



TOWN OF JEROME

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

PLANNING AND ZONING COMMISSION

DATE: WEDNESDAY, February 3, 2015 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 and Zoning Commission and to the general public that the Planning and Zoning Commission will hold the above meeting in Council Chambers at Jerome Town Hall. Members of the Planning and Zoning Commission will attend either in person or by telephone, video or internet conferencing. The Planning and 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 Leo Shakespeare called the meeting to order at 7:02 p.m.

Roll call was taken by Albert Sengstock, Zoning Administrator. Commission members present were Chair Leo Shakespeare, Lance Schall, Margie Hardie, Mike Parry and Hunter Bachrach.

Staff present were Albert Sengstock, Zoning Administrator, and Jennifer Julian, Minute Taker.

Members of the public present were Steve Knowlton and Nancy Robinson, residents; Ron Mills and Wendy Irving-Mills, applicants; and an unidentified individual.

ITEM 2: APPROVAL OF MINUTES FROM JULY 1, 2015, OCTOBER 7, 2015, AND NOVEMBER 4, 2014

Commissioner Schall moved to approve the minutes of July 1, 2015 as revised. Commissioner Hardie seconded. The motion carried unanimously.

Commissioner Parry moved to approve the minutes of October 7, 2015 as presented. Commissioner Schall seconded. The motion carried unanimously.

Commissioner Schall moved to approve the minutes of November 4, 2015 as revised. Commissioner Hardie seconded. The motion carried unanimously.

Commissioner Bachrach abstained as he is a new member.

ITEM 3: PETITIONS FROM THE PUBLIC

There were no petitions from the public.

ITEM 4: PARCEL COMBINATION

APPLICANTS: RON AND WENDY-IRVING MILLS

ZONE: R-15

ADDRESS: MAGNOLIA AVE

APNs: 401-06-164, 165 & 166

OWNER OF RECORD: ABOVE

The applicant asks for approval to combine three (3) parcels into one.

The applicants were present.

Mr. Sengstock presented the request. The applicants propose to combine three lots into one. All three lots are conforming, over 5000 feet and meet the minimum widths and depths. The necessary surveys have been completed and the applicants have submitted the required forms and documents. The applicants have also gotten approval to abandon the old utilities easements. The combined lot will measure 18,083 square feet and meets the district zoning standards. Mr. Sengstock recommends approval.

Commissioner Hardie moved to approve the parcel combination. Commissioner Bachrach seconded. All were in favor and the motion passed unanimously.

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ITEM 5: REVIEW SITE PLAN FOR A NEW SINGLE FAMILY HOME

APPLICANTS: RON AND WENDY-IRVING MILLS

ZONE: R-15

ADDRESS: MAGNOLIA AVE

APNs: 401-06-164, 165 & 166

OWNER OF RECORD: ABOVE

The applicants ask review and approval of a site plan for the construction of a new single family home.

The applicants were present.

Mr. Sengstock presented the proposal. He has checked all the setbacks, building heights and other zoning standards and the site plan meets all of the requirements. The Town Building Inspector has examined the on-site drainage and construction and he had no concerns.

There were seven people who attended the neighborhood meeting. Their reaction was favorable. Mr. Sengstock received no complaints during the notification process.

The plan is a single family home in the R-15 zoning district. Mr. Sengstock gave a slide show of the building location and elevations. All minimum building setbacks are exceeded and there is an engineered drainage plan of the site.

Commissioner Hardie asked for an explanation of the drainage plan. Mr. Sengstock explained that water is retained and directed in a way that mitigates the flow as it leaves the property. There is no change in the amount of water entering and leaving the property as a result of the construction.

Commission Hardie asked if there will be a culvert or curb along Magnolia Avenue to collect the water. Ms. Irving-Mills explained that rainwater will be collected and directed to a cistern to be held and used for watering the landscaping.

Commissioner Shakespeare asked if the cistern will collect water from the whole property or only the roof. Ms. Irving-Mills answered that it will be primarily from the roof, as that will be the new impermeable surface on the site. They are primarily responsible for capturing the water off the impermeable surface to be released at a later date to match the historical flow off the property.

Commissioner Shakespeare asked about an apparent leak on the property now. Mr. Sengstock said that after investigation it was determined that it isn't a leak from the Town water lines, it is just water pooling and draining down the hill.

Commissioner Hardie asked about the location of the cistern. Ms. Irving-Mills indicated the cistern on the plan and noted that it may need to be moved closer to the house after excavation is done. Commissioner Hardie understood that the drip from the roof goes to the cistern and asked if anything is done with the water that naturally flows off the property. She said that water flowing down Magnolia has created a ditch that goes down to the next level. Mr. Sengstock explained that the flow off the property cannot be increased as a result of construction. The Public Works Department determined that the water referred to by Chair Shakespeare and Commissioner Hardie was residual drainage, but it may need to be explored further as the site is developed.

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Commissioner Bachrach asked about the capacity of the cistern and what happens to the water if the cistern is full. Ms. Irving-Mills said that the cistern's capacity is 1700 gallons, sized for a three-hour duration 100-year storm. There also is an 18-inch diameter pipe that is a detention pipe. Whatever is overflowing will then come down the driveway.

Commissioner Hardie asked if there will be retaining walls across the front. Ms. Irving-Mills answered yes and indicated that there will be retaining walls on either side of the driveway. They are keeping as much of the existing stone wall as they can.

Commissioner Parry asked about the square footage of the house. Ms. Irving-Mills replied that it is slightly over 2,000 square feet with a footprint of around 1,000 square feet. It is two stories with a basement. Commissioner Parry said that the size of buildings in Jerome is a concern. The proposed home will be large in comparison with the others on Magnolia Avenue, which is the Town's "crown jewel neighborhood." The roof pitch of the proposed home is cut off, unlike the Victorian homes in the neighborhood that have roofs with steep pitches. He is concerned with new large homes which don't seem to fit into their neighborhoods. He thinks it is an issue of volume and mass.

Mr. Sengstock said that the proposed home doesn't exceed the percentage of lot coverage or height restriction and meets the required setbacks. The volume is beyond the Commission's purview; it is a question for the Design Review Board. Commissioner Parry understands Mr. Sengstock's point but felt that asking whether the home will fit into the neighborhood is valid.

Commissioner Shakespeare mentioned other large homes in the vicinity of Magnolia Avenue. Commissioner Bachrach said that he thinks the proposed home looks like it fits in the neighborhood.

Commissioner Hardie asked about the median height. Ms. Irving-Mills said that it is 25 feet from the median grade and 35 feet total. Roof slopes are 8 and 12. The neighborhood has a mix of roof slopes: 4 and 12, 6 and 12, 12 and 12. A roof slope of 8 and 12 is perfect for solar panels.

A member of the public asked about drainage of the impermeable rock patios in the yard. Ms. Irving-Mills said there are catch basins in the flagstone area.

Commissioner Parry moved to approve the site plan as presented. Mr. Schall seconded. All were in favor and the item passed unanimously.

ITEM 6: FUTURE AGENDA ITEMS

Commissioner Hardie asked for an update on home occupations. Mr. Sengstock said that he has researched the ordinances of other jurisdictions. He believes that simplicity is best, but the Commission may want to consider specific uses and impact. He needs direction from the Town Council to continue working on it, but hopes to let the Commission know by the next meeting.

Commissioner Parry welcomed new Commissioner Hunter Bachrach. Mr. Sengstock thanked Chair Leo Shakespeare for his service. Elections for new officers will be held at the next meeting.

ITEM 7: ADJOURNMENT

Commissioner Schall moved to adjourn. Commissioner Bachrach seconded. All were in favor and the meeting was adjourned at 7:32 pm. Approval on next page.

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PLANNING AND ZONING COMMISSION

DATE: WEDNESDAY, November 4, 2015 TIME: 7:00 pm

PLACE: JEROME CIVIC CENTER

600 Clark St., JEROME, ARIZONA 86331

Minutes

Respectfully submitted by Jennifer Julian on March 2, 2016.

Approved: _____

Chair

Date: _____

3/2/2016

Attest: _____

Vice Chair

Date: _____

3 MAR 2016