



TOWN OF JEROME

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

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**REGULAR MEETING OF THE TOWN OF JEROME
PLANNING AND ZONING COMMISSION
DATE: Wednesday, June 5, 2019 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 Planning & Zoning Commission and to the general public that the Planning & Zoning Commission will hold the above meeting in Council Chambers at Jerome Town Hall. Members of the Planning & Zoning Commission will attend either in person or by telephone, video or internet conferencing. The Planning & Zoning Commission 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 Lance Schall called the meeting to order at 7:00 p.m.

Roll call was taken by Charlotte Page. Commission members present were Chair Lance Schall, Vice Chair Joe Testone, Commissioners Jessamyn Ludwig, Scott Hudson and Henry Vincent.

7:00 (00:40) ITEM 2: PETITIONS FROM THE PUBLIC -*There were no petitions from the public.*

7:01 (00:50) ITEM 3: APPROVAL OF MINUTES: Minutes of Regular Meeting May 1, 2019

Motion to Approve the Minutes of May 1, 2019

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hudson			X			
Ludwig		X	X			
Schall			X			
Testone	X		X			
Vincent			X			

7:02 (02:25) ITEM 4: LOT LINE ADJUSTMENT, 101 HILL ST.

APPLICANT: Andrea Prince

MAILING ADDRESS: PO Box 998

PROJECT ADDRESS: 101 Hill St.

OWNER OF RECORD: Andrea Prince

ZONE: C-1

APN: 401-07-189

Lot line adjustment is proposed between 101 Hill St. and the adjacent neighbor property 123 Hill St.

Motion to Approve the Lot Line Adjustment

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hudson		X	X			
Ludwig			X			
Schall	X		X			
Testone			X			
Vincent			X			

7:05 p.m. (03:50) ****OPENING OF PUBLIC HEARING****

ITEM 5: PUBLIC COMMENT: PROPOSED TEXT AMENDMENT TO SECTION 201. DEFINITIONS, SECTION 506. "R-2" ZONE, MULTIPLE FAMILY RESIDENTIAL AND SECTION 507. C-1 ZONE

The Commission shall conduct a public hearing on a proposed text amendment to the Zoning Ordinance. As proposed, the text amendments will have the effect of limiting permitted residential use in the R-2 Zone to single and two-family residential use, the C-1 Zone will be amended to include additional conditional uses. A



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draft for the proposed change was included in the packet for this meeting and posted as required in Section 301(C). The Commission has set this hearing pursuant to Jerome Zoning Ordinance Section 301(C) Commission Action. The Commission may continue the Public Hearing to a time and place certain if necessary.

7:06 (6:25) Curtis Lindner, a resident of Jerome said, "I just have a couple of questions, as I've been following this I don't really understand the R2 zone designation that is being proposed in its entirety, because there are already uses going on there in this area that's being considered. I don't know that we all know what those uses are because I think there is triplex uses and other things going on and does this adequately address what they're trying to achieve. That's basically my comment, my understanding from what I'm reading from the Council it's given instruction to send this back to you guys to kind of vet that out and come up with something that allows two units per lot or opposed to as one. Does that adequately, really address that and do you have all the information about what is actually going on there? These other uses they're going to be grandfathered in. And, also the applicant that was originally here, when I was here at the last meeting they said they wanted a triplex use for their lot and they had put a lot of intent and money out with the highway study and all that to achieve that and then was being pushed back to what we see here today. I just want to get that out there so it's in the record. Thank you." (Transcribed verbatim as requested by Zoning Administrator.)

*****CLOSE OF PUBLIC HEARING*** 7:10 p.m. Chair Schall Closed the Public Hearing.**

7:10 (09:25) ITEM 6: REVIEW PUBLIC COMMENT AND COMMISSION DISCUSSION OF PROPOSED TEXT AMENDMENTS TO SECTION 506. "R-2" ZONE, MULTIPLE FAMILY RESIDENTIAL AND SECTION 507 C-1 ZONE

A draft for the proposed change is posted on the town website and at Town Hall. Commission will review the proposed text amendments requested by Council in ordinance form and consider public input for possible recommendations to Council.

Commissioner Vincent said his understanding is the rezone doesn't include Star Flagg's building if that is the triplex you are referring to. (Mr. Vincent addressed his statement to Mr. Lindner. Mr. Lindner did not verbally respond but it was understood that was the building he was referring to as a triplex.)

Vice Chair Schall said he recollected some discussion about a triplex, but the petitioners were amenable to a duplex.

Ms. Page said the Prop 207 waiver/agreement was drafted to limit use and included duplex and triplex.

Commissioner Vincent clarified what they originally sent to Council was for duplex or triplex use in the new zone. Then the Council suggested limiting it to duplex only and I believe we'll send it back to Council approving the R2 to single family or duplex.

Ms. Page said this is changing the zoning ordinance and not necessarily the motion made by this commission.

Commissioner Ludwig asked why recreation vehicle is not included under with the definition of mobile home. She said there is no place where it says recreation vehicles are not allowed.

Chair Schall gave direction to staff to look at the definitions and make things clearer within the definitions.

Ms. Page said they had to make a recommendation to Council.

Chair Schall gave direction to staff to take back to Council as written.



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7:25 p.m. (25:05) **OPENING OF PUBLIC HEARING******

ITEM 7: PUBLIC COMMENT: PROPOSED TEXT AMENDMENT TO SECTION 301. AMENDMENTS OR ZONE CHANGES

The Commission shall conduct a public hearing on a proposed text amendment to the Zoning Ordinance. As proposed, this text amendment will provide that Council's action to overrule Commission recommendations for rezoning or amendments to the Zoning Ordinance would require a majority vote, removing a provision requiring the vote of three-fourths of the members voting. A draft for the proposed change was included in the packet for this meeting and posted as required in Section 301(C). The Commission has set this hearing pursuant to Jerome Zoning Ordinance Section 301(C) Commission Action. The Commission may continue the Public Hearing to a time and place certain if necessary.

7:25 (25:44) Curtis Lindner spoke about this, it has been one of his pet peeves. It took a super majority vote to turn down a recommendation of Planning and Zoning. He believes we have been operating in a vacuum. He doesn't understand how long this has been going on and how many decisions were made. On a legal standpoint it is what we were supposed to be doing all along. He wants to make the point to this body that Planning and Zoning sits as an appointed non-regulatory way and makes recommendations to Council. The fact they are not voted in, they cannot legislate so, this is entirely appropriate and should be a simple majority to pass things on to Council. He wants that on the record.

******CLOSE OF PUBLIC HEARING****7:28 p.m. Chair Schall Closed the Public Hearing.**

7:28 (28:19) ITEM 8: REVIEW PUBLIC COMMENT AND COMMISSION DISCUSSION OF PROPOSED TEXT AMENDMENT TO SECTION 301. AMENDMENTS OR ZONE CHANGES,

A draft for the proposed change is posted on the town website and at Town Hall. The Commission will review the proposed text amendment in ordinance form as requested by Council and consider any public input for possible recommendation to Council.

Ms. Page pointed out we are making a change to Article 3 procedures or actual zoning changes. It will not change Planning and Zoning decisions, there is an appeal process which is not related to this whatsoever. This is for text amendments to the zoning ordinance or rezoning.

Chair Schall gave direction to staff to forward to the Council as written.

7:29 (29:43) ITEM 9: COMMISSION DISCUSSION SECTION 509. SIGNS

The Commission will review recommendations from Design Review Board for possible text amendment to SECTION 509. SIGNS.

Ms. Page explained this regulates all signs in the city. Intent was to bring an application so that a business would apply for a temporary sign. We went through a hearing process and the businesses didn't support the change, so Council sent it back. It went back to DRB and they made recommendations and were more specific about signs, clarification in definitions, posting for parking lots on private property will no longer need to be approved. Menu boards allowed without permit.

(33:32) Commissioner Vincent also gave an update from the Design Review Board.

The Commission discussed items that should have Conditional Use Permits.

Chair Schall gave direction to staff to go to public hearing with a notification to the Chamber.



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Ms. Page said it will be produced as an ordinance.

7:45 (45:50) ITEM 10: FUTURE AGENDA ITEMS

Ms. Ludwig would like to know about the three benches on Jerome Avenue.

Chair Schall said to direct staff to look into those.

Ms. Page said staff would look into RV research. She said Final Site plan review does have an appeal process. It doesn't belong under "Grading and Excavating" and should be put into the regular part of the procedure for this. She spoke further about changes to the Zoning Ordinance and said that her point is the motion made by this commission does not match up to the R2 zoning change made.

Chair Schall asked to put it on the agenda to re-discuss and make sure they're in alignment.

Ms. Page tried to explain again that the original motion said that they would allow duplexes and triplexes and now the R2 zone will only allow duplexes. She is assuming that Council wants those to line up. This is only for the R2 zone change in the book.

Commissioner Vincent said this commission will have to make a motion to approve the rezoning of the Hampshire Avenue and send it back to Council. Is that what you're trying to explain.

Ms. Page responded, that's what I think. She said that she thinks she understands what is going on here.

ITEM 11: ADJOURN

Adjourned at 7:53 p.m.

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hudson			X			
Ludwig			X			
Schall		X	X			
Testone	X		X			
Vincent			X			

Approval on next page.



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DATE: Wednesday, June 5, 2019 TIME: 7:00 pm

PLACE: JEROME CIVIC CENTER

600 Clark St., JEROME, ARIZONA 86331

Respectfully submitted by Joni Savage on August 7, 2019

Approved:  Date: 8/7/2019
Planning & Zoning Commission Chair

Attest:  Date: 8/7/19
Planning & Zoning Commission Vice Chair