



TOWN OF JEROME

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

WORK SESSION OF THE TOWN OF JEROME PLANNING AND ZONING COMMISSION

DATE: Monday, November 26, 2018 TIME: 5:00 pm

PLACE: **JEROME CIVIC CENTER**
600 Clark St., JEROME, ARIZONA 86331

MINUTES

ITEM 1: CALL TO ORDER/ROLL CALL

Chair Hardie called the meeting to order at 5:03 p.m.

Roll call was taken by Charlotte Page. Commission members present were Chair Margie Hardie, Henry Vincent and Scott Hudson. Vice Chair Lance Schall was absent.

Staff present were Charlotte Page, Zoning Administrator, and Joni Savage, Deputy Clerk.

5:03 ITEM 2: P&Z REVIEW OF PROPOSED R-2 ZONE

- R-2 Zone Definition:

Chair Hardie reported that in the R-2 description under permitted uses: 2. Multiple family dwellings and apartment houses. The definition of dwelling on page 16:

Dwelling, Multi-Family - a building designed exclusively for occupancy by or occupied by four (4) or more families living independently of each other (i.e., fourplex or apartment).

She doesn't think this application will work because it is not a fourplex. She doesn't believe the applicants were aware of this. What she interprets is they cannot be a duplex.

Ms. Page believes the definition is in conflict and she understands how Chair Hardie sees it that way. It was determined that duplex is only referenced in the definitions.

There was discussion about duplexes and triplexes and their correlation in the Zoning Ordinance and the different zones. Many commissioners believed the intent was probably not meant to leave out duplexes. There was also discussion about the definition of multiple and multi-family.

Chair Hardie gave direction to staff to get clarification about the definitions of multiple and multi-family from the town attorney.

Jane Moore, Councilmember would like to see what the definition of R-2 is in other Zoning Ordinances.

Proposed R-2 Zone

Ms. Page noted that there was no zone that specifically called out duplexes.

Chair Hardie read some of the conditional uses for the R-2 zone. She asked why they were focusing on parking spaces.

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The Commission discussed some of the uses, conditional uses and parking spaces required. They speculated on possible changes to the parcels and the impact upon the other residents involved in this zoning change.

Councilmember Moore agreed that the persons involved should be aware of all the possible changes that might occur with the zoning change.

Chair Hardie read her list of questions for the attorney:

- 1) What would constitute a boundary and why or why not would we allow or disallow the two additional people that want to add on?

The commission discussed the map provided showing parking on each lot.

Ms. Page clarified that the map came from a survey Richard Flagg had done. She also noted that the new homes which had been built had all been required to have a turn-around area on their property.

Chair Hardie wants to make sure that they understand the development plans and that they are aware of the requirements with the re-zoning.

- 2) The private property laws and rights, how this will be affected by re-zoning?

Councilmember Moore's biggest concern is that dangerous curve and the increased traffic. She is not trying to stop this from happening. We need to figure out ways to accommodate affordable living spaces. However, you have to think of the potential good and bad of any project you're looking to approve.

Chair Hardie listed the items she would like to be addressed by the attorney:

1. She would like a survey done by the Town.
2. She would like people to know if there is any kind of liability for the Town based on Prop 207.
3. If properties, choose to never want to change their status to a duplex or apartment; does that have any significance on this change.

Ms. Page said the first permitted use is a single family-dwelling.

4. Does a property for sale have any bearing whatsoever on changing the zone?
5. In the ARS it states that the zoning commission can put conditions on the rezoning. Under 19426.01 E. It says A zone conditioned on scheduled for development of a specific use or uses for which rezoning is requested and if at the expiration of this period the property has not been improved for the use for which it was conditionally approved...by certified mail to the owner. Can we tell them it is not going to go through? Are we supposed to do that? She wants to know if the petitioner is under any type of obligation to follow through with their petition. Can we revoke the R-2 status? She directed Ms. Page to ask the attorney.

Mr. Vincent believes the paragraph refers to us the commission/council, not the petitioner.

Councilmember Moore suggested a traffic study might be done for this type of development.

The commission discussed possible parcel additions to this re-zoning in the future.

Councilmember Moore agrees that all the petitioners should be aware of the zoning changes.

Mr. Hudson stated he doesn't feel this will add additional traffic. The problem is not the people living there, but the traffic on the road already.

Mr. Vincent said he believes when possible we should enable them to have more affordable housing. In

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his opinion the ordinance is well written and functions well to limit development. Our job is to take the proposal and as long it is within the standards of the ordinance to endeavor to see it through to a successful resolution.

Ms. Page suggested having an Executive Session and call the attorney. She read through the questions again that Chair Hardie had proposed.

The commission members discussed again how they would like all of the petitioners to sign a document declaring that they were aware of the parameters of the rezoning. They discussed again the steps for the Neighborhood Meeting.

Ms. Page explained again all of the steps for the "Neighborhood Meeting" from page 44 in the Zoning Ordinance.

The commission then discussed what would be on the next regular meeting agenda.

ITEM 3: ADJOURN

The meeting adjourned at 6:34 p.m.

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

Approval on next page.

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DATE: Thursday, November 26, 2018 TIME: 5:00 pm

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Respectfully submitted by Joni Savage on December 5, 2018

Approved: Margie Hardie Date: 12/5/18
Planning & Zoning Commission Chair

Attest: [Signature] Date: 12/5/18
Planning & Zoning Commission Vice Chair