



# 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, March 11, 2019 TIME: 7:00 pm

PLACE: **JEROME CIVIC CENTER**

600 Clark St., JEROME, ARIZONA 86331

### MINUTES

#### ITEM 1: CALL TO ORDER/ROLL CALL

Chair Brice Wood called the meeting to order at 7:00 p.m.

Charlotte Page called roll. Present were Chair Brice Wood, Vice Chair Danny Smith, Henry Vincent, Tyler Christensen and John McDonald.

Staff present Charlotte Page, Zoning Administrator and Joni Savage, Deputy Clerk.

#### 7:01 (1:20) ITEM 2: APPROVAL OF MINUTES: Minutes of February 11, 2019

BOARD MEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
WOOD			X			
SMITH		X	X			
CHRISTENSEN			X			
MCDONALD	X		X			
VINCENT			X			

#### 7:02 (2:12) ITEM 3: PETITIONS FROM THE PUBLIC - There were no petitions from the public

#### 7:02 (2:17) ITEM 4: ELECTION OF OFFICERS

Board to elect Chair and Vice Chair for 2019-2020 term

##### Motion to Nominate Brice Wood for Chair

BOARD MEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
WOOD			X			
SMITH			X			
CHRISTENSEN		X	X			
MCDONALD	X		X			
VINCENT			X			

##### Motion to Nominate Danny Smith for Vice Chair

BOARD MEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
WOOD	X		X			
SMITH			X			
CHRISTENSEN			X			
MCDONALD			X			
VINCENT		X	X			

#### 7:05 (4:11) ITEM 5: REPORT/SUMMARY OF RECENT P&Z ACTIVITIES

##### HENRY VINCENT, P&Z LIASION

Mr. Vincent updated them on the Planning and Zoning's last meeting. Lance Schall was elected as Chair and Joe Testone as Vice Chair. He, himself volunteered to be liaison for one more year.

In regard to the 16 x 16 platform behind the three-story apartment house on the end of Diaz. He explained the history of it. Commissioner Hardie thinks it is a residential use within a commercial zone, which would need a conditional use permit. He believes that the restoration was done in the 1980's and he thinks the files (at Town Hall) are somewhat empty in regard to that. Commissioner Hardie felt the conditional use permit should come first and then they could

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vote on the platform. However, the commission voted 4-1 to approve the accessory structure.

There is a preliminary approval on Dundee and North Drive on the South side of Dundee on a new build. He would like to see topographic drawings and that the midpoint is consistent with the Zoning Ordinance.

The next item was the Fehers on Hull Road. They want to add a second level on their garage. It is built against a poured concrete foundation. Commissioner Hardie felt that was not a permitted building. He felt that the permits were issued and given it's been up for 28 years he didn't understand why the building shouldn't be there. There was quite a bit of discussion for the potential of fire hazard. This item was tabled pending the Fehers meeting with the Fire Chief.

Chair Wood mentioned the Andrea Allen project, she did not know she needed permission. He expressed that P & Z should have looked at it first; prior to them seeing it. We approved the Feher project and again we were out of proper sequence. He directed his concern to Ms. Page and said he believes she would make sure that didn't happen again. He mentioned the Dundee project, and noted the architect is working with Town and his client. He should provide a topographic drawing. He then added that we have had buildings taller than 25-foot houses built in the last twenty-five years.

Mr. Vincent added, "If the book says 25-feet we should keep it at 25-feet."

## **7:15 (14:08) ITEM 6: SECTION 509 – SIGNS**

DRB to review Zoning Ordinance, Article V, Section 509 SIGNS. P&Z advanced to Council Text Amendments regarding Temporary Signs. Council was unable to support changes, asked P&Z to revise, P&Z seeks DRB input.

Chair Wood discussed the Sign Ordinance. He noted the biggest implication is the health and safety issue, clearances, distraction of bright lights on the streets. Some of the things in the code puzzle him, one is the prohibition of neon, in the historic period of the Town there actually was quite a lot of neon. He believes it was historically appropriate and it is something that we don't allow.

Vice Chair Smith believes that if it's inside the building he thinks it should be okay. He believes it shouldn't be regulated.

Chair Wood said we have allowed it in the past and we've never enforced it.

Mr. Vincent asked if everyone felt that should be struck from the definitions.

Mr. McDonald mentioned lighted signs, this is what they're referring to. He feels this should only apply to unlit signs. Open and closed signs lit that are inside the window was discussed as being useful.

Vice Chair Smith said if the open/closed sign is inside the window, it should be fine. He had heard that the neon beverage signs in the bars were grandfathered in.

Chair Wood believes that neon signs, historically were okay. He discussed other lit signs located in Town.

Mr. McDonald asked if they could limit beer signs to establishments that only sell alcohol which would include bars and restaurants. He queried if the wineries could put neon signs up?

Vice Chair Smith stated, "It's the business district, they should be allowed to put up signs."

Mr. Christensen said, "Esthetically the signs don't bother him."

Ms. Savage interjected there was a concern about the sandwich boards.

Chair Wood referred to the safety issue again. He believes what Design Review is trying to do is to make a clean and uncluttered visual place. In his mind that means less signs.

Vice Chair Smith said in reference to sandwich boards, they've never been allowed on the sidewalk and they should not be. If they are located inside the vestibule, then they are okay. If they are on the sidewalk the ordinance should be enforced.

The Board discussed "Menu Boards" and all agreed they are helpful. They agreed they should be allowed in either a case mounted to the wall or inside the window.

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Mr. McDonald mentioned the "Specials" chalk board. The Board seemed to accept those as long as there was no safety issue and was located on the business property.

The Board continued their discussion and moved on to canvas signs and felt they should be removed. If the advertisement was framed, they agreed it would be more acceptable, however, it needed to be located on the property of the business.

They suggested striking the sentence requiring a temporary sign permit. (page 75, E. Regulations Applicable to Signs in all Zones, number 6)

The Board discussed internally lit signs and the options they may or may not have. It was suggested the line, "Internally lighted signs shall be prohibited," might be deleted, however the Board decided to think on it.

Ms. Savage reminded them the last time an application for an internally lit came before DRB they denied it, trying to follow the ordinance. The applicant asked for Council to hear the request and they overturned the DRB's decision.

Ms. Page pointed out that the real estate and contractor's signs sections are not being practiced. She suggested they strike the verbiage that is not being enforced. (page 76, number 10)

The Board said to leave this section in except for removing the application and payment verbiage.

## 8:17 (1:18:02) ITEM 7: FUTURE AGENDA ITEMS

Paint applications were discussed and direction to staff was given to simplify the current paint application.

## ITEM 8: ADJOURN

### Adjourned at 8:26

BOARD MEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
WOOD			X			
SMITH			X			
CHRISTENSEN		X	X			
MCDONALD	X		X			
VINCENT			X			

Approval on next page.

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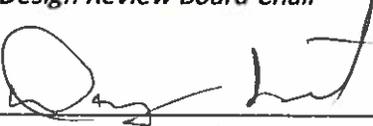
DATE: Monday, March 11, 2019 TIME: 7:00 pm

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

### MINUTES

*Respectfully submitted by Joni Savage on April 8, 2019.*

Approved:  Date: 4-8-19  
Design Review Board Chair

Attest:  Date: 4-8-19  
Design Review Board Vice Chair