



TOWN OF JEROME

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DRAFT MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF JEROME 600 CLARK STREET 600 CLARK STREET, JEROME, ARIZONA TUESDAY, APRIL 28, 2026, AT 6:00 PM

6:00 (0:01) 1. CALL TO ORDER

Present were Vice Chair Devon Kunde and Board members Tyler Christensen and Scott Staab. Chair Mark Krmpotich was absent and excused. Vice Chair Kunde chaired the meeting. Staff present included Zoning Administrator Will Blodgett and Deputy Clerk Kristen Muenz.

6:00 (0:35) 2. APPROVAL OF MINUTES

- A. The Board will vote on the minutes from the regular meeting of Tuesday, March 24th 2026.

Vice Chair Kunde introduced the first item, the minutes of March 24th, 2026. She asked if all members had reviewed the minutes and if there were any revisions.

Board member Christensen moved to approve the minutes, which was seconded by Board member Staab. The minutes were approved unanimously.

Motion to approve the minutes of the Regular DRB Meeting of March 24, 2026.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
KUNDE			X			
KRMPOTICH					X	
STAAB		X	X			

3. CONTINUED ITEMS/OLD BUSINESS

There was no old business.

6:01 (1:22) 4. NEW BUSINESS

- A. The applicant is requesting approval for a modified version of the previously approved exterior at the Haunted Hamburger.

Mr. Blodgett read his analysis of the proposed expansion of the deck at Haunted Hamburger. He explained that the changes did not necessitate a review by Planning & Zoning. He pointed out the proposed changes shown on pages 8 & 9 of the packet. He asked applicant Eric Jurisn what they will be calling the structure. Mr. Jurisn explained it is where people will hang out and wait, which you will enter from the sidewalk. The kitchen that previously was planned to take up part of the new space was eliminated when they were unable to relocate the APS pole, and this is now design number three.

Mr. Blodgett added that the structure has an added top balcony area intended to be a waiting area. This will allow patrons to get off the sidewalk and sit. There will still be an ADA bathroom on the ground floor, and there are some measurements that will fall under engineering review, and finally the Building Inspector's review. The exterior changes are the reason it is before DRB. Mr. Blodgett said that in his opinion, the new elevations blend in better with the existing roofline and make it look more cohesive. Board member Christensen agreed that it does look better with the new modifications.

Mr. Blodgett added it is a newly built accessory structure, and there is a maximum height that it will exceed, so it may require a variance.

Board member Christensen asked if it would obscure the view from across the street.

Mr. Blodgett replied that, due to the topography of Jerome, it would not obscure the building across the street.

Vice Chair Kunde commented she liked the wood-lap siding as it matches the existing building.

Mr. Jurisin repeated that this is the third time the deck extension has gone before review, and we are still reeling from APS not being able to move the pole. Originally, we were going to put the Haunted Truck behind it, so we overbuilt the deck; it is built to hold a full-size truck. Mr. Jurisin said I lost over half the area and it was too small for what we wanted, so it made sense to go vertically, which the tourists will love for the views. For the customers, it is turning a negative into a positive. This is the sixth addition to the Haunted in 30 years. We are copying the look of the roof, but now with the new load caps, steel will be used rather than wood. Mr. Jurisin explained that the color will be the same brown as the existing deck.

Jerome resident and Mayor Alex Barber spoke and said originally, there was going to be truck parking. She asked if he was still trying to put truck parking there.

Mr. Jurisin answered no, per ADOT, we cannot put a driveway there because of our sidewalk on that side. We had to get an ADOT approved pedestrian plan.

Ms. Barber replied that was what she had thought, that originally ADOT would not let them do that. She said her other question was, the original plan did not add tables or seating, so you did not have to come up with any parking. You talked about this being half of the previous design, so with the new design with the two floors, are you able to hold as many people as before with one?

Mr. Blodgett made a point of order that this is the wrong board to review parking; we have gone over the parking and taken that into consideration already.

Mr. Jurisin replied there were no additional seats for dining, as far as the Haunted Hamburger restaurant.

Ms. Barber thanked the board for allowing her to speak.

For clarification, Board member Christensen asked if it will be waiting area on the first and second floor.

Mr. Jurisin said yes, you can't walk directly into the restaurant from this area, it will be separate. There will be chairs for waiting, but there will be no waitresses serving there.

Mr. Blodgett said that, although someone could walk into the area with a drink while waiting, for our purposes, this will not count as usable space as it will not be used for serving.

Board member Christensen said that he did like what has been done so far, especially as a lot had to do with public safety; making the slick staircase safer and freeing up the sidewalk. We need tourists he said, but they can get in the way, and it is a danger for them as well as for passing traffic. It has been an investment in improving the area and preserving the lot, and he appreciated it. He moved to approve.

Board member Staab seconded the motion, and it was passed unanimously.

Motion to approve proposed modifications of previously approved exterior of Haunted Hamburger

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
KUNDE			X			
KRMPOTICH					X	
STAAB		X	X			

6:16 (16:30) 5. FUTURE DRB AGENDA ITEMS

Mr. Blodgett said there were some items to keep on the radar; a number of historic rock walls in need of repair or possible replacement. ADOT has had meetings with us, and we are coming up with a plan. He said he would keep the board apprised of updates on future meetings and plans.

Vice Chair Kunde asked about the wall off Holly and Douglas.

Mr. Blodgett replied that wall was a low priority right now as there are two others that are directly on the highway. It may take time to get to them all. We don't currently have engineering standards for rockeries, so he was looking into historic retention systems, load technology, and methodologies to possibly adopt. Every wall we can save, we will.

Board member Christensen suggested speaking with 'Bob,' [Leonard Hall] as he believed he did the walls at the basketball court and fire station.

Mr. Blodgett replied that he would love for people to reach out and have conversations on the subject. Hopefully we can get some expertise as well as adopting standards.

Mr. Jurisin said there was someone representing SHPO at the meeting, and the conversation was about the WPA walls in town. They mentioned reusing some rocks. When he met with ADOT, they said they would not do something until it became necessary. There is no preventative maintenance, and the Public Works Director had asked, but was told not to intervene.

Mr. Blodgett said we will become very familiar with repair work and other decisions soon as we go about replacing or doing preservation and restoration work.

6. ADJOURNMENT

Motion to adjourn at 6:25 P.M.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
KUNDE			X			
KRMPOTICH					X	
STAAB		X	X			

Approved: _____ Date: _____

Mark Krmpotich, Design Review Board Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk