



TOWN OF JEROME

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

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 were 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 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?

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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 ½ 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.

Vice Chair 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."

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

Vice Chair 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.

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Vice Chair Parry asked who would demolish them.

Mr. Dabney said he didn't know.

Vice Chair 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."

Vice Chair 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.

Vice Chair 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?

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 Vice Chair Parry. The motion carried unanimously, and the meeting adjourned at 10:22 a.m.

Approval on next page.

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Respectfully submitted by Joni Savage on July 9, 2018.

Approved: Bry Wood Date: 7-9-18
Design Review Board Chair

Attest: [Signature] Date: 7-9-18
Design Review Board Vice Chair