



Founded 1876
Incorporated 1899

TOWN OF JEROME, ARIZONA

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

Celebrating Our 113th Anniversary
1899 – 2012

MEETING OF THE TOWN OF JEROME **PLANNING AND ZONING COMMISSION**

DATE: Wednesday, January 8, 2014 TIME: 7:00 P.M.
PLACE: JEROME CIVIC CENTER/ TOWN HALL, 600 CLARK STREET

Minutes

ITEM 1: CALL TO ORDER/ROLL CALL

Chair Schall called the meeting to order at 7:05 pm.

Roll call by Zoning Administrator Rebecca Borowski.

Commission Members present: Ellen Smith, Leo Shakespeare, Lance Shall, and Sybil Melody.

Commission Members absent: Mike Parry - excused absence.

Staff Members present: Rebecca Borowski, Zoning Administrator and Jennifer Shilling, Record keeper.

ITEM 2: APPROVAL OF MINUTES

Motion made by Commissioner Schall to approve the minutes of the Regular Meeting held on December 4, 2013. Second was made by Commissioner Melody.

Ellen Smith would like the minutes to show that she had an “excused” absence.

Motion made by Commissioner Schall to approve the minutes as amended. Second was made by Commissioner Melody. **Motion** carried 3-1; Commissioner Smith abstained as she was absent.

ITEM 3: PETITIONS FROM THE PUBLIC – NONE

Open Public Hearing

ITEM 4: REVIEW DRAFT ZONING ORDINANCE AMENDED DEFINITIONS FOR “BED AND BREAKFAST”, “HOTEL” and “BOARDING HOUSE” and NEW DEFINITION FOR “PROPRIETOR”

Staff has made revisions to the Draft Ordinance amending definitions for “Bed and Breakfast”, “Hotel”, “Boarding House” and “Proprietor” as directed by the Planning and Zoning Commission. Zoning Administrator, Rebecca Borowski, read the history of this ordinance and additional suggestions made by the Town Attorney and Town Manager. Ms. Borowski presented the Commission with a requested list of Bed and Breakfasts, Hotels and Boarding Houses in Town. The Commission reviewed the revised Ordinance and public comments were heard.

Public comment in opposition to the amended definitions included:

Doug Freund

Doree Christensen

Margie Hardie

Suzy Mound

Randall Hunt

Rebekah Kennedy

Mimi Currier



Opposition voiced concern with: vagueness of B&B definition; concern with proprietor not necessarily being a resident of Jerome (suggested “on-site resident”); allowing detached units; residential neighborhoods should remain residential use; definition for motel should not be removed; proposed changes in B&B definition may cause confusion and create a resemblance to vacation rentals.

Close of Public Hearing

ITEM 5: RECOMMENDATION TO TOWN COUNCIL REGARDING ZONING ORDINANCE DEFINITION AMENDMENTS

Motion made by Commissioner Smith to send on the amended definitions of “Bed and Breakfast”, “Hotel”, “Boarding House”, and the new definition of “Proprietor,” with any corrections this Board or Staff thinks is necessary, on to Council. Other Commissioners would like to discuss the ordinance before making a motion. Motion dies for lack of a Second. Chair Schall addressed accusations of conflict of interest: “The addition I’m building is attached to my house so [detached units are] not an issue for me. The building I’m building may or may not be a bed and breakfast. It won’t be done for 3, 4, 5, 6 years or longer and for all I know my mother in law will end up living in it. Being a bed and breakfast is an idea I floated, its not ... it doesn’t have to happen. I don’t care one way or the other, so I hope that puts to rest at least that rumor...or partially puts to rest that rumor...”

Further discussion was held by the Board. Public Participant Hardy requested this ordinance be tabled. Commissioner Shakespeare would like to look at the 28 day limit again.

Motion made by Commissioner Schall to table this issue for further consideration. Second was made by Commissioner Melody. **Motion** carried unanimously

ITEM 6: DISCUSSION OF COMMISSIONER TERMS AND EXPIRATIONS-

Zoning Administrator Rebecca thanked Commissioner Melody for her time on the Commission. Ms. Borowski explained that Commissioner Shakespeare’s and Commissioner Parry’s terms will expire next month. Town Council will re-appoint Commissioners in February and in March the Board will elect Chair and Vice Chair.

ITEM 7: FUTURE AGENDA ITEMS- NONE.

ITEM 8: ADJOURNMENT

Motion made by Commissioner Schall to adjourn. Second was made by Commissioner Smith. **Motion** carried unanimously.

ADJUOURN 8:15PM

Respectfully submitted by Rebecca Borowski on the 5th day of February, 2014.

Approved: _____ Date: _____
Planning and Zoning Chair

Attest: _____ Date: _____
Planning and Zoning Vice Chair