



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

ZONING ADMINISTRATOR ANALYSIS DESIGN REVIEW BOARD

JULY 9, 2018

ITEM 4: BUSINESS SIGN FOR FOUR-EIGHT WINEWORKS

MATT LAVOIRE

ZA Analysis: The applicant is seeking approval to add a sign for proposed additional business venture. He has applications in process for separate business license and liquor license with Town Council, P&Z application for review of interior changes to the interior and CUP for Spiritous Liquor Tasting Facility. In order to expedite the process, DRB is requested to review and approve the proposed additional sign for the exterior.

Recommendation: Approve with conditions that all other pending licenses, building modifications and conditional use permit are approved by appropriate governing bodies, prior to addition of sign.

ITEM 5: LOCATION CHANGE FOR BUSINESS SIGN AT 115 JEROME AVE, MINE CAFÉ

ZA Analysis: The original sign is moving to a location that will allow it more foot traffic visibility from both directions. It will be mounted as a projecting sign, from an upper deck rail instead of to the face of the building. The bottom of the sign will be located right at 8' above the sidewalk. Examples of other business signs hung in this manner within the district are provided.

Recommendation: Approve without conditions.

ITEM 6: REPLACE EXTERIOR RAIL ON PORCHES & STAIRCASE

JANET BUSTRIN

ZA Analysis: This project was submitted in February of 2017 with the DRB reaching a conclusion to ask the applicant to consider other options. The project was tabled and the minutes from that meeting are included here. At that time ZA K. Dabney supported the metal mesh material choice and found several historic homes with similar material used for railings.

This property did not have a historic staircase on Main Street. Pictures on file from 1981 show a porch on the main floor with a rail made of framed wooden lattice. The description says this east end is supported by concrete retaining wall, which is still on site behind the stair case, and documented in a photo around 1981.

The second story porch was submitted and approved in the year 2000. The exterior stairs on Main Street were installed by permit in 1995. Current condition of the existing rail structure is deteriorating and in need of maintenance. The applicant is resubmitting with a more period choice of hooped wire complemented with pointed finials intertwined. She is committed to a metal material choice as it will alleviate some future maintenance and give occupants better views from the property.

The type of material proposed is documented on other properties in Jerome. Both the hooped wire material and the wire mesh have been used on Main Street. The most visible mesh example is at 657 Main St. The picture of 657 Main St. seems to show more of the historic structure. Comparatively, the subject property seems partially obscured by the rail chosen in 1995. Either option requested here would show more of the structure, and would be historically compatible to the main floor rail we see documented in the 1980's.

Recommendation: Zoning Administration recommends approval of the applicant preferred choice the hooped wire rail with finials.

ITEM 7: INSTALLATION EXTERIOR LIFT FOR HANDICAP ACCESSIBILITY

ZA Analysis: The applicant is represented by Joe Widman. He has researched a way to provide handicap accessibility for the owner to use her two-story home. The device is recommended for this purpose and will be installed to manufacturers specification. It requires a permit and will be inspected by Jerome's Building Inspector.

The home sits uniquely divided in the C-1 and AR Zones. The property is a legal and non-conforming for side yard requirements for the AR zone, while conforming to side yard requirements of C-1 zone.

The lift will be installed on the exterior of the home at the north west corner of the home behind the area that is deck on the front. The planned installation could be easily screened from the street view.

This device and associated construction are necessary for the owner to continue to have safe access to the home. Further, this project is thoughtfully undertaken in such a manner that if removed in the future, the essential form and integrity of current aspects of this historic property would be unimpaired. This property sits low on Juarez with lots of vegetation, it doesn't have a strong visual presence in Jerome. However, neighbors in the sight line for this project are aware of the installation, and support Mrs. Prochaska.

Recommendation: Approve for handicap access to 146 Juarez St with any conditions DRB may recommend.

Charlotte Page
Acting Zoning Administrator



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SPECIAL MEETING OF THE TOWN OF JEROME

DESIGN REVIEW BOARD – Special meeting

DATE: Wednesday, May 9, 2018 TIME: 10:00 am

PLACE: JEROME CIVIC CENTER

600 Clark St., JEROME, ARIZONA 86331

MINUTES

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Design Review Board and to the general public that the Design Review Board will hold the above meeting in Council Chambers at Jerome Town Hall. Members of the Design Review Board will attend either in person or by telephone, video or internet conferencing. The Design Review Board may recess the public meeting and convene in Executive Session for the purpose of discussion or consultation for legal advice with the Town Attorney, who may participate telephonically, regarding any item listed on this agenda pursuant to A.R.S. § 38-431.03 (A)(3).

ITEM 1: CALL TO ORDER/ROLL CALL

Chair Brice Wood called the meeting to order at 10:00 a.m.

Mr. Dabney called roll. Present were Chair Brice Wood, Vice Chair Mike Parry and Danny Smith.

Staff present were Kyle Dabney, Zoning Administrator and Joni Savage, Deputy Clerk/Minute Taker.

ITEM 2: PETITIONS FROM THE PUBLIC – There are no petitions from the public.

ITEM 3: REQUEST FOR DEMOLITION OF STORAGE STRUCTURES

APPLICANT: ARTIS ROGUE

CONSTRUCTED: CIRCA 1970'S

ADDRESS: 569 MAIN ST

ZONE: C-1

OWNER OF RECORD: LUCERO BARBARA ROGUE

APN: 401-06-101B

The applicant is seeking approval to demolish storage structures behind her home. The storage structures belong to the applicant on town property and as such creates a liability for the Town of Jerome. The Building Official has marked these structures as unsafe and a nuisance. These structures are not historic, and the demolition will not adversely affect Jerome's status as a National Historic Landmark.

Chair Wood wanted to thank Mr. Dabney for his service and wished him well in his endeavors. He is disappointed that he could not stay longer.

Mr. Dabney thanked him.

Chair Wood noted these people have deep roots in the town. He read from his speech. "We are a board, Jerome Design Review Board, which is a requirement of the Department of Interior, requirements for having a Historic Landmark Status. When you are designated that you have this extra hoop to jump through. We do try to fulfill those rules, in many towns this exact board is called the Historic Preservation Board, because that is one of the things we do. We review designs that come to us, but because we are in this interesting spot because of our legal situation, part of our mandate has to do with historical stuff. Not to give anything away, I don't often vote for demolition and I didn't understand why we are having a special meeting." He asked Mr. Dabney why.

Mr. Dabney said, "We can't do demolition without Design Review."

Chair Wood inquired wouldn't that be an agenda item in a regular meeting?

Mr. Dabney explained the reason that he did this special meeting is because he contacted the attorney. Because of the situation, the Town owns the property and her sheds on Town property, it creates a liability for the Town. The attorney instructed him to take care of this as soon as possible. The owner cannot insure her home.

Chair Wood agrees that the property is a mess, but he talked to the neighbors and nobody wants it torn down. He is

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hoping we can compromise on this. Where they get something out of it and we get out of the liability. If the Town owns it, isn't the Town the actual applicant?

Mr. Dabney explained no, the Town owns the land and the buildings are owned by Ms. Rogue.

Chair Wood asked so what is it with the Town, he's not sure he gets it.

Mr. Dabney explained when she got the property she was not aware that the sheds were on Town property, she had thought it was her property.

Chair Wood asked, "Does that make it her property?"

Mr. Dabney responded, "No, it does not make it her property. The sheds are hers, because they came with the home."

Chair Wood stated, "I can't buy something on property that I don't own." He argued that the sheds are the Town's and we should be the applicant. About half the approvals we've given in the last couple of years have been for sheds. A lot of people want sheds. He had thought someone had been hurt and that there was a law suit pending, or that it was a health and safety issue, then we would have to demolish, in this case he doesn't see it. He is seeing a fluid situation that is being handled in a slightly wrong way.

Chair Wood explained, "Our meetings are posted and they're regular. Part of the reason to do that is for government transparency, so that the citizens of Jerome know when we're having a meeting and what it's going to be about. Now a special meeting violates that trust, especially when there is no immediate emergency that I can see here. It's clear I'm not going to vote for demolition, so it won't pass." He would like to propose some steps that would help.

He believes that 1/2 of the buildings are hazardous and unsalvageable. The other half is 90% of the way to being a good shed and then we could save a piece of Jerome. Even though this is a funky thing, people like Jerome for the funk, no one is trying to live there. It is not an attractive nuisance. Also, it is much older than it seems to be indicated here, it couldn't be in that condition and not be. He would like to meet with the applicants and he believes we could get some volunteers in to help clean it up. That's his position and he'd like to hear what the rest of the board has to say.

Mr. Parry said, "The issue here is, the essence of the issue is the lady can't get her home insured, which is a scary situation. It is his understanding that they're not historic. The building inspector says they are slapped together and probably not a good thing to leave up. If they're historic that's one thing, but I don't believe they are. The building inspector says they are dangerous. I think we have to look at it from that view point. They are great looking buildings, but they are not five feet from my house or your house. I think we have to get them out of there and that time is of the essence. I would hate to have my house, in this dry climate, without any insurance.

Mr. Smith expressed they look like someone in the 1970's slapped them together. He is also concerned that the buildings are on Town property. He's all for salvaging the wood, however, he'd demolish them this afternoon.

Mr. Dabney said the applicant would like to keep the material and reuse it.

Mr. Smith believes it to be a fire hazard.

Chair Wood hopes he has been clear that he sees problems and safety problems. He doesn't agree with Mr. Dabney, he thinks the buildings are old. Also, this setting is not the way to handle this issue. This should have been posted long in advance, so neighbors could give their opinions. He thinks neighbors should be here he has spoken with some and the general opinion is to remove the hazard. He thinks half of it should go, but on the other hand these are viable sheds. He would like him to run this past us again.

Mr. Smith thinks it would be nice to save them and he's all for that. Even if she did fix one it is still on the Town's property. The Town can't have access to it. There is a law, if you use land long enough you can end up with it.

Chair Wood said, "Eminent domain. It is confusing to me to learn that this is Town property and it's confusing to me as to who's liability it is."

Mr. Dabney said according to the attorney it is our liability, because it's on our property.

Chair Wood said, "We should make efforts to correct that."

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Mr. Smith thinks you should salvage what you can and let her get insurance and the Town gets rid of the liability.

Mr. Parry said he's a big advocate of keeping old buildings.

Chair Wood wants to put a timed schedule on this, to come up with a way to save what we can, without demolishing these things.

Mr. Parry asked who would demolish them.

Mr. Dabney said he didn't know.

Mr. Parry supposed that since it was on Town property the Town should do it.

Mr. Dabney thought there would have to be some kind of agreement, but he didn't know.

Mr. Wood said, "We, as a Town have more skin in the game. We can do our historic preservation best and not do something hasty without the public's knowledge. People resent that when it happens."

Mr. Dabney said his view-point is what if her house burned down and she couldn't get insurance.

Chair Wood said, "Usually if you tell an insurance guy that we're trying the best we can they will work with them."

Mr. Parry said, "When you say you're going to try that means you're probably not going to do it. I've been in the business for awhile and that's usually the way it goes. I appreciate your thoughts, perhaps we could take them down and reconstruct them. I think the problem is there is less than 5 feet between the house."

Mr. Dabney thinks it is more than 5 feet.

Mr. Parry added, "I love looking at them, I think it's eye candy."

Chair Wood agreed he did too, but if it is unsafe, he looked at it and it is unsafe, but he believes it could be made functional and safe without tearing it down.

Mr. Smith said he wouldn't attempt to salvage any of those. Who is going to put the money into repairing them, who would use them?

Motion Danny Smith made a motion to pass this and it was seconded by Mike Parry. It failed with 2 ayes and 1 nay.

Chair Wood stated he would like to make a plan for this. He just found out about this.

ITEM 4: FUTURE AGENDA ITEMS

No future agenda items.

ITEM 5: ADJOURN

Chair Wood made a motion to adjourn and it was seconded by Mr. Parry. The motion carried unanimously, and the meeting adjourned at 10:22 a.m.

Approval on next page.

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SPECIAL MEETING OF THE TOWN OF JEROME

DESIGN REVIEW BOARD

DATE: Wednesday, May 9, 2018 TIME: 10:00 am

PLACE: JEROME CIVIC CENTER
600 Clark St., JEROME, ARIZONA 86331

MINUTES

Respectfully submitted by Joni Savage on July 9, 2018.

Approved: _____ Date: _____
Design Review Board Chair

Attest: _____ Date: _____
Design Review Board Vice Chair



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REGULAR MEETING OF THE TOWN OF JEROME

DESIGN REVIEW BOARD

DATE: Monday, May 14, 2018 TIME: 7:00 pm

PLACE: JEROME CIVIC CENTER
600 Clark St., JEROME, ARIZONA 86331

MINUTES

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ITEM 1: CALL TO ORDER/ROLL CALL

Chair Brice Wood called the meeting to order at 7:07 P.M.

Mr. Dabney called roll. Present were Chair Brice Wood, Vice Chair Mike Parry and Danny Smith.

Staff present were Kyle Dabney, Zoning Administrator, Charlotte Page, Interim Zoning Administrator and Joni Savage, Deputy Clerk/Minute Taker.

ITEM 2: APPROVAL OF MINUTES: Minutes of April 9, 2018

Chair Wood asked if everyone had read the minutes and it was confirmed that they had.

Mike Parry made the motion to approve the minutes of April 9, 2018 and was seconded by Danny Smith. The minutes were unanimously approved.

ITEM 3: PETITIONS FROM THE PUBLIC – There were no petitions from the public.

ITEM 4: EXTENSION ON A PREVIOUSLY APPROVED DESIGN FOR A NEW HOME

APPLICANT: JERRY PATE

CONSTRUCTED: N/A

ADDRESS: 160 NORTH DR

ZONE: R1-5

OWNER OF RECORD: ABOVE

APN: 401-11-012H

The applicant is seeking approval for an extension on a previously approved plan.

Mr. Dabney said no representative was present, he is asking for a six-month extension because of difficulty in finding a contractor.

Chair Wood asked did the house get moved closer to the road.

Mr. Dabney said no, they decided not to raise the height. They have gone back to the original submittal.

Mr. Parry said he thinks it is taking him longer with paperwork, architecture and engineering.

Chair Wood added it is a difficult site and a challenging concept.

Mr. Parry added a very intricate house.

Mr. Smith added and right now with all the building in Prescott Valley they have stolen all the workers from around here.

Chair Wood moved to approve the extension and was seconded by Mr. Parry. The motion passed unanimously.

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ITEM 5: PROPOSAL FOR TWO NEW SIGNS

APPLICANT: BRIDGETTE HAUSLER

ADDRESS: 411 HULL AVE.

OWNER OF RECORD: JENEAL KNAPP

CONSTRUCTED: 1910

ZONE: C-1

APN: 401-06-018A

The applicant is seeking approval for two new signs located at 411 Hull Ave.

Chair Wood pointed out an error in the paperwork, on the administrators report it says the address is 160 North Drive.

Mr. Dabney said he would make that correction.

Chair Wood noted the correct address was 411 Hull Avenue. He looked at it, it is a nice sign, simple and seems to meet all requirements for safety and size.

Mr. Parry asked if it would be red?

The representative said it was red.

Mr. Parry suggested it could be flamingo.

Mr. Smith asked if flamingo was a color?

Mr. Smith moved to approve the sign as presented and was seconded by Chair Wood. The motion passed unanimously.

ITEM 6: REQUESTED RECOMMENDATION BY THE PLANNING AND ZONING COMMISSION REGARDING A CHANGE IN THE ZONING ORDINANCE FOR INTERNALLY LIT SIGNS

Staff is recommending a change in the Zoning Ordinance regarding internally lit signs of a certain design to make them legal. The Planning and Zoning Commission requested Design Review's recommendation for proposed verbiage changes.

Chair Wood said, "It seems like what we're doing is trying to be consistent and legal across the town."

Mr. Parry said the last time we changed the verbiage.

Mr. Dabney said the Planning and Zoning Commission requested that the Design Review Board give their recommendation.

Chair Wood said he read it through and he thinks it is fine. He added that 25% is a lot.

Mr. Dabney said it was very difficult to come up with an actual figure for that and he believes that is why they wanted their opinion.

Chair Wood said he didn't think any of the examples are at 25%. He believes they are running at maybe 10% or 15%. He would lower that number from 25% to 15%.

Mr. Parry said the Haunted Hamburger could be 25%, it's long and skinny and looks like it meets that.

Mr. Smith believes the Mile High is probably at 25%.

Mr. Parry said he believes 25% would not be too outrageous.

Mr. Smith said the problem now is if you make it smaller than everyone will say how can they get theirs bigger.

Chair Wood said, "You say we made an experiment and it didn't work. We don't have to stick with things that don't work."

Mr. Dabney said, "It is also a probability perhaps if you have a different way of, you know measuring."

Chair Wood said it would be very hard to compute the percentage, what is the negative space.

Mr. Dabney said he's been trying to get a hold of the sign maker and find out how many bulbs and the wattage of the bulbs in the two current signs; but he's just been so busy. He is hoping that someone can follow up on that after he leaves. He was hoping the Board might come up with another way of verbalizing that.

Suzy Mound, a resident, referred to the lack of business Jerome conducts after dark and she believes signs lit up all night long are a nuisance. If she were living in the apartments across the street, she wouldn't be happy about it.

Mr. Parry said that's a good point. He asked Mr. Dabney if they could put a timer on the lights

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Chair Wood said he doesn't like to waste electricity.

Mr. Parry asked if other municipalities did that, he thinks it is a great idea.

Mr. Dabney said not arguing your point, but if you're going to do it for those lights, you would have to do it for all businesses.

Mr. Parry named some of the businesses that were lit up all night and how bright that they were.

The Board discussed this further.

Ms. Mound suggested requiring the businesses to shut off the lights when they are closed.

Mr. Parry asked if that would include the hotel. He asked if we could add verbiage like that.

Mr. Smith said it would be difficult to do all lights.

Mr. Dabney asked for further clarification.

Mr. Parry suggested shutting off lights an hour after businesses were closed, excluding any safety lights.

Mr. Parry directed staff to correct verbiage and take it to P&Z.

Mr. Dabney said you're just making a recommendation it will go back to P & Z.

Chair Wood talked about Flagstaff having a dark sky ordinance, he's thought about it and he doesn't want to mess with that. He doesn't think we have a problem with it, he doesn't want to change the historic fabric.

Ms. Hardie, a resident, said in the Town code there is something regarding lighting. It talks about the direction and how strong it is, but she can't remember it all.

Chair Wood thinks it is something to do with signs that would distract traffic. In Flagstaff it had to do with flood lights in huge spaces that were interrupting the astronomers. So, we'll direct staff, he made a motion to incorporate new language into the ordinance requiring people turn their lights off after business hours. He asked for a second.

Mr. Parry said it is just direction to staff. When we get it back then we would make the motion.

Mr. Wood dropped his motion and moved on.

ITEM 7: PROPOSAL FOR AN ADDITION TO AN EXISTING GARAGE

APPLICANT: KELLEY FOY

CONSTRUCTED: EST. 1965

ADDRESS: 121 THIRD ST.

ZONE: R1-5

OWNER OF RECORD: ABOVE

APN: 401-08-040

The applicant is seeking approval for an addition to the top of an existing garage

Chair Wood said, "A couple of things, this is a pretty big project, when I looked at the packet it should start with a demolition permit. To my eye this is a demolition. I will bow to our legal counsel if that is indeed what they think, but I don't think that. I feel it's a little bit odd. I think there is a step we're not taking that is in the ordinance, that we should be taking." He asked Ms. Foy to approach the dais.

Chair Wood asked her about the survey. "I see you got a surveyor to do this work."

Ms. Foy responded yes.

Chair Wood pointed out Center Street running North – South.

Ms. Foy responded yes. "It shows that as the Northern elevation."

Chair Wood said, "And that really is the East elevation."

Ms. Foy responded, "It is corrected in this, but also if you actually put a compass, the corner of my house is North. This is actually going in this direction toward North. I'm following into what the surveyor says and that's what I follow."

Chair Wood said, "The surveyor says Center Street runs North – South."

Ms. Foy responded, "Yeah, right."

Chair Wood said, "It runs to almost exactly North-South. Go out and look at Polaris some night, from the end of the street."

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Ms. Foy responded okay.

Chair Wood said, "Verde and Center and the numbered streets are on the grid, go figure. And this (he pointed at the drawings) is your East elevation, right?"

Ms. Foy responded okay and explained the drawing.

Chair Wood said, "She says it is a North elevation and it's not. I don't think it can be."

Mr. Parry said, "I don't think that will cut it on the plans. The building inspector won't go for that."

Chair Wood said, "This is a confusing thing though. It is confusing when we keep going with uncorrected documents and I'd like to correct as we go."

Ms. Foy and Mr. Parry said okay.

Chair Wood said, "I'm surprised as I'm told you are adding a second floor to this structure. But clearly this drawing has moved the garage doors, introduce a new double door. It is not the facade."

Ms. Foy responded, "Right, it's flipping it. Originally the doors were on this side and they were all falling apart and so I put wood up to keep the elements out. This is a remodel, I am not claiming to hold on to the existing garage, it is not actually historic. If you look in the packet I have included the historic image of the two-story building that was there and that is why I am keeping the wall to that building. The back wall of that is the original store and it is staying, it is a part of the historic building."

Chair Wood asked if it was a masonry wall.

Ms. Foy said yes. It is cement.

Chair Wood said, "I have done a project where I added a second floor to a house. You have to do the demolition, it seems to me." (He talked about a past experience in Venice, California. They built very strong structures of footers that held up all the structure over what was there. You couldn't count on that structure to hold up more.) "I thought automatically that this has to be a continuous wall."

Ms. Foy agreed.

Chair Wood continued, "To be structurally strong. And that would require a demolition of everything we see."

Ms. Foy explained, "The terminology that is written on the packet is not how I applied for it. I did not call it an addition, it's called a remodel for a reason. I'm not adding to the existing building, I'm adding to the existing wall, which is a remodel. And that's the law, it states that that is a remodel. I'm not adding to wall that is there I'm just holding the same footprint."

Chair Wood said, "I am confused with what I was presented with. There is a bunch of stuff."

Ms. Foy said, "If you look at the site plan it lays it out, so it's clear on the site plan."

Chair Wood asked, "Are you leaving the doors out in this drawing?"

Ms. Foy explained, "That is the back that's actually the side of the garage which is the back of the face that you're looking at." (It was confirmed by them both that it was the West elevation.)

Ms. Foy explained, "What you're looking at on the corrected site plan. Where it is all correct on the site plan, this is the side you're looking at."

Chair Wood said, "This was done by a surveyor, I have to believe that they had it right, or I hope they did. If you build a stairway. I couldn't know that was this wall because there are no windows indicated here."

Ms. Foy replied, "That's the bottom floor, there are no windows."

Chair Wood said, "But there are windows here on the second floor."

Ms. Foy confirmed and said, "It is on the elevations drawing and it was not on the footprint drawings."

Chair Wood said, "It has to agree you know, Kelly."

Ms. Foy responded, "Okay Brice."

Chair Wood said, "It can't be both, it can't either exist or not exist."

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Ms. Foy responded, "Okay, is this in the purview of Design Review, because that's actually not."

Chair Wood retorted, "I am trying to understand the plans that have been submitted to me and I have these questions, where are these windows on this floor plan. Which would actually be to the west. And if it was accurate it would have six windows."

Ms. Foy responded yes.

Chair Wood said, "When we build stairs there is a range of dimensions you can use for treads and risers. If this is a quarter inch scale, (he measured the drawing) these are 14" risers, is that what you want."

Ms. Foy responded, "No, they will be standard. It is my understanding that when you build something you actually have to go in and do site measurements anyway and it has to be accurate. If that's too high, this is not final."

Chair Wood said, "I think what's going to happen is it will get much longer with a standard riser and will be two or three more steps and it will come out further. I am concerned about the railing, why does it start at the floor, the railing is actually only."

Mr. Dabney said, "If I might call a point of order. Planning and Zoning will review this on engineering drawings, we need to be looking at design."

Chair Wood said, "I'm looking at the visual, Kyle."

Mr. Parry (referring to the drawings) "Those aren't correct."

Chair Wood said, "They're so far from correct."

Mr. Parry continued, "Her stairs and her railing are off, it's a glitch in the computer."

Chair Wood said, "I would like to table this and give you a chance to correct these drawings and come back with something that."

Mr. Parry said, "These are just preliminary, she can't get a permit off of this."

Chair Wood stated, "We need to know what we're doing and I need to see an accurate set of plans that at least have the direction right. And show accurately where the windows are."

Ms. Mound said she agrees with him that we need more accuracy. "What I and the neighborhood experienced was plans being approved next door to my house and there was way too much grey area. I heard the owner say, "We can do whatever we want."

Ms. Foy asked, "Who said we can do whatever we want?"

Ms. Mound said, "Gretchen Grosetta on her project not yours."

Ms. Foy replied, "I'm not Gretchen."

Ms. Mound said, "I'm just saying we have dealt with this, things being approved that aren't specific."

Ms. Foy responded, "What's specific is the foot print and that has not changed. This meeting Brice is about design and whether or not it fits proportions and that it is compatible with the Town."

said this is about design.

Mr. Parry said, "I have to agree, this is just preliminary."

Mr. Smith explained, "This is why I joined this Board, because I've been on this side. First it is a pain in the butt to come before this board and ask to do something to your property that you pay the taxes on, you make the payments on and somebody else is going to tell you they don't like off white paint. My project when we did the apartment I went through something kind of similar with the Design Review Board. Calling for architectural plans wanting them exactly. This is Design and Review, if we can get a good picture. We have the general idea of what she wants to do. Steps are between her and the building inspector and Planning and Zoning. It's not fair to the property owner. I believe if it is in the code, and it is legal for her to do something with her property, and it fits in the neighborhood then that's her business too, I can't say no. I don't think we need to worry if it's northwest or southeast, as long as we get a general idea of Design and Review, we'll let Planning and Zoning worry about the specifics."

Chair Wood said, "I don't want to insult anyone, however this is not the Design and Review Board."

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Mr. Parry asked, "It isn't. What is it?"

Chair Wood replied, "It is not, it is the Design Review Board, not Design and Review. We don't design, we review designs. Mr. Smith had identified us as Design and Review and that's not what we are and that's not what we do."

Mr. Parry said, "Okay, point of order, the point of order is we're working on a preliminary drawing. You don't go pay an architect or draftsman until you get a preliminary approval. I can tell what it looks like and what sides go where, I don't think the garage doors are on the back of the property. She does have a few things wrong, but I don't think we're going to negate the whole thing and send it for another month, push it back again. I think we need to give her, and let's get this done."

Chair Wood asked, "Is this really the east elevation of the garage?"

Ms. Foy responded, "That's the other side, so that would be the south elevation."

Chair Wood said, "And now again we have this second-floor plan, that there is a conflict right away as in there is really a bathroom in here and one of these windows. I'm confused because it is totally backwards. I don't get what's going on here."

Ms. Foy asked, "Would you like me to write the actual things on here so that you can understand?"

Chair Wood said, "I would like to have plans submitted where it's all in agreement with itself. North is north, south is south. If there is a window on a façade the window shows up on a floor plan."

Ms. Foy replied that would be on the final plan.

Chair Wood said, "This is it, she's not coming back again. This is not the final approval right? Who's the next step after us."

Mr. Dabney explained, "If this preliminary plan goes through the Design Review Board then she will have to get her engineering done, proper plans, site plans, the works. Then it goes back to Planning and Zoning for their final review and then it will come back here for your final review."

Mr. Parry noted, "We can make a note and tell her to get her windows in the right place."

Chair Wood said, "Kelly, I'm looking at this drawing and I don't believe my eyes. Somehow, these floors are tiny compared to the drawing behind it."

Ms. Foy explained, "My building is three stories high and that is the actual scale of where it lands here. Kyle had asked me to do a rendering, this is to scale, and this is the height where it would be in the final building. My house is towering. That's the side of the house Center Street is the side of my house. And then she handed him a photograph."

Chair Wood said, "Here's what I think, I think you have a drawing done on 2 different scales on one piece of paper."

Ms. Foy replied, "No, I do not."

Chair Wood asked, "Well what scale is it because I don't see that written down either."

Ms. Foy replied, "This is not to scale it is a rendering that Mr. Dabney asked me to do. And this I just told you is the only part of it to scale and that's why it doesn't have a scale on it. This is just a drawing it's a rendering."

Chair Wood said, "I'm sorry, I just can't approve this."

Ms. Foy asked, "You can't approve the design of it, or you can't approve the engineering."

Chair Wood said, "I need drawings that reflect what we're trying to approve, and every single page gives me some glaring error and gives me problems."

Mr. Dabney said, "No disrespect, but you're contradicting yourself. Previously, you've asked me to provide drawings of a screened in porch. How would you provide a scale for a drawing of a screened in porch? I've asked Kelly to do this to provide a drawing a rendering of what it looks like. Provide a drawing, rendering so you can see what it looks like. Two levels, one with a street scape and one with a color photo to see what it looks like. So, I'm just as confused as Kelly or anyone else. What exactly is it that you do want?"

Chair Wood said, "I am distrustful of the drawings at this point, because I've seen so many errors."

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Mr. Dabney said they're preliminary.

Chair Wood continued, "In this drawing particularly would seem to be the one that sums it all up. If we look at the surveyor's drawing, we see that."

Ms. Foy said, "Please don't draw on the survey."

Chair Wood said he wasn't, there are a bunch of them.

Ms. Foy apologized.

Chair Wood drew and stated, "That's the width of this. That's how much of the façade of the main building and it would be all the way over here."

Ms. Foy said, "Everything you're talking about are Planning and Zoning decisions and they are not Design Review decisions. What you're discussing here is the visual and the aesthetic of the building if you read your own instruction it's about aesthetic, proportion and compatibility to the neighborhood and they are not a part of this meeting."

Chair Wood asked, "What do I have to work with Kelly?"

Ms. Foy responded, "You have a photograph and you have a drawing."

Chair Wood said, "This is not enough for me because I don't trust the drawing."

Ms. Foy interjected, "This is Design Review, I've been through this process before and it's never been this rigorous."

Mr. Parry stated again, "This is preliminary, she's going to come back with drawings and plans."

Chair Wood said, "I still can't go for it." He called on Ms. Mound.

Ms. Mound said, "I've had two conversations today with two separate neighbors. One lives out of town and two of them are older and they did not know about this project. The owner that lives right next door did not even know about this and she is the closest property to this. Her wall, if this garage is built, it will tower over the neighbor's property and will be literally within a foot of her property. I think it behooves all of us to inform the neighbors, I know you said it wasn't required because it was just a remodel. This is a big remodel and it is changing the proportion of the building."

Ms. Foy asked, "Are you talking to me directly, are you asking me?"

Ms. Mound continued, "I think it would be nice if the neighbors were included."

Mr. Parry said, "I think this is getting out of hand."

Ms. Foy said, "Suzy you just remodeled your house twice and I wasn't called about a meeting."

Ms. Mound said it was a new roof.

Ms. Foy said, "You got a new roof and it does impact the neighborhood and I wasn't informed about it. This has been on the agenda for four months."

Ms. Mound responded, "Well I've been busy for four months."

Ms. Foy said, "It's been posted, the whole Town new about it."

Ms. Mound continued and said, "A phone call to Diane Freer, whose property is one foot away would have been appreciated."

Ms. Foy said, "Diane Freer has been out of Town for ten years."

Tony Schadegg, a Jerome home owner asked, "So could I stop this, because this is totally out of order."

Mr. Parry said again to Chair Wood, "Could you stop this, it's out of control."

Chair Wood hit the gavel and called for order.

Ms. Mound and Ms. Foy continued to argue.

Mr. Parry said they need to be here in person. Chair Wood said all of our applicants need to show up.

Chair Wood then asked Ms. Mound to recite the remarks you have heard. This is input from the neighbors.

Ms. Foy asked for a point of order.

Chair Wood replied, "This is part of what we do."

Ms. Foy stated, "They're not here, Brice. They didn't show up."

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Ms. Mound said, "Well now they're my questions because I agreed with them. Is there going to be a kiln in this studio?"

Mr. Parry stated, "That's not for us to ask."

Ms. Mound continued, "Is there going to be a setback from the neighbor's property?"

Ms. Foy responded, "It is all following exactly how it's been passed as the legal foot print. It has no point, that was from the last meeting."

Ms. Mound asked, "Is it going to block Diane Freer's deck? Will there be five parking spaces as in the application? I'm confused. Is the downstairs garage going to be used for parking cars or for a lumber studio?"

Ms. Foy responded, "I'm not required to have any parking."

Ms. Mound continued reading off her questions. She asked about a neighborhood meeting, is there going to be a kitchen? Diane Freer's property butts up to this and she deserves to have some input.

Mr. Parry said, "This has nothing to do with this."

Chair Wood said, "We're being polite to the people."

Mr. Parry responded, "I would like to be polite to the applicant."

Chair Wood said, "I would like to have a complete application myself. Done accurately and have a scale drawing of what we're going to see and that I'm convinced is actually the case. Which is not the case right now and I don't like it, so I simply can't approve this tonight."

Ms. Foy said, "You're basing this on things about engineering. Your job is to decide whether or not this existing façade is compatible to have the building I am building match that. Not the height of it, not the width of it, not where it is, that's already been decided that it's grandfathered in, it is a remodel, an existing footprint that will not move. I ask you that you don't interfere with my property rights any further because this has gone too far. You're asking for details required in the final plan, not the preliminary plan. It doesn't make sense."

Chair Wood said, "I'm asking for drawings that are consistent and accurate."

Mr. Parry said, "She may move the windows between now and then."

Chair Wood interrupted and said, "I wish I knew where the windows are, here we have this drawing that she is lacking ten windows. I can't."

Mr. Parry encouraged him, "Make a note of it and we'll check the final drawings. I don't think you've been fair to the applicant at all."

Chair Wood encouraged him to make a motion and see what happens.

Mr. Parry moved to approve these plans preliminarily as they will come back and the windows will be corrected at that time and the directions will be corrected at that time because it will be a professional drawing and was seconded by Mr. Smith. The motion failed with 2 ayes and one nay from Brice Wood.

ITEM 8: FUTURE AGENDA ITEMS

-This item was skipped.

ITEM 9: ADJOURN

Mr. Parry made a motion to adjourn and it was seconded by Mr. Smith. The motion carried unanimously, and the meeting adjourned at 7:56 p.m.

Approval on next page.

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REGULAR MEETING OF THE TOWN OF JEROME DESIGN REVIEW BOARD

DATE: Monday, May 14, 2018 TIME: 7:00 pm

PLACE: JEROME CIVIC CENTER

600 Clark St., JEROME, ARIZONA 86331

MINUTES

Respectfully submitted by Joni Savage on, 2018.

Approved: _____ Date: _____
Design Review Board Chair

Attest: _____ Date: _____
Design Review Board Vice Chair