

# 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, April 9, 2018 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).

**Before calling the meeting to order, the Clerk will administer the oaths of office to: John Schroeder, Jessamyn Ludwig and Danny Smith. (Jessamyn Ludwig did not take the oath as she had moved out of town the prior weekend.)**

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

Vice Chair John Schroeder called the meeting to order at 7:04 p.m.

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

Staff present was Kyle Dabney, Zoning Administrator.

### ITEM 2: APPROVAL OF MINUTES: Minutes of March 12, 2018

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

**Mike Parry made the motion to approve the minutes of March 12, 2018 and was seconded by Brice Wood.**

Mr. Wood commented on the accuracy of the minutes and Mr. Parry agreed.

Vice Chair Schroeder called the vote.

**The minutes were unanimously approved.**

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

### ITEM 4: ELECTION TO APPOINT A CHAIR AND VICE CHAIR OF DESIGN REVIEW BOARD

The Board shall elect a Chair and Vice Chair from among its own members, who shall serve for one year and until their successors are elected and qualified. No individual may serve consecutively as Chair, or consecutively as Vice Chair, for more than two one-year terms. The Chair shall preside at all meetings and exercise all the usual rights, duties and prerogatives of the head of any similar organization. The Chair shall have the power to administer oaths and to take evidence. The Vice Chair shall perform the duties of the Chair in the latter's absence or disability. Vacancies created by any cause shall be filled for the unexpired term by a new election.

Mr. Dabney instructed the Board to discuss this between themselves.

**Vice Chair Schroeder made a motion to appoint Brice Wood as the Chair.**

Vice Chair Schroeder explained that he believed Mr. Wood was a good nomination as he is a senior member of the Board.

**Mike Parry seconded the motion and it was unanimously approved.**

Chair Wood asked if he should finish the meeting.

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Vice Chair Schroeder said, "That would be great." (Laughter ensued.)

Chair Wood asked for nominations for Vice Chair.

**Danny Smith made a motion to nominate Mike Parry as Vice Chair and was seconded by John Schroeder.**

Mr. Dabney said he didn't know if they could do that because Mike Parry can't be the Chair or Vice Chair on both boards. He said he couldn't be the representative for the board. In the next Planning and Zoning meeting they would have to elect a new representative for Design and Review.

Mr. Parry said he would have to turn it down.

Mr. Dabney explained he could do it for tonight but this would be his last one. You can't be a representative of Design Review and be the Chair of Planning and Zoning.

Mr. Parry said he will stick with Planning and Zoning and liaison with P & Z on this board.

Mr. Dabney said you can't be Chair of Planning and Zoning and be the liaison for Design and Review.

Mr. Parry asked, "I can't, who told you that?"

Mr. Dabney said it's in here (referring to the zoning code?)

**Danny Smith made a motion to nominate Eric.**

After discussion it was determined he had meant John Schroeder.

**Mike Parry nominated John Schroeder as Vice Chair and was seconded by Brice Wood. The motion passed unanimously.**

## ITEM 5: PROPOSAL TO PLACE AN ACCESSORY SHED ON PROPERTY

APPLICANT: Sharon Watson

CONSTRUCTED: N/A

ADDRESS: 222 Fourth St.

ZONE: R1-5

OWNER OF RECORD: Watson, Sharon E. Living Trust.

APN: 401-07-021

Applicant is seeking approval to place an accessory shed on her property.

Chair Wood explained the accessory shed and noted that Sharon Watson was present. He agrees with Mr. Dabney's analysis.

Mr. Parry asked if Mr. Dabney had anything to present.

Mr. Dabney explained that the shed would be made of corrugated metal, walls and roof as well. The height at the lowest point of the structure is eight feet and at the highest it is twelve feet. It meets the setback requirements and it will go to Planning and Zoning after this.

Mr. Schroeder wanted to make sure there had been no comments from the neighbors.

Mr. Dabney replied none.

Mr. Parry wanted to clarify whether the steel was rusty or shiny.

Ms. Watson said she has old beautiful metal she has been collecting.

Mr. Parry said, "So it's patina, good it will fit in."

Ms. Watson confirmed it was.

Mr. Parry stated, "That shiny stuff is obnoxious."

**Mr. Parry moved to approve the accessory shed as long as it doesn't have shiny corrugated steel on it and was seconded by Vice Chair Schroeder. The motion passed unanimously.**

## ITEM 6: PROPOSAL TO RE-STUCCO EXISTING BUILDING

APPLICANT: Danny Smith

CONSTRUCTED: 1896

ADDRESS: 323 Main St.

ZONE: C-1

OWNER OF RECORD: Smith Daniel & Ladonna Family Living Trust

APN: 401-06-024

Applicant is seeking approval to re-stucco the building.

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Mr. Smith recused himself and left the dais.

A sample of the old stucco was presented.

Mr. Parry noted that the building had originally been stucco. He said the brick looks nice, however it is deteriorating.

Mr. Schroeder says he has been looking at this wall for years and he couldn't agree more that that needs to be done.

Mr. Smith added that they do not want this to end up like the bordello falling down. He likes the brick look, but the reality is it isn't holding up.

Mr. Schroeder agreed that it is soft brick and it needs a shelter coat, the stucco should help with that.

Mr. Smith said it would look the same.

Mr. Parry asked if it would be synthetic stucco.

Mr. Smith said yes.

Vice Chair Schroeder asked if it was breathable.

Mr. Parry explained that synthetic stucco is an elastomeric product and it comes colored.

Mr. Smith said it would come in a tan color, they won't have to paint it.

Mr. Parry said it tends to be too perfect. He thinks there is a big difference in the cost, will they put a scratch coat on.

Mr. Smith said they were doing it in some areas. They are doing some sort of expandable metal so that it would hold instead of using chicken wire.

Mr. Parry asked about the color.

Mr. Smith said it would perfectly match the lingerie shop and that's pretty close to the same color it was.

Vice Chair Schroeder said the reason I asked whether it was breathable or not is he is curious if it is harder than the mortar on the brick wall beneath it and it might trap moisture. His experience is that cement over mortar will trap moisture.

Mr. Smith said there is no water on the walls. It is meant to be stucco so he is assuming it is breathable.

Mr. Parry said it is visual.

Mr. Smith said that would be more for an expert to answer.

Chair Wood thinks it is a good idea to address this and hopes that it does not do anything to destroy the brick.

**Chair Wood moved to approve this job as presented with the sample and was seconded by Mike Parry. The motion passed unanimously.**

Mr. Smith returned to the dais.

## ITEM 7: REVIEW OF SIGN ORDINANCE

APPLICANT: N/A

ADDRESS: N/A

OWNER OF RECORD: N/A

CONSTRUCTED: N/A

ZONE: N/A

APN: N/A

Mr. Wood requested as a future agenda item the continued review of the Sign Ordinance

Chair Wood stated he had insisted upon this item and he is not prepared for it. He had intended to take pictures and he didn't get it done.

Mr. Parry asked if he would like to table it.

Chair Wood said he would like to come back to it next month.

Mr. Dabney added that the Planning and Zoning Commission had asked him to ask the Design Review Board to review the sign ordinance that we're trying to change to make the internally lit sign legal. He has that verbiage, but not with him. He asked if it was something the Board could look at and make a recommendation to Planning and Zoning.

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Chair Wood said he is glad we're doing that and yes, he would like to look at it.

Vice Chair Schroeder asked if there would be restrictions on the amount of light that an internally-lit sign can put off.

Mr. Dabney said he has done research on lumens.

Mr. Parry stated that the Planning and Zoning Commission would like your blessing on it.

Mr. Dabney can put this on the next meeting.

Chair Wood said we're rushing through this meeting, Mr. Smith is going to get the wrong idea about how much commitment this is.

Mr. Parry said sometimes we're here until 11:00 p.m.

Chair Wood said one of the things we're not allowed to do is talk about specific projects in specific terms. You can talk about general terms in the abstract if we don't name them in the meeting.

Mr. Parry said, "Outside the meeting, we're not allowed to have more than three people in a discussion because that is a quorum." He believes there are things we should go over with him in the next meeting that would help him.

Chair Wood said he could also meet with Mr. Dabney.

Mr. Smith noted that we were discussing specific items.

Chair Wood clarified that they had been agendized and that is why we can be specific.

Mr. Parry stated as a board we have decision making.

Chair Wood said we're not supposed to get together outside of here and talk about things. If someone asks you about a project send them to Mr. Dabney.

Mr. Parry and Chair Wood welcomed Mr. Smith to the Board.

Chair Wood said, "I've been here for years, but I'm still wrong about so much stuff. But we all know that."

## ITEM 8: FUTURE AGENDA ITEMS

**(they skipped from Item 7 to Item 9)**

## ITEM 9: ADJOURN

**Mr. Parry made a motion to adjourn and it was seconded by Chair Wood. The motion carried unanimously, and the meeting adjourned at 7:20 p.m.**

*Approval on next page.*

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### DESIGN REVIEW BOARD

DATE: Monday, April 9, 2018 TIME: 7:00 pm

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### MINUTES

*Respectfully submitted by Joni Savage on May 14, 2018.*

Approved: Erin Wood Date: 5-14-18  
Design Review Board Chair

Attest: A. Pauly Date: 5-14-18  
Design Review Board Vice Chair