



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943 FAX (928) 634-0715

REGULAR MEETING OF THE TOWN OF JEROME DESIGN REVIEW BOARD

DATE: Monday, May 08, 2017 TIME: 7:00 pm

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

The meeting was called to order at 7:02 p.m. by Chair Mark Venker.

Mr. Dabney called roll. Present were Chair Mark Venker, Brice Wood and John Schroeder. Mike Parry was not in attendance.

Staff present were Kyle Dabney, Zoning Administrator and Joni Savage, Deputy Clerk taking minutes.

ITEM 2: APPROVAL OF MINUTES: Minutes of 04/10/2017

Discussion/Possible Action/ Possible Direction to Staff

Chair Venker said there were a few typos and misspells, but all of the information seemed to be present and relevant. He thanked Ms. Vander Horst for helping at the last meeting.

Chair Venker moved to approve the minutes of April 10, 2017 as presented. Mr. Wood seconded. All were in favor and the motion passed unanimously.

ITEM 3: PETITIONS FROM THE PUBLIC – This time is NOT for discussion on Agenda items. Please make comments when that item is on the floor. Please complete a request form with your name and subject and submit to the Chair. When recognized by the Chair, please come to the front and state your name. Please observe the three minute time limit per speaker pursuant to the Town Code. The DRB may not discuss or take action on any comments under this agenda item other than to ask questions.

-There were no petitions from the public.

ITEM 4: EXTENSION ON PREVIOUS DESIGN REVIEW APPROVAL

APPLICANT: CHARLOTTE PAGE AND HUNTER BACHRACH

ADDRESS: 38 RICH ST.

OWNER OF RECORD: ABOVE

ZONE: C-1

APN: 401-06-135A

The applicant is seeking approval for an extension on a previously approved repair and exterior improvement to their home.

Chair Venker said they had discussed this just recently.

Mr. Dabney said this was prior to his arrival, he had spoken with Ms. Page and they asked for an extension of six months to do this project.

Mr. Schroeder asked if the double French door was in the first proposal. (It was confirmed that it had been.) He appreciated that they had asked for the extension.

Chair Venker moved to accept the extension. Mr. Schroeder seconded. All were in favor and the motion passed unanimously.

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ITEM 5: LIVABLE SPACE / PORCH ENCLOSURE ON EXTERIOR OF HOME

APPLICANT: MARY WILLS AND SALLY DREYER

ADDRESS: 713 MAIN ST.

ZONE: AR

OWNER OF RECORD: ABOVE

APN: 401-07-114D

The applicant is seeking approval for a porch enclosure that will extend the living space in the home.

Mr. Dabney said he spoke with Ms. Wills about this and the house was built in 1909. The deck is not historic so he has no issues with them enclosing it.

Mr. Schroeder asked when it was added.

Mr. Dabney replied he didn't have the date on him, but he could get it.

Mr. Wood asked for clarification as to the location.

Mr. Dabney said you couldn't see it from the street side.

Mr. Wood asked if the finishes would match the colors. He believes that it seems like a minor thing. It's not a big porch.

Mr. Schroeder said it is a big project, they're moving a load bearing wall and electricity. Since we don't know when the balcony was constructed, he would like before and after photographs taken and put into the file.

Chair Venker agreed with Mr. Schroeder and wants the finish to match the existing house since no materials have been provided.

Mr. Dabney said he had spoken with her and those were his questions also.

Mr. Schroeder moved to approve the enclosure with the stipulation of before and after pictures and also that the finishes match the existing colors. Mr. Wood seconded the motion. All were in favor and the motion passed unanimously.

ITEM 6: SIGN DESIGN FOR "FUNKY SIDE STUDIO"

APPLICANT: JAN A. SULLIVAN

ADDRESS: 403 CLARK ST.

ZONE: C-1

OWNER OF RECORD: JOHN BARTELL

APN: 401-06-152H

The applicant is seeking approval for two signs

Mr. Dabney said she had already put up the sign by the time he had gotten a hold of her. He went through the process with her on the application. He forgot to put in the size, but again it is the maximum allowed 48" by 48". He has no issues with the design and how the sign looks. He believes it is unique and in-tune with Jerome.

Mr. Schroeder doesn't have an issue.

Mr. Wood wanted clarification on the sizes. On the application it says 44" by 22" and that's what it looks like.

Mr. Dabney said that's the one on the patio side.

Chair Venker asked are there two.

Mr. Dabney said there is only one done and it is on the patio. She hasn't completed the other sign. He thinks she will have it framed because of the shape of the sign.

Mr. Schroeder added that that entire corridor has been absolutely covered in signs.

Mr. Wood said some are just not allowed.

Mr. Schroeder said we'll talk about that later.

Chair Venker moved to approve the sign. Mr. Schroeder seconded. All were in favor and the motion passed unanimously.

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ITEM 7: INSTALLATION OF GROUND MOUNTED SOLAR PANELS

APPLICANT: RICHARD JOHNSON

ADDRESS: 222 DUNDEE.

OWNER OF RECORD: ABOVE

ZONE: R1-5

APN: 401-11-013P

The applicant is seeking approval for installation of ground mounted solar panels.

Chair Venker noted that nobody was present to talk about it.

Mr. Dabney said they did call to say they wouldn't be present until 7:30 p.m. That is not our fault or problem. He spoke with Mr. Johnson quite extensively on this project so he feels comfortable in representing. He stated that it sits 8 feet below street level. It's pretty far down.

Mr. Schroeder had planned to look at it prior to the meeting, however weather prohibited it. He thinks there are neighbors above him that might see it. He is concerned that it might be a visual impact affecting his neighbors. It is a large solar array.

Chair Venker noted that it is 54 feet. He said it can't not be causing a visual impact.

Mr. Schroeder said it is as big as his house. He knows it is not historic, however he thinks that the neighbors should be consulted. He asked if there had been a neighborhood meeting.

Mr. Dabney said no, there hadn't been time. He explained that the deadline was a very serious issue. Again, not our problem.

Chair Venker said it looked like he took all the care in the world to really plan it out. Again, seeing it in comparison to the house he agreed with Mr. Schroeder and there should be a neighborhood meeting.

Mr. Wood noted there was no picture of a solar water panel.

Chair Venker said some of the array is for hot water panels and some is for electric.

Mr. Schroeder referred to the end of the packet.

Mr. Wood tends to be favorable about the project. When we think of Dundee it is not quite like thinking about the rest of Jerome. There is so little there that is historic or original. He didn't go out and look at it either, but he was following what looked like pretty good plans. He knows the area in general. There is no one below him, but there are people above him. He asked if there could be reflected sunlight on a nearby house.

Chair Venker's concern was the size. He believed it would be important for the Board to look at it. He also believed that consideration should be given to the neighbors.

Mr. Schroeder said his neighbors haven't been properly notified. He cannot approve it.

Mr. Wood said one way would kill it.

Mr. Dabney asked if the Board could make a site visit.

Mr. Schroeder said he would, but more importantly he wants all the neighbors to be aware of it.

Chair Venker said he is all for it.

Mr. Schroeder added that he loved the idea.

Doug Whitaker of Priority Electric entered the Chambers. He is a representative for Richard Johnson.

Mr. Dabney asked him if he was aware if Mr. Johnson had notified his neighbors.

Mr. Whitaker said he did not know.

Chair Venker asked if he could address any possible reflection from the panels, because it is such a large installation.

Mr. Whitaker said the way it is angled there is nothing in front of it. It is down off the road, it is three or four feet above the grade level of the road. He added it is a black panel as well.

Mr. Wood asked him where the water component was going.

Mr. Whitaker said it is at the end of the rack, closest to his house.

Mr. Wood has seen photographs of Jerome from the 1920's and they used solar roof, hot water heaters. They were

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made out of black sheet metal.

Mr. Schroeder interjected that they still use them in South America. He stated his concern was that there should be some neighborhood input. A project of that size should have some neighborhood input. Have they been asked or shown the plans.

Mr. Whitaker said he didn't know.

Mr. Wood suggested taking a break until Mr. Johnson arrived. The Board agreed to move to the Future agenda items until Mr. Johnson arrived.

Mr. Johnson arrived at 7:30 p.m.

At 7:35 the Board moved back to this item.

Chair Venker told Mr. Johnson that they are in favor of his project, however they want to know if he has approached his neighbors.

Mr. Johnson said he didn't do it because he owns that lot next to it. The neighbors that own the lot across the street are not around often and he hasn't seen them. The Riley's are down over the hill. So no, he did not speak to any of the neighbors. This array is sitting below Dundee.

Mr. Schroeder asked so none of your neighbors uphill will have a visual impact.

Mr. Johnson said no because his house is higher than the array. But no, he did not speak to any of the neighbors.

Mr. Schroeder said he understands it is below the roadway. But he has an issue with that because of the size of the array. In looking at the drawings, it looks like the size of his house. He has an issue with not having any consultation with his neighbors. He would like him to at least send them a letter. If he owned property across from him he would want to know ahead of time and at least be able to weigh in about the visual impact. That's his opinion.

Mr. Johnson retorted that opinions and laws are two different things. But he will talk to them. He doesn't believe it will cause any visual impact to his neighbors. If the board decides he should get something signed off by so many neighbors, he will do it.

Mr. Schroeder responded, I'm hardly the Lord.

Mr. Johnson responded he had said the Board.

Chair Venker confirmed that it was 16 feet by 54 feet.

Mr. Whitaker said it was about 9 feet tall on the back side.

Mr. Wood made a motion to approve as submitted, he believes the neighbors are minimally impacted. It was not seconded. The motion failed.

Chair Venker asked for a site visit just to make sure that there isn't some piece of it that would be an obstruction to the neighborhood. He wants to make sure that the neighborhood would not be affected. He believes that this could make a visual impact to the neighborhood.

Mr. Johnson asked them to visit the neighborhood. We don't necessarily need permission to walk on easements. He talked about the properties around him and their owners.

Mr. Schroeder asked Mr. Dabney if he could look into that as far as contacting the neighbors.

Mr. Johnson added that having this in a week before the meeting probably didn't give them enough time. However, they can walk on his property and look at it.

Mr. Schroeder told him that he had tried to look at it prior to the meeting but the weather wouldn't allow it. And said if you're not in a huge hurry to do this we could look at it.

Mr. Whitaker added that they were actually. There are deadlines with the power company.

Mr. Dabney asked when they could do a site visit.

The Board discussed meeting in the morning.

Mr. Johnson instructed them to take a stairway down, he referred to a post that is a little more than 9 feet tall and that would be the highest point of the array. If you go with a tape measure you can get a good idea of where it will be.

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Mr. Schroeder asked if Mr. Wood could make it the next day.

Chair Venker added before 11:00 a.m.

Mr. Wood said let's make it at 10:00 a.m. He asked if we could make a provisional motion.

Mr. Dabney said he wanted to contact the neighbors first.

Mr. Schroeder stated the neighbors needed to be contacted.

Chair Venker asked would we need to have a special session to approve this after the site visit.

Mr. Wood said it can't be a posted meeting if we do this tomorrow and we can't get together as a board period. He believes they should not coordinate the visit. We should meet prior to the next meeting.

Mr. Whitaker said something about the month out is at our deadline.

Mr. Schroeder said you just submitted this on May 1st.

Chair Venker asked could we do our own visits and then meet next Monday.

Ms. Savage suggested they do a conditional approval, to avoid having to meet again, if the site visit was favorable.

Mr. Dabney confirmed they could do that and the Board members were satisfied with that.

Chair Venker made a motion that upon site visits and neighbors contacted with a week to respond, he would conditionally approve this as long as there is no dissent from anyone.

Mr. Schroeder thought a week wasn't long enough.

Mr. Whitaker suggested that once they saw out there they would see it wouldn't be a visual impact.

Mr. Schroeder seconded it and it was unanimously approved.

Mr. Johnson asked if he should speak with Mike Parry.

Chair Venker responded by saying at this point the three of them are the Board majority. Regardless of Mike Parry's vote this conditional, assuming that there was no dissent, would pass.

Mr. Dabney explained the site visit would be a continuation of this meeting.

ITEM 8: FUTURE AGENDA ITEMS

Mr. Schroeder said he is not happy with the temporary signs. (He is referring to the UVX building.)

Mr. Dabney agreed with Mr. Schroeder saying he is not happy with it. His feedback is that the ordinance is very vague and needs to be changed.

Chair Venker said his general understanding was that a temporary sign was only going to be up for 90 days.

Mr. Dabney said he is working on ordinance changes. Signs are a big one. There will be signs coming down.

Mr. Wood said we have examples in Town of what people take to be proper signs that in fact fall outside of what our ordinance calls for. In theory, we are not supposed to have product signs saying for example "hot dogs." But we have many examples of product signs. And we also have people that just do stuff and then it just stays. He said he didn't believe that the skeletons on the Haunted Hamburger ever got approved.

Mr. Schroeder has been asked why the stabilization work on the boardwalk, that has been going on for the last three days, has not gone before DRB review.

Mr. Dabney said he just found the boardwalk three days ago.

Mr. Schroeder continued by saying the Chamber of Commerce has taken it upon themselves to replace the boards.

Mr. Dabney said he did not know that.

Mr. Schroeder said he thinks it is absolutely unacceptable.

Mr. Dabney responded sure. And they would most likely need a permit as well.

Mr. Schroeder thinks what they're doing, at least they're using old boards. They're just replacing the top boards and doing nothing to what supports the boardwalk. He believes it is going to deteriorate more quickly. It is just so that they can do the home tour. He believes that the Chamber will say it is a health and safety issue, then he believes they shouldn't have a home on the boardwalk on tour. It sets a terrible precedence.

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Mr. Dabney agreed with everything he said. The conversation came up during the General Plan about the boardwalk. When he walked up there it is just horrible. He said he didn't even know this was going on.

Chair Venker interjected his understanding is the boardwalk belongs to each private owner. In his mind he's thinking there are safety concerns to be had. If that is the larger issue, to maintain structural integrity as well as authenticity, who then shoulders that burden. Would it be all the individual home owner's responsibility to repair it?

Mr. Schroeder said whoever does the work should have approached Mr. Dabney. It should start with him. What they're doing is not going to make it safe.

Mr. Dabney said he never saw it before the work was being done.

ITEM 9: ADJOURN

Chair Venker made a motion to adjourn. It was seconded by Mr. Wood. The motion carried unanimously and the meeting adjourned at 7:52 p.m.

Approval on next page.

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DESIGN REVIEW BOARD

DATE: Monday, May 8, 2017 TIME: 7:00 pm

PLACE: **JEROME CIVIC CENTER**

600 Clark St., JEROME, ARIZONA 86331

MINUTES

Respectfully submitted by Joni Savage on June 12, 2017.

Approved:


Design Review Board Chair

Date:

6.12.17

Attest:


Design Review Board Vice Chair

Date:

6/12/17