



TOWN OF JEROME

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

REGULAR MEETING OF THE DESIGN REVIEW BOARD Monday, March 1, 2021, 6:00 pm MINUTES

6:01 (2:46) Item 1: Call to order

Chair Tyler Christensen called the meeting to order at 6:01 p.m.

Deputy Town Clerk Rosa Cays called roll. Present were Chair Christensen, Vice Chair Brice Wood, and board members John McDonald and Carol Wittner. Also present was Zoning Administrator John Knight.

6:01 (3:22) Item 2: Petitions from the public – There were no petitions from the public.

6:02 (3:41) Item 3: Approval of Minutes: Minutes of the regular meeting of February 1, 2021

Discussion/Possible Action

Motion to Approve the Minutes of the Regular Meeting of February 1, 2021

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

6:03 (4:41) Item 4: Selection of officers: Select a new chair and vice chair

Discussion/Possible Action

Mr. Knight went over some of the guidelines regarding holding the position of chair and vice chair.

Chair Christensen said he has felt privileged to be the chair and expressed his appreciation for the board's support. He thanked Vice Chair Wood and said he would like to continue as chair for a second year.

Motion to Elect Tyler Christensen as Chair of the Design Review Board

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

Motion to Elect Brice Wood as Vice Chair of the Board

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

6:06 (7:46) Item 5: DRB Meeting dates for 2021: Confirm meeting dates and approve adjusted dates that land on federal holidays.

Discussion/Possible Action

Chair Christensen pointed out the two regular meetings affected by holidays, highlighted in a memo in the agenda packet.

Mr. Knight said the date changes are suggestions.

Chair Christensen said the meetings are far enough in the future that the change in dates are fine.

Mr. Knight said the dates would be posted on the town website and possibly on the backs of DRB applications.

Motion to Approve the DRB regular meeting dates and adjusted dates for 2021

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

Continued Items/Old Business: None

New Business:

6:10 (10:58) Item 6: Updated signage and paint for Grapes, Copper Town Coffee, and Copper Town T-Shirts

Applicant: Eric Jurisin

Address: 111 Main Street

Zone: C-1

Owner of record: Jerome Investments II LLC

APN: 401-06-156F

Applicant is seeking preliminary and final design review to update signage for several existing businesses. The request also includes updated paint for the building and roof.

Discussion/Possible Action – DRB Reso. 2021-02

Chair Christensen introduced the item and Mr. Knight referred to his staff report and the graphics included in the application. He pointed out that the colors weren't quite accurate but that the color samples emailed that day to the board were more representative of the true colors. Ms. Cays showed the actual paint samples on the Zoom screen.

Chair Christensen asked Jerome business owner Eric Jurisin to introduce himself for the record and explain his project.

(12:40) Mr. Jurisin said the project was an update on the paint colors on the building and existing signs, which will be a shade of yellow with black and white.

Vice Chair Wood said that it looked like a logical extension of what exists.

Ms. Wittner said it mirrors the Tavern Hotel and Grille in Old Town Cottonwood and continues the business branding. She said the graphic provided does not reflect the actual colors and that they will be dramatic with the fire station in red next to it. She said she liked it and that it would be something new for Jerome.

Chair Christensen agreed with Ms. Wittner and said he would like to see the building updated.

Board member McDonald said he agreed with Vice Chair Wood: that it was merely new paint and the same signs, just with more contrast.

Motion to Approve DRB Resolution 2021-02

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

6:14 (16:13) Item 7: Replace existing wood doors with wood windows

Applicants: **Mary Wills and Sally Dryer**

Address: 136 Main Street (Nellie Bly and Nellie Bly II)

Zone: C-1

Owner of record: Mary Wills and Sally Dryer

APN: 401-06-007

Applicants are seeking preliminary and final design review to replace existing second-story wood doors with wood windows

Discussion/Possible Action – DRB Reso. 2021-03

Mr. Knight talked a bit about the project and said that the work Ms. Wills and Ms. Dryer have done on the building in the past has been historically respectful and speaks for itself.

(18:42) Jerome resident and businessowner Mary Wills introduced herself, Ms. Dryer, and Brett Graham of Copper Mountain Millworks, the contractor who also worked with Tim McLellan on Boomtown Builder. Mary shared history on the building and said they're taking it back to the original design with windows. She clarified that this was only on Nellie Bly, not Nellie Bly II.

Ms. Wittner shared her comments and praise for the applicants' project and past projects, as did Vice Chair Wood.

Motion to Approve DRB Resolution 2021-03

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

6:19 (21:05) Item 8: New pergola

Applicant: Jack Dillenberg

Address: 700 Holly Avenue

Zone: R1-5

Owner of record: Jack Dillenberg

APN: 401-07-089B

Applicant is seeking preliminary and final design review to construct a pergola shade structure.

Discussion/Possible Action – DRB Reso. 2021-04

After an introduction of the item by Chair Christensen, Mr. Knight stated that a pergola, though not directly addressed in the zoning ordinance, would be considered a landscape feature. He discussed this with Building Inspector Barry Wolstencroft, who verified it does not require a building permit, hence would not be considered a structure; but for the sake of fire safety, the applicant is willing, though not required, to follow setbacks for fire safety: 5 feet from the property line and 10 feet from the street. Mr. Knight said that because it does not qualify as a structure, the application does not have to go before P&Z.

(23:32) Jerome resident (and mayor) Jack Dillenberg introduced himself for the record and said the reason for the pergola was to create shade on the patio, a common use for this type of freestanding structure. Dr. Dillenberg said Adam Downey, his neighbor on Holly Street, will build it. He joked that it may be the first pergola in Jerome.

Chair Christensen said he has not seen one in Jerome and liked that plants can grow on it or along it.

Ms. Wittner said she wanted one for her yard.

Motion to Approve DRB Resolution 2021-04

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

Informational Items (Current Event Summaries):

6:25 (27:13) Item 9: Updates of Recent and Upcoming Meetings: John Knight, Zoning Administrator

- a) **February 9, 2021 Council Meeting** – First reading of ordinance regarding amendments for transient lodging; board appointments
- b) **February 17, 2021 P&Z Meeting** – ordinance amendments for temporary signs and administrative review of small projects

Mr. Knight talked about upcoming items on the next Council meeting agenda and upcoming discussions about ordinance amendments for temporary signs, which will return to P&Z at the March 17 meeting.

6:27 (29:12) Item 10: Miscellaneous: Update on recent activity regarding the Mexican Pool property

Mr. Knight said he has been working with the new owners of the Mexican Pool property on conceptual designs that will go before P&Z and DRB.

6:28 (29:40) Item 11: Future DRB Agenda Items for April 5, 2021: Signage for Raku Gallery

Mr. Knight said that an updated sign for Raku Gallery will likely be on the agenda for the April 5 meeting.

Item 12: Adjourn

Motion to Adjourn at 6:28 p.m.

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

Approved:  Date: 4.5.21
 Tyler Christensen, Design Review Board Chair

Attest:  Date: 5 April 2021
 Rosa Cays, Deputy Clerk

