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# 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, August 7, 2019 TIME: 7:00 pm

PLACE: JEROME CIVIC CENTER

600 Clark St., JEROME, ARIZONA 86331

### MINUTES

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

*Chair Lance Schall called the meeting to order at 7:01 p.m.*

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

*Staff present were John Knight, Zoning Administrator, Candace Gallagher, Town Manager/Clerk and Joni Savage, Deputy Clerk.*

**7:02 (02:20) ITEM 2: PETITIONS FROM THE PUBLIC** – *There were no petitions from the public.*

**7:02 (02:30) ITEM 3: APPROVAL OF MINUTES:** Minutes of the Special Joint Meeting of May 9, 2019 and Regular Minutes of June 5, 2019

#### Motion to Approve the Minutes of May 9 and June 5, 2019

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

#### **7:04 (03:25) \*\*\*\*OPENING OF PUBLIC HEARING\*\*\*\***

#### ITEM 4: PUBLIC COMMENT: PROPOSED TEXT AMENDMENT TO SECTION 509. SIGNS

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 defining permitted temporary signage and correct some of the existing chapter in regard to current practices. A draft for the proposed change was included in the packet for this meeting and posted on the Town website, and public notice provided 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.

**\*\*\*\*CLOSE OF PUBLIC HEARING\*\*\*\* 7:05 (04:05)**

#### **7:05 (04:19) ITEM 5: REVIEW PUBLIC COMMENT AND COMMISSION DISCUSSION OF PROPOSED TEXT AMENDMENTS TO SECTION 509. SIGNS**

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

*Chair Schall gave direction to staff to make suggested corrections from Ms. Gallagher.*



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**Motion to Forward the Text Amendments to Section 509. Signs to the Council with the Addition of the Definitions Discussed**

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

**7:11 (11:30) ITEM 6: CONDITIONAL USE PERMIT – CURRENTLY MIXED-USE CHANGE TO RESIDENTIAL ONLY**

APPLICANT: Dewayne Woodworth

ADDRESS: 123 Hill St.

OWNER OF RECORD: Jerome Clubhouse LLC

ZONE: C-1

APN: 401-07-169A

Applicant is seeking a change in his property from retail and residential to residential only. A Conditional Use Permit also requires Council approval.

**Motion to Approve the Conditional Use Permit**

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

**7:16 (16:38) ITEM 7: FINAL REVIEW OF TANDEM PARKING AND FIRE ESCAPE**

APPLICANT: Dewayne Woodworth

ADDRESS: 123 Hill St.

OWNER OF RECORD: Jerome Clubhouse LLC

ZONE: C-1

APN: 401-07-169A

Applicant is seeking final approval for the proposed tandem parking and fire escape.

**7:18 (18:55) Bob Wood approached the dais and spoke on behalf of Dewayne Woodworth.**

*John Knight commented that they have more parking spaces than what is required, so if they have to eliminate one of the spaces they are in compliance. He wanted to note there is nothing in our Zoning Ordinance that allows or prohibits tandem parking.*

**Motion to Approve the Tandem Parking and Fire Escape for 123 Hill Street**

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

**7:24 (25:10) ITEM 8: REQUEST FOR DEMOLITION AND TO REBUILD A PORTION OF THE HOME**

APPLICANT: Tom Anderson /Christina Barber

ADDRESS: 875 Gulch Road

OWNER OF RECORD: Barber Christina R & Cynthia R JT

ZONE: AR

APN: 401-09-013

Applicant is seeking approval to demolish and rebuild a portion of the home due to health and safety issues.



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7:26 (27:45) Tom Anderson, the contractor explained the drawings to the commission.

7:27 (28:30) Christina "Alex" Barber, owner of the home spoke.

**Motion to Approve Demolition and Rebuild at 875 Gulch Road**

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

**7:29 (30:10) ITEM 9: FUTURE AGENDA ITEMS**

Mr. Knight mentioned a deck and the Cuban Queen may be upcoming on the agenda.

Ms. Ludwig asked about the three benches on Jerome Avenue.

Ms. Savage said the building inspector had measured and there was enough space on the sidewalk. She added that in prior years an applicant applied to the Design Review Board for permission to place a bench in front of their store.

Mr. Knight said he would find out. He thought we should have some policy in place.

Chair Schall gave direction to staff to find out if the benches were on Town or private property.

Ms. Ludwig brought up the problem of "hostess stands" on the sidewalk.

**ITEM 10: ADJOURN**

**Adjourned at 7:35 p.m.**

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

Approval on next page.



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DATE: Wednesday, August 7, 2019 TIME: 7:00 pm  
PLACE: **JEROME CIVIC CENTER**  
600 Clark St., JEROME, ARIZONA 86331

*Respectfully submitted by Joni Savage on September 4, 2019*

Approved: \_\_\_\_\_

*[Signature]*  
Planning & Zoning Commission Chair

Date: \_\_\_\_\_

*9/4/2019*

Attest: \_\_\_\_\_

*[Signature]*  
Planning & Zoning Commission Vice Chair

Date: \_\_\_\_\_

*9/4/19*