this project. Technically the stairway is an easement on Scott Hudson's property. Mr. Knight said they are also redoing the handrail to extend up the stone steps to make them safer. The homeowners also have dogs, so they are designing the stairs around their comfort and using wood for the steps instead of metal.

(15:25) Applicant Kyle Kelt said the existing wood is rotting. They chose steel to replace the wooden handrailing so they would last longer, like the stairs at 538 School Street.

Chair Christensen pointed out that Chief Blair approved of the handrail, which is the same design as at the Bustrin's.

Mr. McDonald opined that it was "an imaginative use in a very unusual situation" and that the materials will blend in well.

Vice Chair Wood shared an historical note: He said the house was always called the Rosie Salas house and that she was the local music teacher and gave piano lessons there. He said it was also the first property he purchased in Jerome, which he sold to John Scarcella, who was the public works director in town and fixed it up. Chair Wood said he was glad to see the property still preserved.

Mr. Knight said he could not imagine getting a piano up those stairs.

Vice Chair Wood said there were originally four easements that all got encroached.

(19:25) Homeowner Scott Hudson said he approved of the project.

Ms. Wittner commented that it will be beautiful.

Motion to Approve the Minutes of the Regular Meeting of August 31, 2020

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

Informational Items (Current Event Summaries):

6:26 (20:29) Item 7: Updates of Recent and Upcoming Meetings: John Knight, Zoning Administrator

- a) **P&Z – September 16, 2020:** Study session on code amendments for residential lodging, temporary signs, and mixed use
- b) **Council – September 21, 2020 (special meeting):** Discussion and direction on setbacks, yards, and the appeals process, and P&Z's role when reviewing site plans

Mr. Knight mentioned the work session with P&Z regarding amendment changes to the ordinance sections on lodging, signs, and mixed use in C-1, and reiterated what was discussed at the Sept. 21 Council meeting, including P&Z's role in site plan approvals—some to be recommendations, some final approvals. He added that the Council would be discussing a model ordinance for legalizing recreational marijuana at the next regular meeting (the item was put on the agenda at the last minute).

6:28 (22:20) Item 8: Future DRB Agenda Items for November 2, 2020: 123 Beale Street fence

Mr. Knight said he has been talking with the Gallaghers about their fence project.

6:28 (22:34) Item 9: Miscellaneous: SHPO awarded Jerome a Certified Local Government (CLG) grant to prepare design guidelines

Mr. Knight said he had sent an email to the board members to announce that Jerome received a \$20k grant from SHPO to prepare design guidelines, and that the DRB will be an important part of the process.

Chair Christensen said he did not receive the email, nor did Ms. Wittner. Mr. Knight said he would resend it.

Ms. Wittner then asked about the Council meeting on Oct. 13 and asked if she could listen in. Ms. Cays and Mr. Knight let Ms. Wittner know when and how she could access the meeting.

Mr. Knight said a couple of unique items will be discussed at upcoming Council meetings.

Vice Chair Wood asked how he could submit a petition to Council for the next regular meeting. Mr. Knight informed him of the process now that the meetings are being held online.

Item 10: Adjourn

Motion to Adjourn at 6:32 p.m.

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

Approved:  _____ Date: 11-4-20
Tyler Christensen, Design Review Board Chair

Attest:  _____ Date: 4 Nov 2020
Rosa Cays, Deputy Clerk