



TOWN OF JEROME

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

REGULAR MEETING OF THE DESIGN REVIEW BOARD

via videoconference

Monday, December 7, 2020, 6:00 pm

MINUTES

6:00 (1:09) Item 1: Call to order

Chair Tyler Christensen called the meeting to order at 6:00 p.m.

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

6:00 (1:38) Item 2: Petitions from the public – There were no petitions from the public.

6:00 1:54) Item 3: Approval of Minutes: Minutes of the regular meeting of November 2, 2020

Motion to Approve the Minutes of the Regular Meeting of November 2, 2020

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

Continued Items/Old Business: None

New Business:

6:01 (2:28) Item 4: Design Review for a deck and access stairs

Applicant: Elias Wetzel

Address: 146 Juarez Street

Zone: C-1/AR

Owner of record: Prochaska, Edward J. and Nancy E. Trust

APN: 401-06-133C

Applicant is seeking preliminary and final design review to expand a deck and install new exterior access stairs.

Discussion/Possible Action – DRB Reso. 2020-32

Mr. Knight reminded the board members of the addendum for this item and updated them on the developments of this project. The overhang does not meet the setback requirements so will not be added to the extension of the deck. The materials and color will remain the same, so the only change will be the addition to the deck and new access stairs to that addition.

Contractor Elias Wetzel introduced himself and explained that the original reason for adding on 12 square feet to the deck was to have larger, wider access to get things in and out of the house safely. He gave some background on how the project started.

Mr. Knight said the applicant has been cooperative and doing what is needed to comply with the town.

Motion to Approve DRB Resolution 2020-32

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

6:07 (8:10) Item 5: Design Review for window replacement

Applicant: Copper Star Remodeling (Scott Hudson)

Address: 538 School Street

Zone: C-1

Owner of record: Bustrin Family Trust (Janet and Robert Bustrin)

APN: 401-06-092

Applicant is seeking preliminary and final design review to replace an existing bay window with two new windows.

Discussion/Possible Action – DRB Reso. 2020-33

Mr. Knight described how the window to be replaced sticks out from the side of the building and said the applicant is replacing it with similar windows to those in the building now. Mr. Knight noted that this is the kind of project that staff will likely approve administratively in the future.

Contractor and Jerome resident Scott Hudson said that two windows were being replaced, mirroring those above them using the same brand.

Mr. Knight thanked Mr. Hudson for clarifying for the record that two windows were to be replaced not one. Board member John McDonald asked if the new windows will be flush with the side of the building. Mr. Hudson confirmed this and added that just the trim will stick out.

Motion to Approve DRB Resolution 2020-33

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

6:11 (12:31) Item 6: Design Review for new sign

Applicant: Aeron Bailey
 Address: 403 Clark Street, B-7
 Owner of record: 1299 Properties
 Zone: C-1
 APN: 401-06-152H
 Applicant is seeking preliminary and final design review for a new sign for Jerome Ghost Tours.

Discussion/Possible Action – DRB Reso. 2020-34

Mr. Knight clarified that the sign is already in place and made of aluminum. He also mentioned that currently in the sign ordinance, wood is preferred but that will possibly change, as wood does not hold up well.

Business owner Aeron Bailey introduced himself and said this was a new business in the same location as Smokin' Jerome's, which he had to close due to the pandemic. Mr. Bailey described the sign, a mix of modern material with a rustic appearance and that he kept the dimensions within the ordinance requirements.

Board member Carol Wittner said she walked by Mr. Bailey's business and noticed a banner sign over the stairwell on an aluminum frame. She asked if it was temporary; that it seemed rather large.

Mr. Bailey said it was a temporary sign and talked about a past conversation with former zoning administrator Kyle Dabney.

Ms. Wittner asked if the aluminum framing would remain over the stairs and if Mr. Bailey planned to hang more signs.

Mr. Bailey said no, that it was something left over from Halloween, and that he could easily take it down if needed.

Ms. Wittner asked if the other board members had noticed it and encouraged them to visit the site to see it.

Mr. Woods said this was exactly the sort of structure that needed a permit.

Mr. Bailey said again it was up for Halloween and not permanent. He said that it was a truss used for stage lighting.

Chair Christensen asked Mr. Knight to supply Mr. Bailey with information from the zoning ordinance regarding temporary signs so that he can stay in compliance.

Mr. Knight said the Council is concerned about code enforcement and how to address it. He said the current ordinance says they are allowed for 45 consecutive days and 90 days per calendar year and that the definition of a temporary sign also needed to be revised. He further explained the ordinance about temporary signs and said it will likely be amended soon.

Chair Christensen stated that the temporary sign itself meets the requirements but that he agrees with Ms. Wittner that the aluminum frame doesn't fit and is an eyesore.

Mr. McDonald ask if the lighting on the permanent sign, two lights above and one below, will all be used, and for certain hours, and if the lights are angled to avoid glaring out toward the street.

Mr. Bailey said the lights attached to the building above and below the sign belong to UVX owner John Bartell, that he would be the one to adjust them but that he could set the lights to turn on and off at a certain time.

Mr. McDonald said it seemed like a lot of lighting for one sign.

Motion to Approve DRB Resolution 2020-34

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

6:24 (25:35) Item 7: Design Review for paint and siding

Applicant: Greg Worth
 Address: 639 Center Avenue
 Owner of record: Gregory A. Worth Living Trust
 Zone: R1-5
 APN: 401-08-037
 Applicant is seeking preliminary and final design review for paint colors and installation of cement board siding.

Discussion/Possible Action – DRB Reso. 2020-35

Mr. Knight reminded everyone that this item was in the addendum. He said the applicant has discovered that he needs to replace all the siding that they had hoped to salvage. He said the material to be used to replace the siding was comparable to the material used

at the Nord house (School/First Streets), an appropriate substitution. Mr. Knight said that in most cases, this type of change in the field could be handled by staff, but because of the extent of the siding to be replaced and the changes involved, he felt it should go before DRB. He talked briefly about the material, HardiePlank® and said the original paint color of the siding, grey with green trim, was also discovered during the renovation.

Property owner Greg Worth introduced himself and his wife Barbara Nelson. He said they thought they were remodeling an old house, but the truth is they're rebuilding a house—in the same spot. He said they wanted to keep the siding but the workers from Crested Construction said it shattered every time they nailed it and that it was not safe to keep it as part of the structure. Mr. Worth talked about the benefits of the cement board.

Ms. Wittner said she had walked by the house and liked the new color. Discussion continued.

Chair Christensen shared comments about the project and praised the Worths for their efforts.

Motion to Approve DRB Resolution 2020-35

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

Informational Items (Current Event Summaries):

6:31 (32:37) Item 8: Updates of Recent and Upcoming Meetings: John Knight, Zoning Administrator

- a) **November 10, 2020 Council Meeting** – Recreational marijuana sales prohibition, beekeeping ordinance, direction on residential permit parking, district sign discussion, appointment of Mike Harvey to Planning and Zoning Commission
- b) **December 1, 2020 Joint Planning and Zoning Commission/Council Meeting** – discussion on respective roles and responsibilities of P&Z and Council, and discussion and direction on code amendments for setbacks, appeals process, administrative approval of small projects, residential lodging, signs, mixed use, and telecommunications

Mr. Knight shared a few highlights from the previous Council meeting and joint meeting with the Council and P&Z. He also praised Ms. Wittner for visiting the sites and said it was an important part of volunteering on the board—but to keep in mind open meeting laws. He said if a board member was ever visiting one of the sites and happened to run into the owner (or applicant), that they should mention it at the next public meeting for the record.

6:36 (37:33) Item 9: Future DRB Agenda Items for January 4, 2020: No items currently scheduled

Mr. Knight said nothing had been added to the agenda for the January 4 meeting at this point.

Board member Danny Smith clarified from Item 8 that the natural bees are not the problem in town, that it's the foreign bees hungry and going for the trash cans and tourists; and adding four hives to the area does not help. Discussion briefly ensued.

Ms. Wittner asked if there was a way to enforce removal of the truss as was discussed earlier in the meeting. Mr. Knight said the town looks for voluntary compliance first; if this doesn't happen, the town has the authority to file a misdemeanor, which is heavy handed in most cases. He said a meeting with the Council will be taking place soon to address code enforcement.

Item 10: Adjourn

Motion to Adjourn at 6:40 p.m.

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

Approved:  Date: 2.9.21
 Tyler Christensen, Design Review Board Chair

Attest:  Date: 9 Feb 2021
 Rosa Cays, Deputy Clerk