



TOWN OF JEROME

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

REGULAR MEETING OF THE TOWN OF JEROME

PLANNING AND ZONING COMMISSION

DATE: Wednesday, November 1, 2017 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 7:03 p.m.

Roll call was taken by Kyle Dabney. Commission members present were Chair Lance Schall, Mike Parry and Margie Hardie. Zachariah Runyon was not present.

Staff present were Kyle Dabney, Zoning Administrator, and Joni Savage, Deputy Clerk.

ITEM 2: APPROVAL OF MINUTES: Minutes of October 11, 2017

Mr. Parry said they (the minutes) looked good.

Mr. Parry made a motion to approve the minutes of October 11, 2017.

Ms. Hardie had a few things regarding the minutes. She referred to page one, she said that she thought Mike Parry was present and it wasn't listed. It was not on the roll call. It was determined Mr. Parry needed to be added as present telephonically. She discussed this in great detail. In the end it was determined that Mr. Parry needed to be added as present telephonically.

Mr. Parry said Ms. Savage had called him and verified it. He said, "We got it, it's been handled."

The minutes were revised to reflect what Ms. Hardie had attempted to say.

Ms. Hardie referred to page two, regarding the request for a conditional use permit, at the top, Item #4. Under that it says applicant. In the, on the agenda for September 6, 2017 it states, Applicant: Jason Domanico, not Passion Cellars. As a point of interest if it was me going back and reading these minutes, she wouldn't have a clue what that was referencing.

It was decided that the person's name and contact information would be added.

Ms. Hardie began by saying "Chair Schall read the line on page 5." (It was at that time determined that Ms. Hardie was still referring to page two.) Then she continued reading, "He read it," she wanted to add "off-street parking" instead of "it." (After reviewing the tape again, note parking was mentioned in the line above, the word "it" was used and so will stay in the minutes. "Off-street parking" has also been added and noted that it had not been said at the time of the meeting.)

Ms. Hardie referred to the bottom of the page, her question about the diagram, she wanted liquor license to be added to her statement. (After review of the tape the following is verbatim.) Ms. Hardie stated, "The diagram of the liquor license, you have re-submitted and that's a question."

Ms. Hardie made a motion to approve the minutes with amendments for October 11, 2017.

Chair Schall asked Commissioner Parry to amend his motion to include the changes.

Mike Parry moved to approve the minutes of October 11, 2017, Margie Hardie moved to approve with amendments. Commissioner Parry amended and seconded. The motion passed with three votes in favor of approval.

ITEM 3: PETITIONS FROM THE PUBLIC – This time is NOT for discussion on Agenda items. Please make

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comments when that item is on the floor. Please complete a request form with your name and subject and submit to the Chair. When recognized by the Chair, please come to the front and state your name. Please observe the three minute time limit per speaker pursuant to the Town Code. The P&Z Commission may not discuss or take action on any comments under this agenda item other than to ask questions.

-There were no petitions from the public.

ITEM 4: REVIEW AND POSSIBLE APPROVAL OF THE GENERAL PLAN TO FORWARD TO COUNCIL FOR POTENTIAL ADOPTION

APPLICANT: TOWN OF JEROME

ADDRESS: 600 CLARK ST.

ZONE: C-1

OWNER OF RECORD: N/A

APN: N/A

A.R.S. 9-461.06 Section F. Action by the Planning Commission on the General Plan or any amendment to the plan shall be transmitted to the governing body of the municipality.

Chair Schall asked Mr. Dabney if he had any introduction for them.

Mr. Dabney said this is the public hearing for the Planning & Zoning Commission to review the General Plan. He was involved with a very small part of the plan. He added maps and the lay-out.

Chair Schall asked what are our options here, can we approve, change.

Mr. Dabney said you can make suggestions or amendments. It would not go back to the committee but on to Council with the Planning & Zoning suggestions.

Mr. Parry referred to a document from Anne Bassett referencing something on page 13, however there are no page numbers on his hard copy. He would like to understand Ms. Bassett's comments.

Mr. Dabney responded he specifically did not put on page numbers because the maps will change the page numbers.

Mr. Schall speculated that she might have looked at it in pdf form, which would insert page numbers. He did, however, find the page she had referenced. Page 41 number 7 and then again on page 42.

Mr. Parry asked about the comments from the general public, were those taken to the steering committee. Did they get to look at these comments?

Mr. Dabney said yes the one's that had showed up were able to see the comments.

Ms. Hardie said she had not seen Anne's comments. She was on the General Plan Steering Committee. Everything else was said in front of the committee. She also commented that the comments from the public were good that they received on 8/15/2017 and it was nice of the people to come. When we did the General Plan our focus was general. We got off the mark frequently, but we weren't supposed too. They're all good comments, but as the process goes on these comments will lead to Council changes, but they're not general enough.

Mr. Parry said he agreed. He thinks it is fabulous, there is nothing in here that he could find that was not what he thought. He thought it was well done and can't believe it was pulled off in two years, three years or four years. He believes they would be foolish not to move it on to the Council.

Chair Schall talked about his overall impression of the document. He mentioned environmental concerns and referred to a grey water ordinance. There was reinforcement on what we say about solar panels. There was also encouragement on rain-water catching. He asked if the comments would go forward to the commission. (I believe he meant to say "Council" not commission.)

Mr. Dabney responded yes they would.

Ms. Hardie asked again will these comments go forward to the Council. Will there be a vote to say yes, let's change the format? Where will it go from here?

Mr. Dabney said are you asking what the next step is and can Council make changes. It will not go back to the steering committee. The Council can make changes.

Chair Schall speculated that Council could make additions and then the Council would vote on it.

Ms. Hardie added that, "There will be another agendized public hearing, I presume, before the Council even goes into it, I believe."

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Mr. Dabney said he's a little confused about what she's saying. Are you saying there are two separate things going on, a public hearing and then goes to Council?

Ms. Hardie responded, "That's correct."

Mr. Dabney said that's not the way it works.

Ms. Hardie said that's the future, that's not right now, so we'll just drop it.

Mr. Dabney explained again, this is a public hearing for Planning and Zoning and there will be another public hearing for Council.

Ms. Hardie responded that's what she said.

Chair Schall said there are not separate public hearings.

Ms. Hardie said as a point-of-order she thinks that is not correct. She thinks there has to be an additional agendized public hearing.

Mr. Dabney said no, he has the State statute here that he read from.

Ms. Hardie responded, "So do I, it's a matter of interpretation." She added that the commission is done, it doesn't make changes.

Mr. Parry would like to add, since he was not on the steering committee and did not craft this document, he would like to make a motion to approve it and move it on to Council.

Mr. Parry moved to approve and move it on to Council without further discussion. Ms. Hardie seconded. The motion passed unanimously.

ITEM 6: FUTURE AGENDA ITEMS

Ms. Hardie would like "home occupations" and if Council is addressing attendance issues for boards, then she doesn't think they need to. Otherwise, if the Council does attend to that then she doesn't think they need to. She asked Mr. Dabney, "Did you say Council was going to address the issue?"

Chair Schall said they must be because he got an email from the Mayor that said we need to shape up or ship out.

Ms. Hardie said she got that too and then asked Mr. Dabney if he could answer that question.

Mr. Dabney asked what was the question.

Ms. Hardie asked, "Do we need to have a discussion on P & Z or is Council taking that on?"

Mr. Dabney responded Council would take that on.

Chair Schall wants "home occupations" on the agenda when Ms. Hardie will be available. After some discussion it was decided to put "home occupations" on the January agenda.

ITEM 7: ADJOURN

Mr. Parry moved to adjourn. Ms. Hardie seconded. The motion carried unanimously and the meeting adjourned at 7:31 p.m.

Approval on next page.

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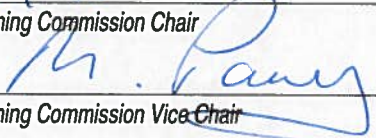
SPECIAL MEETING OF THE TOWN OF JEROME PLANNING AND ZONING COMMISSION

DATE: Wednesday, November 1, 2017 TIME: 7:00 pm

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Respectfully submitted by Joni Savage on February 7, 2018

Approved:  Date: 2/7/2018
Planning & Zoning Commission Chair

Attest:  Date: 2-7-18
Planning & Zoning Commission Vice Chair