



# 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, January 2, 2019 TIME: 7:00 pm

PLACE: JEROME CIVIC CENTER

600 Clark St., JEROME, ARIZONA 86331

### AGENDA

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

#### ITEM 2: APPROVAL OF MINUTES: Minutes of Executive Session December 5, 2018

*If necessary, Commission may enter into executive session, pursuant to A.R.S. §38-431.01(A)(2), for the discussion or consideration of records exempt by law from public inspection.*

**Discussion/Possible Action/ Possible Direction to Staff**

#### ITEM 3: APPROVAL OF MINUTES: Minutes of Regular Meeting December 5, 2018

**Discussion/Possible Action/ Possible Direction to Staff**

**ITEM 4: PETITIONS FROM THE PUBLIC** – Pursuant to A.R.S. § 38-431.01(H), public comment is permitted on matters not listed on the agenda, but the subject matter must be within the jurisdiction of the Commission. All comments are subject to reasonable time, place and manner restrictions. All petitioners must fill out a request form with their name and subject matter. When recognized by the chair, please step to the podium, state your name and please observe the three (3) minute time limit. No petitioners will be recognized without a request. The Commission's response to public comments is limited to asking staff to review a matter commented upon, asking that a matter be put on a future agenda, or responding to criticism.

#### ITEM 5: ADDITIONAL INFORMATION/DISCUSSION REGARDING PROPOSED ZONING CHANGE FROM R1-5 TO R-2 ALLOWING MULTIPLE FAMILY DWELLINGS.

The Commission may continue discussion for recommendations to Council about this matter. The Commission may act to extend or limit the boundaries of the proposed zone. The Commission may continue to review documents related to this proposed zone change any may set a date for a public hearing.

**Discussion/Possible Action/Possible Direction to Staff**

#### ITEM 6: 728 EAST AVE., JEROME

APPLICANT: Jamie & Darryl Williams

ADDRESS: PO Box 1295

ZONE: R1-5

OWNER OF RECORD: Darryl & Jamie Williams

APN: 401-07-090K

Applicant will present preliminary plans for outdoor deck, exterior stairs for access to lower guest rooms. Proposed project includes landscaping and exterior accessory structures.

**Discussion/Possible Action/Possible Direction to Staff**

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## **ITEM 7: R-2 ZONE INITIAL REVIEW ZONING ORDINANCE CHANGE, ARTICLE V R-2 ZONE AND POSSIBLE CREATION OF ADDITIONAL ZONES**

Commission may discuss how to modify the Zoning Ordinance to represent future residential zones that may be specific to duplex, triplex, fourplex and apartment dwellings.

**Discussion/Possible Action/Possible Direction to Staff**

## **ITEM 8: INITIAL REVIEW ZONING ORDINANCE CHANGE, ARTICLE III, PROCEDURES, WITH REGARD TO PUBLIC HEARING**

Commission may discuss how to modify the Zoning Ordinance to consider adding a reference to require the Zoning Administrator to review current A.R.S. 9-462.04 to assure compliance with current and future state public hearing statutes.

**Discussion/Possible Action/Possible Direction to Staff**

## **ITEM 9: FUTURE AGENDA ITEMS**

**Discussion/Possible Direction to Staff**

## **ITEM 10: ADJOURN**

**Discussion/Possible Action**

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 7 p.m. on 1/1/19

970 Gulch Road, side of Gulch Fire station, exterior posting case

600 Clark Street, Jerome Town Hall, exterior posting case

120 Main Street, Jerome Post Office, interior posting case

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*Charlotte Page, Zoning Administrator, Attest*

*Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the Deputy Town Clerk Joni Savage at (928) 634-7943. Requests should be made as early as possible to allow sufficient time to make arrangements. Anyone needing clarification on a P&Z Commission agenda item may call Jerome Town Hall at (928) 634-7943 and ask to speak with Charlotte Page, Zoning Administrator.*



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### PLANNING AND ZONING COMMISSION

DATE: Wednesday, December 5, 2018 TIME: 7:00 pm

PLACE: JEROME CIVIC CENTER

600 Clark St., JEROME, ARIZONA 86331

### DRAFT MINUTES

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

Chair Margie Hardie called the meeting to order at 7:08 p.m.

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

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

#### 7:09 (2:00) ITEM 2: P&Z DISCUSSION OF RIGGINS RULES

Chair Hardie acknowledged the information received and its pertinence. There was no discussion.

#### 7:10 (3:11) ITEM 3: APPROVAL OF MINUTES: Minutes of October 3, November 7 and 26, 2018

Chair Hardie gave her changes to staff to be made to the minutes.

#### Approval of the Minutes of October 3, November 7 and 26, 2018 with amendments.

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

#### 7:20 (12:05) ITEM 4: PETITIONS FROM THE PUBLIC – There were no petitions from the public.

#### 7:20 (12:20) ITEM 5: COMMISSION DISCUSSION OF REZONING R1-5 TO R-2

Chair Hardie said they had received information that will help them in this process. She gave direction to staff that we will continue with the process and any new documents, requirements and requests made that they (Planning and Zoning Commission) will be kept up-to-date. She asked Ms. Page what the next step would be.

Ms. Page said the next step is to have another public hearing. It requires a display add in the paper and another posting on the property. At a minimum those items need to be posted 15 days in advance and notify people within 300 feet of the proposed zoning change.

Commissioner Vincent asked the applicants if they were willing to limit the change of use to only duplexes.

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Heather Doss, the applicant, explained she just wanted to put a stove in her residence.

Commissioner Vincent asked again, would the property owners be willing to limit the change of use to only duplexes.

Ms. Doss said that is all they know.

Commissioner Vincent said his other question would be, "Would all of the other property owners be willing to sign a Prop 207 waiver saying you won't come after us (the Town) for taking away other property rights, if we vote for only duplexes?"

Chair Hardie asked Ms. Page for a time frame for this process. It was discussed and decided the next public meeting will be in January.

Jayne "Burt" Doss, resident, asked if she needed an attorney.

Chair Hardie said she couldn't answer that.

Heather Doss and Robert Doss asked questions: Mr. Doss is concerned that there is a snag in this process and stated, "We want to do what everybody else is doing, legally!"

Ms. Page said she would provide a draft for a Prop 207 waiver and provide the Arizona revised statute of Prop 207 to the owner. Then 30 days after the public hearing this commission will present it to Council.

## **7:35 (27:30) ITEM 6: FINAL PLAN REVIEW 160 NORTH DR., JEROME**

**APPLICANT:** Jerald Pate

**ADDRESS:** 160 North Dr.

**ZONE:** R1-5

**OWNER OF RECORD:** Jer Rome Holdings, LLC

**APN:** 401-11-012H

Applicant will have final plans for residential project that received preliminary approval from P&Z, minutes are provided in the packet from the P&Z meeting indicating Commission approval of preliminary plans.

Mr. Pate and his representative Les Smutz approached the dais, explained the project and answered questions from the Commission.

Chair Hardie stated, "The parking is not in the setback."

Mr. Smutz referred to the drawing and showed the 20 feet of parking on the side.

Chair Hardie explained, "You know you have your setback and you have to establish space; there needs to be two 8 x 20 spaces that don't sit in the setback."

Vice Chair Schall explained to Chair Hardie that he can park in the setback.

Commissioner Vincent asked what the distance was from the house to North Drive.

Mr. Smutz said it was 45 feet.

Chair Hardie advised them that they must pull the permits within six months.

Mr. Pate said he was aware and has already begun the process with Barry Wolstencroft.

Mr. Smutz said since the preliminary approval the original setback was further from the road at 54 feet and it is now 45 feet.

Chair Hardie asked if they had any plans for solar.

Mr. Pate said he is open to solar but did not confirm that he was using solar.

Chair Hardie asked for a motion.

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**Motion to Approve the Final Plan for 160 North Drive.**

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

**7:46 (38:40) ITEM 7: P&Z REVIEW OF ZONING ORDINANCE SECTION 304.F DESIGN REVIEW, INSERTING A REFERENCE TO SOLAR DESIGN GUIDELINES ADOPTED BY COUNCIL 2015.**

As requested by Design Review Board and Town Council

Ms. Page showed the Commission the pamphlet she had made for use as a handout to solar applicants. Chair Hardie suggested this was done in 2015 and now it is 2018. She wonders how much change has occurred. SHPO and the National Park Service has concerns and guidelines regarding solar technology. She thinks it is a great idea, but instead of inserting this specific booklet and the reference to it and we directed them to the National Park Service website link that this information was taken from. That URL would have the most current information.

Vice Chair Schall stated, "I think websites disappear." He would prefer to keep our own document and have control over it.

The Commission discussed this for some time.

Ms. Page informed them the link Chair Hardie was referring to is included in the pamphlet.

**Motion to Include a Reference to the Solar Design Guidelines as Adopted by Council in 2015 in the Zoning Ordinance Section 304.F.**

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

Ms. Page added she would take this to a public hearing next.

**7:56 (48:55) ITEM 8: P&Z REVIEW OF ZONING ORDINANCE 509 IN REGARD TO SIGNS**  
Town Council did not adopt proposed text amendments in regard to temporary sign, based on public input at the final Council reading. Council suggests P&Z consider input received from public and review proposed text amendments.

Ms. Page explained the opposition from the public received at the Council meeting.

Chair Hardie wanted to know some of the specifics.

Ms. Page said there was a question about menu signs and sandwich boards.

Vice Chair Schall said he was at the meeting and gave his interpretation. Originally, he had thought a temporary sign was a canvas sign. The business owners questioned whether menu boards and

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sandwich boards (kept off the sidewalk) would need permission.

Commissioner Vincent had thought the goal was to eliminate clutter. He expressed his disappointment that no one had shown up for the public hearing but then go to the Council meeting.

The Commission discussed this topic amongst themselves.

Chair Hardie gave direction to staff to get further clarification and then tabled Item 8.

Ms. Page said she would take this up with Design Review.

Commissioner Vincent said he would bring it up to the Design Review Board.

## 8:15 (1:08:00) ITEM 9: PROPOSED MEETING SCHEDULE 2019

Zoning requests review of 2019 meeting schedule. November meeting will fall on public holiday, consider alternate dates.

Ms. Page informed the Commission of the schedule for next year. This item was just for informational purposes.

## 8:17 (1:09:00) ITEM 10: FUTURE AGENDA ITEMS

The Commission discussed having a neighborhood meeting about the Club House project.

## ITEM 11: ADJOURN

**The meeting adjourned at 8:18 p.m.**

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

*Approval on next page.*

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DATE: Wednesday, December 5, 2018 TIME: 7:00 pm  
PLACE: JEROME CIVIC CENTER  
600 Clark St., JEROME, ARIZONA 86331

*Respectfully submitted by Joni Savage on January 2, 2019*

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Planning & Zoning Commission Chair

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Planning & Zoning Commission Vice Chair



# TOWN OF JEROME

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## ZONING ADMINISTRATOR ANALYSIS PLANNING & ZONING COMMISSION

January 2, 2019

### ITEM 6: REVIEW PUBLIC COMMENT & OTHER INFORMATION REGARDING PROPOSED ZONE CHANGE FROM R1-5 TO R-2

**PETITIONER: HEATHER & ROBERT DOSS**

**APN 401-11-05A**

**ZONE: R1-5**

**ADDRESS: 896 HAMPSHIRE AVE.**

Zoning Administrator presents a packet including prior detail from Neighborhood Meeting, Nov & Dec P&Z discussions and Nov working session. Summary of the phone canvassing done by Zoning regarding voluntary down zoning by land owners based on the broad range of development allowed in the current R-2 Zone is included. A Proposition 207 Waiver was drafted with advice from legal to be signed by the landowners in the proposed zone. It is typical that if a zoning change is initiated by landowners, they would sign this type of waiver so the municipality will have less liability in regard to their future property value based on allowing rezoning changes initiated by landowners. The packet also includes a copy of A.R.S. 12-1134, which is the basis of Proposition 207.

No additional public comments have been received in writing by Zoning at this time. Two landowners have submitted letters of interest to be considered to be included in the zone. Additional landowners have expressed interest verbally, they are named in the questions forwarded by Chair Hardie below:

#### **FROM EMAIL DATED 12/23/18**

At the request of Chair Hardie, I'm presenting questions she forwarded for discussion with my thoughts added in **CAPITAL BOLD LETTERS**.

Margie & Rusty <mhardie@q.com>

Charlotte, please prepare this List of discussion items for the meeting and distribute it with the packet.  
Thank you

1 Review and Discuss the terms of the prop 207 waiver. Thorough explanation of what the waiver from the ZA of what it does and doesn't do and why do we need one. Does the Waiver go with the land or when the new owner takes over the Doss property will they honor the waiver.

PROP 207 IS BASED ON A.R.S. 12-1134, WHICH IS IN THE PACKET FOR REVIEW. A WAIVER LIKE THE ONE BILL SIMS HAS DRAFTED, IS TYPICALLY PREPARED BY A TOWN AND REQUESTED AS PART OF REZONING WHEN REZONING IS REQUESTED BY LANDOWNERS. WHAT IT DOES IS GIVE SOME PROTECTION TO THE TOWN FOR FUTURE LAWSUITS BASED ON LAND VALUE DIMINISHED BY THE REZONING. THE WAIVER THAT IS BEING DRAFTED IS TO BE RECORDED WITH YAVAPAI COUNTY AND IS INTENDED TO GO WITH THE LAND. RECORDING THE DOCUMENT WITH YAVAPAI COUNTY WOULD CAUSE IT TO BE DISCOVERED AT PROPERTY SALE WITH TYPICAL TITLE SEARCH.

PLEASE REVIEW TERMS IN THE DRAFT OF THE PROP 207 WAIVER PREPARED BY BILL SIMS IS IN THIS PACKET WITH THE A.R.S.12-1134 STATUTE.

IT COULD BE REQUIRED FOR ALL LANDOWNERS TO AGREE TO THE SUGGESTED DOWNZONING FOR THE ZONING TO BE ADOPTED.

2 Discuss extending the rezoning area and vote on allowing additional properties to join in. If this is postponed we need to discuss why we are delaying an answer to their request and are we seen to be arbitrary and capricious towards other property owners.

EXTENDING (AND/OR LIMITING) THE AREA IS THE PEROGATIVE OF THE COMMISSION. IT WAS DISCUSSED AT THE WORK SESSION, AND SHOULD BE DECIDED BY A MOTION OF THE COMMISSION, PUT TO A VOTE. IT IS NOT IN THE ORDINANCE THAT THE ZONING ADMINISTRATOR WOULD EXTEND THE PROPOSED ZONE.

TWO LAND OWNERS HAVE SUBMITTED PROPOSALS SYBIL MELODY AND NELLE MOFFIT. THE COMMISSION WILL NEED TO DISCUSS THIS AND VOTE ON THE EXTENSION OF THE PROPOSED ZONE.

WE ARE AWARE THAT OTHER LAND OWNERS ADJACENT TO THE ZONE HAVE INTEREST IN JOINING AND MAY ALSO PRESENT ASKING TO BE INCLUDED THESE OWNERS/APN ARE:

100 DUNDEE – DAVID SOULE 401-11-010C

110 DUNDEE – DAVID SOULE 401-11-101B

141 NORTH – BRETT & ERICA JURISIN 401-11-022

401-03-001P – PARCEL OWNED BY JEROME VERDE DEVELOPMENT CO.

THESE OWNERS HAVE NOT BROUGHT A LETTER OF INTEREST OR ANY WRITTEN PROPOSALS.

IT WOULD ALWAYS BE POSSIBLE FOR LANDOWNER(S) TO BRING A PETITION TO HAVE REZONING CONSIDERED IN THE FUTURE. PROPERTIES ADJACENT TO A FUTURE MULTIPLE RESIDENTIAL ZONE IN THE FUTURE WOULD HAVE TO BE GIVEN CONSIDERATION IF THEY WOULD BE UNIFORM IF BROUGHT INTO THAT FUTURE ZONE. IF THIS ZONE IS ALLOWED BY THE TOWN OF JEROME, ADJACENT PROPERTIES COULD BE ALLOWED TO JOIN IN THE FUTURE EVEN IF PROPERTY OWNERS ARE NOT ACTIVELY SUBMITTING PROPOSALS AT THIS TIME.

THE LARGE PARCEL OWNED BY JEROME VERDE DEVELOPMENT WOULD NEED TO DO A LEGAL LOT SPLIT TO CREATE UNIQUE LOT NUMBER(S) FOR PROPOSED DEVELOPMENT. THE CURRENT APN IS IDENTIFIED ON SEVERAL LOTS SPREAD THROUGHOUT THE TOWN OF JEROME. THREE

**LOTS MAY BE CREATED BEFORE THEY WOULD NEED TO SUBMIT A PROPOSAL FOR A SUBDIVISION.**

3 Discuss the results of za interviews with all the applicants as far as what their plans are for any of the property owners to develop into a duplex. We need to discuss this at the meeting to see if this is genuinely a possibility for the property owners. I would like to know how each and everyone of them plans to implement the new zone.

**ZONING ADMINISTRATOR RECENTLY INTERVIEWED LAND OWNERS BY PHONE IN REGARD TO VOLUNTARY DOWN ZONING. THE PURPOSE IS TO ALLOW THE TOWN OF JEROME AN OPPORTUNITY TO REVIEW AND POSSIBLY REWRITE THE CURRENT ZONING ORDINANCE IN REGARD TO MULTIPLE FAMILY RESIDENTIAL USE. IT WAS EXPLAINED TO THE CURRENT OWNERS THAT THE CURRENT Z. ORDINANCE ALLOWS WIDE POSSIBILITIES IN THE CURRENT R-2 ZONE. WHEN ASKED IF THEY WOULD WANT THE ZONE TO INCLUDE TRI-PLEX, FOUR-PLEX, LARGE APARTMENT BUILDINGS, HOSPITALS, AND PROFESSIONAL MEDICAL CLINICS OR OFFICES, MOST DID NOT WANT LARGE APARTMENT BUILDINGS OR COMMERCIAL DEVELOPMENT. TWO LANDOWNERS EXPRESSED WANTING TO NOT LIMIT THEIR FUTURE OPPORTUNITY TO LESS THAN A TRIPLEX. TWO ARE CURRENTLY SAYING THEY WOULD 'LIKE TO THINK ABOUT IT'. THE VACANT PROPERTY ON NORTH DRIVE SAYS THEY INTEND TO BUILD A SINGLE FAMILY HOME.**

**THESE EFFORTS BY ZA, HAVE BEEN FOCUSED ON GETTING THE LANDOWNERS TO AGREE TO VOLUNTARY DOWNZONING. THE CONVERSATION WAS STEERED TO ASK IF THEY WOULD ACCEPT A ZONE THAT ALLOWS 'DUPLEX ONLY'.**

**ZA BELIEVES THESE PROPERTY OWNERS WOULD ACCEPT A VOLUNTARY DOWNZONING THAT LIMITS THE INITIAL R-2 ZONING TO BE LIMITED TO DEVELOPMENT NO LARGER THAN TRIPLEX.**

**THE PROPOSED R-2 ZONE WILL CONTINUE TO ALLOW INDIVIDUAL PROPERTIES AND NEW BUILDS TO EXIST FOR THE PURPOSE OF SINGLE FAMLIY RESIDENTIAL USE. A CHANGE OF USE TO DUPLEX OR ANYTHING ELSE WOULD REQUIRE INDIVIDUAL PROPERTIES TO SUBMIT APPLICATIONS FOR REVIEW TO DEMONSTRATE ADEQUATE PARKING EVEN IF THERE WERE NO CHANGES TO BE MADE ON THE EXTERIOR OF A BUILDING. PROPERTY OWNERS ARE AWARE OF THIS. PROPERTIES THAT INTEND TO REMAIN AS SINGLE FAMILY RESIDENCES WOULD NOT NEED TO SUBMIT ANY PROPOSALS.**

**ALLOWING A ZONING CHANGE DOES NOT CHANGE ANY OF THESE PROPERTIES INTO MULTIPLE FAMILY RESIDENTIAL USES.**

**A TENTATIVE DEVELOPMENT PLAN HAS BEEN PRESENTED THAT DOCUMENTS WHICH PROPERTY OWNERS WANT TO CONSIDER ANY CHANGES THEY FORSEE IN THE NEAR FUTURE. INCLUDED IN THE PACKET.**

3 Since we already have an application to be a duplex From the DOSS family andand to develop a property in that way why would we proceed with the suggestion that the same property become a triplex. Either they are applying for one or the other. Let's discuss whether thea property owners can apply for multiple uses at one time or for any amount of different types of uses. What do the commissioners think about All the different uses that each property owner will be entitled to.

**THE APPLICATION IN REVIEW IS FOR REZONING SEVERAL PROPERTIES IN A UNIFORM BLOCK, FROM R1-5 TO R-2. THE DOSS FAMILY HAS SAID THEY INTEND TO ADD A KITCHEN TO A LOWER AREA OF THEIR HOME IF THIS ZONING CHANGE IS ALLOWED. THAT INFORMATION IS INCLUDED AS PART OF THE TENTATIVE DEVELOPMENT PLAN THAT WAS REQUESTED BY P&Z. THEY WILL NEED TO SUBMIT A SEPARATE APPLICATION TO LEGALLY CHANGE THE STATUS OF THE RESIDENCE FROM SINGLE FAMILY TO DUPLEX OR OTHER AND DEMONSTRATE ADEQUATE PARKING FOR THE INTENDED USE. IF THEY NEED ADDITIONAL CHANGES TO THE RESIDENCE, ENTRANCES, STAIRS ANY EXTERIOR MODIFICATIONS THE PROPOSAL WOULD HAVE TO BE REVIEWD BY DRB AS WELL AS P&Z.**

- 4 The commissioners should discuss what voluntary uses are and how binding are they  
**ZA – AGREED, IF THE ZONING CHANGE IS ALLOWED WITH VOLUNTARY DOWNZONING BY THE LANDOWNERS, WHAT EFFECT DOES THAT HAVE?**
- 5 What kind of traffic study has the zoning administrator reviewed or have us to look at to discuss  
**ZA – NO TRAFFIC STUDY IS AVAILABLE AT THIS TIME, THE SPEED LIMIT WAS REDUCED SOME YEARS AGO, THIS INFORMATION FROM THE CHIEF OF POLICE. I WILL INQUIRE FURTHER IF THERE WAS ANY TRAFFIC STUDY. THIS AREA HOSTS 100% OF THE TRAFFIC THAT COMES TO JEROME OR USES 89A FOR A PATH TO PRESCOTT FROM VERDE VALLEY AND OTHER ACCESS TO FACILITIES AND NEIGHBORHOODS ON MINGUS MOUNTAIN. WHAT TRAFFIC STUDY WOULD BE USEFUL?**
- 5 The commission should discuss reports provided by the zoning administrator regarding public safety. We can discuss the opinion of the police chief and the Fire Chief in regard to the rezoning.  
**ZA – POLICE RESPONSE BY EMAIL – IN THE PACKET**  
**POLICE & FIRE CHIEF HAVE BEEN INVITED TO PUBLIC MEETING TO PRESENT PAST EXPERIENCE AND GIVE THEIR INPUT AS TO THE POSSIBLE IMPACT OF THIS PROPOSED ZONING CHANGE.**

**FROM EMAIL DATED 12/21/18**

Charlotte,

From a law enforcement and traffic standpoint I see no issues. This area used to be a 30 mph zone and several years back it was lowered to a 20 mph zone, improving safety for vehicles exiting and entering private drives in the area, as well as those turning in and out of North Drive and Dundee.

Respectfully,

Allen Muma, Chief

Jerome Police Department

**From:** Charlotte Page [<mailto:c.page@jerome.az.gov>]

**Sent:** Thursday, December 20, 2018 11:13 AM

**To:** Rusty Blair; Allen Muma

**Cc:** Candace Gallagher; Margie & Rusty; Bill Sims

**Subject:** Re-Zoning Hampshire & North Dr

Gentlemen,

In case you are not aware there is a possible rezoning in process for properties at the bend on 89A, near the entrance to town.

As proposed, the properties start at 21 North Dr. and include 10 & 18 North Drive, these are the properties on the left side of North when you are driving towards Cemetery Road. The Hampshire properties include everything from North Dr., across from the High School, down to the Copper Shop.

There are two vacant lots, one next to the Copper Shop and the other is the last lots on North Drive, it was just acquired by one owner.

**There will be a public hearing on January 2, 2019 at Town Hall with Planning & Zoning, 7pm.**

I would appreciate if you each would document any past experience with fire safety or traffic issues that have been problems for the community in this area. Please send me an email or formal report if possible. If you are aware of any proposals that have been put forward to increase safety in this area that would be of interest.

Also, I would greatly appreciate any insight you may have as to how you believe a change to the zoning may affect the area.

Current zoning allows single family residential use. Petition is asking for R-2 zoning. As written, R-2 allows any type of multiple occupation that can be supported by space available for parking, setbacks etc.

We are trying to limit the petitioners to having a zone with not more than duplex allowed. I think there may be individual properties that will push for allowing triplex. These additional developments would have to also be presented for approval, based on meeting town requirements for parking spaces, setbacks etc.

I would very much like to have you both speak at the public hearing if you have concerns about traffic, public safety or access for fire vehicles in this area.

Please attend and give your input at this important meeting if possible. I would be happy to represent any written report you may submit if you are unable to attend.

Regards, Charlotte Page, Zoning Administrator

## Voluntary downzoning - Rezone 896 Hampshire and nearby properties

Summary: Property owners were contacted in the Proposed R-2 Zone. Specifics about the current allowed uses of the R-2 Zone were discussed. Owners were asked to support a voluntary down size to 'Duplex only', for this proposed development of a new R-2 Zone allowing multi-family occupation as duplex only. The proposed R-2 Zone will encompass 10, 18 & 21 North Drive, and 858 Hampshire, 860 Hampshire, 867 Hampshire, 874 Hampshire, 884 Hampshire, 886 Hampshire, 888 Hampshire, 894 Hampshire, 896 Hampshire, 898 Hampshire and a vacant lot identified as 401-11-002A.

Date	Printed Name	Address	DUPLEX Y/N	Comments
12/19/18	Robert McWhirter	21 North Ave	Y	WOULD BE OK WITH DUPLEX LIMIT, WANTS TO REDEVELOP AS A DUPLEX
12/19/18	Richard Flag	884 & 886 Hampshire + vacant lot 401-11-002A	?	THINKING ABOUT IT
12/19/18	Jane Doss & Wayne Koller	888 Hampshire	N	WANTS POSSIBLE THREE LEVEL APART SOMEDAY
12/19-m	Heather & Robert Doss	896 Hampshire	N	WANTS DUPLEX NOW AND POSSIBLE TRI-PLEX BUT NO CURRENT PLAN FOR TRI-PLEX
12/19	Francis & Monique Marcil, represented by Steve Hanna	894 Hampshire	?	WANTS TO THINK IT OVER, DUPLEX LIMIT MIGHT BE OK
12/19- m, 12/24	Stephanie Canto	898 Hampshire	?	WANTS TO INVESTIGATE TAX IMPLICATIONS
12/19/18	Richard Martin	10 North Drive	Y	DUPLEX ONLY OK, EVEN PREFERRED
12/19/18	Andrew Farber	18 North Drive	Y	DUPLEX ONLY OK, INTENDS TO BUILD SFR

# Voluntary downzoning - Rezone 896 Hampshire and nearby properties

Summary: Property owners were contacted near the Proposed R-2 Zone. These are owners expressing interest in joining the rezoning.

Date	Printed Name	Address	Y/N	Comments
12/24/18	Sybil Melody	150 North Dr.	N	PREFERENCE IS FOR DUPLEX & TRIPLEX ALLOWED, HAS NO PLANS TO CHANGE HER CURRENT USE
12/19 EMAIL 12/24	Nelle Moffitt	156 North Dr.	N	EMAIL BACK SAYS SHE HOPES TO COME TO PUBLIC HEARING, SHE WOULD AGREE TO A LIMIT OF TRI-PLEX

When Recorded Return To:

Town of Jerome  
P.O. Box 335  
Jerome, Arizona 86331

AGREEMENT TO LIMIT USE AND WAIVE ANY CLAIMS  
AGAINST THE TOWN OF JEROME FOR ZONING AMENDMENT

This Agreement to Limit Use and Waive Any Claims Against the Town of Jerome for Zoning Amendment ("**Agreement**") is entered into between \_\_\_\_\_, as the owner of the property described herein ("**Owner**") and the Town of Jerome ("**Town**") to limit the use of the Property (defined below) and waive any and all claims for diminution of value that may be based upon action by the Town in response to a request from the Owner and is dated as of \_\_\_\_\_, 2019. This Agreement is entered into in conformance with A.R.S. §12-1134(I).

**WHEREAS**, the Owner is one of many property owners in the Town (the "**Petitioning Owners**") who have requested the Town to rezone property located in the R1-5;

**WHEREAS**, the Town's Zoning Code authorizes multiple family dwellings in an R-2 zoning district, but the Town has never authorized an R-2 zoning district;

**WHEREAS**, before rezoning property to allow multiple family dwellings in the Town's residential district, the Town desires to determine what the impact such dwellings would have on the Town, and to determine that impact could take the Town considerable time;

**WHEREAS**, the Petitioning Owners desire to occupy multiple family dwellings now;

**WHEREAS**, in order to allow the Petitioning Owners to occupy multiple family dwellings now, and to allow the Town the necessary time to evaluate the impact of allowing multiple family dwellings in the Town; the Town will agree to initiate the process to rezone a limited portion of the current R1-5 District to R-2 Multiple Family Residential (the "**Initial R-2 Residential Zone**") provided the Petitioning Owners voluntarily limit the proposed use of dwellings in the Initial R-2 Residential Zone to one family, two family and three family dwellings; and

**WHEREAS**, following the establishment of the Initial R-2 Residential Zone, to address public health and safety issues, Town staff will collect data involving the use of such R-2 district so that Town staff can propose a text amendment to the Town Zoning Code to allow

separate residential districts where two-family, three family and four or more family dwelling units will be authorized.

**NOW, THEREFORE**, for and in consideration of the mutual covenants and promises contained herein (and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged), the parties hereto agree as follows:

Section 1. This Agreement applies to the property located at \_\_\_\_\_, Jerome, Arizona, (the "**Property**"), and the Owner, or the authorized agent of the Owner has submitted an application to the Town requesting that the Town rezone the Property.

Section 2. By signing this Agreement, the Owner agrees:

- (a) to limit the use of the Property to any of: (i) a Dwelling, One-Family, (ii) a Dwelling, Two-Family or (iii) a Dwelling, Three-Family; and
- (b) waive any right or claim that may arise under A.R.S. §12-1134, including any claim for the reduction in the value of the Property, as a result of authorizing the Initial R-2 Residential Zone and entering into this Agreement.

Section 3. This Agreement is entered into in Arizona and will be construed and interpreted under the laws of the State of Arizona. The Owner has agreed to the form of this Agreement provided and approved by the Town Attorney. The Owner has had the opportunity to consult with an attorney of the Owner's choice prior to entering this Agreement and enters it fully understanding that the Owner is waiving the rights and remedies as set forth herein.

Section 4. Upon execution, this Agreement shall be recorded in the Office of the Yavapai County Recorder.

Section 5. The Owner warrants and represents that the person or persons listed herein as the Owner is/are the owner in fee title of the Property. The Owner further agrees to indemnify and hold the Town of Jerome, its officers, employees and agents harmless from any and all claims, causes of action, demands, losses, costs and expenses based upon an alleged reduction of value of the Property as a result of the Town's action in rezoning requested by the Owner.

Section 6. This Agreement runs with the land and is binding upon all present and future owners of the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their authorized representatives the day and year first-above written.

Owner: \_\_\_\_\_  
(Name of Individual, Corporation, Partnership,  
or LLC, as applicable)

Owner: \_\_\_\_\_  
(Name of Individual, Corporation, Partnership,  
or LLC, as applicable)

**By:** \_\_\_\_\_  
(Signature of Owner or Authorized  
Representative, if applicable)

**By:** \_\_\_\_\_  
(Signature of Owner or Authorized  
Representative, if applicable)

Its: \_\_\_\_\_  
(Title of Individual Signing in Representative  
Capacity)

Its: \_\_\_\_\_  
(Title of Individual Signing in Representative  
Capacity)

State of Arizona )  
County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_ on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Notary Public: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

By: \_\_\_\_\_  
Planning & Zoning Department

APPROVED AS TO FORM

\_\_\_\_\_  
William J. Sims, Town Attorney

**12-1134. Diminution in value: just compensation**

**(Caution: 1998 Prop. 105 applies)**

**A. If the existing rights to use, divide, sell or possess private real property are reduced by the enactment or applicability of any land use law enacted after the date the property is transferred to the owner and such action reduces the fair market value of the property the owner is entitled to just compensation from this state or the political subdivision of this state that enacted the land use law.**

**B. This section does not apply to land use laws that:**

**1. Limit or prohibit a use or division of real property for the protection of the public's health and safety, including rules and regulations relating to fire and building codes, health and sanitation, transportation or traffic control, solid or hazardous waste, and pollution control;**

**2. Limit or prohibit the use or division of real property commonly and historically recognized as a public nuisance under common law;**

**3. Are required by federal law;**

**4. Limit or prohibit the use or division of a property for the purpose of housing sex offenders, selling illegal drugs, liquor control, or pornography, obscenity, nude or topless dancing, and other adult oriented businesses if the land use laws are consistent with the constitutions of this state and the United States;**

**5. Establish locations for utility facilities;**

**6. Do not directly regulate an owner's land; or**

**7. Were enacted before the effective date of this section.**

**C. This state or the political subdivision of this state that enacted the land use law has the burden of demonstrating that the land use law is exempt pursuant to subsection B.**

**D. The owner shall not be required to first submit a land use application to remove, modify, vary or otherwise alter the application of the land use law to the owner's property as a prerequisite to demanding or receiving just compensation pursuant to this section.**

**E. If a land use law continues to apply to private real property more than ninety days after the owner of the property makes a written demand in a specific amount for just compensation to this state or the political subdivision of this state that enacted the land use law, the owner has a cause of action for just compensation in a court in the county in which the property is located, unless this state or political subdivision of this state and the owner reach an agreement on the amount of just compensation to be paid, or unless this state or political subdivision of this state amends, repeals, or issues to the landowner a binding waiver of enforcement of the land use law on the owner's specific parcel.**

**F. Any demand for landowner relief or any waiver that is granted in lieu of compensation runs with the land.**

**G. An action for just compensation based on diminution in value must be made or forever barred within three years of the effective date of the land use law, or of the first date the reduction of the existing rights to use, divide, sell or possess property applies to the owner's parcel, whichever is later.**

**H. The remedy created by this section is in addition to any other remedy that is provided by the laws and constitution of this state or the United States and is not intended to modify or replace any other remedy.**

**I. Nothing in this section prohibits this state or any political subdivision of this state from reaching an agreement with a private property owner to waive a claim for diminution in value regarding any proposed action by this state or a political subdivision of this state or action requested by the property owner.**



**Updated March 5, 2007**

## **Recommendations Regarding Proposition 207 Waiver Form**

### **Introduction**

Since the League's initial guidelines regarding the Proposition 207 Waiver Form were issued on December 19, 2006, there has been much discussion about *their use*. This update is intended to respond to questions about the recommended use of the waivers as we continue to learn about the new law and its impacts.

### **Waiver of right of claim for diminished value under Prop 207**

A municipality may request a waiver of a property owner's Prop 207 claim if the owner applies for a re-zoning or other legislative land use actions within a municipality's jurisdiction. The waiver is specific to the property owner and to the action requested. Note: Not all cities have the same land use actions identified as administrative or legislative. In some jurisdictions use permits, for example, are administrative actions but in others they are legislative.

A Prop 207 waiver will allow municipalities to proceed with a land owner's land use application without fear of Prop 207 liability from the land owner at some future time. By signing the waiver, the property owner acknowledges that a Prop 207 claim may exist but that the property owner voluntarily relinquishes that claim and agrees to the municipality's conditions regarding the subject property in exchange for the requested land use.

The language of the Proposition itself opens the door to the use of a waiver of Prop 207 rights when a property owner requests a zoning change: A.R.S. § 12-1134 (I): "Nothing in this section prohibits this state or any political subdivision of this state from reaching an agreement with a private property

*owner to waive a claim for diminution of value regarding any proposed action by this state or a political subdivision of this state or action requested by the property owner."* [emphasis added]

If a property owner requests a land use change that requires legislative action by the city or town Council, you may consider asking the applicant to waive the ability to file a claim for diminished value under Proposition 207. The city cannot require the applicant to sign the waiver, but the Council may consider the application incomplete without the waiver or condition approval upon the receipt of a signed Prop 207 waiver.

Some cities have inserted language in their ordinance that keeps the rezoning ordinance from becoming operative and does not start the 30-day referendum clock (for actions subject to referendum) until the waiver has been recorded. Failure to execute the waiver for recording results in the ordinance being treated as not having been "adopted" – as if it had not been passed in the first place. The waiver must be recorded within a 15-day window after the action's passage or the passage becomes null and void.

Other cities ask property owners (after the Planning Commission recommendation is known) to consent to all conditions attached to the approval of the application. That applies to conditions subsequently imposed by the city council. If there is an objection to doing that prior to council action, signing of the waiver is deferred until the council acts (but before the rezoning ordinance is adopted). The council's motion would indicate that approval is conditioned upon receiving a signed waiver.

Failure to change a land use designation that was in place as of the effective date of the bill (December 4, 2006), does not by itself trigger a Proposition 207 claim.

#### **General principles regarding a waiver of Proposition 207 claims**

- It is not recommended that a waiver be required to initiate a land use application process which is administrative in nature.
- The waiver applies only to the property owner, not a renter, leaseholder, or a neighboring property owner.
- The waiver acknowledges that the property owner consents to the conditions being imposed under the approval of the land use change requested and applies only to that specific action, not future land use actions affecting that property.

- The waiver may be conditional until amended to include any additional stipulations that may have been imposed by the Council and to which the property owner agrees, or may have a delayed effective date conditioned upon the recording of a Prop 207 waiver.
- Prop 207 is intended to apply only to the property owner subject to a regulation, not to neighboring property owners. The language refers to regulation, not impact. If a change in land use negatively impacts a neighboring property owner, the owner may choose to sue the neighbor and/or the city for the harm to the property, but the owner does not have a claim under Proposition 207.
- A city may consider the use of a development agreement that includes a declaration by the property owner that a specific change in land use regulation does not lessen the property's value.

**Please remember these suggestions and related League forms are guidelines only. Each municipality should always seek the advice and input of your city or town attorney for specific recommendations.**

## Charlotte Page

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**From:** Robert Doss <hr.doss820@hotmail.com>  
**Sent:** Tuesday, November 6, 2018 1:04 PM  
**To:** Charlotte Page  
**Subject:** Explanation of zone change from R1-5 to R2

November 6, 2018

To Whom It May Concern:

We are petitioning a Zone change from an R1-5 to Zone R2 so we can apply for a " legal" duplex. The area we reside in seems to be a perfect opportunity in Jerome for this zone change. We are currently surrounded by Industrial Zoning. Also, parking for those residents and land owners who want to apply for a duplex seems not to be an issue.

Thank you,  
Robert and Heather Doss

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## SECTION 506. "R-2" ZONE, MULTIPLE FAMILY RESIDENTIAL

### A. PURPOSE

This district is intended to fulfill the need for medium density residential development regulations and property development standards are designed to allow maximum flexibility and variety in residential development while prohibiting all incompatible activities. Land use is composed chiefly of individual and multiple family homes, together with required recreational, religious, and educational facilities.

### B. PERMITTED USES

1. One (1) single-family dwelling or one (1) modular home per lot. Mobile homes are prohibited.
2. Multiple family dwellings and apartment houses.
3. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
4. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
5. Publicly owned and operated parks and recreation areas and centers.
6. Home occupations.

### C. CONDITIONAL USES

1. Churches or similar places of worship.
2. Schools: Public or private elementary and high.
3. Colleges, universities, and professional schools having a regular curriculum.
4. Nursery Schools and Day Care Centers.
5. Public buildings.
6. Public utility buildings, structures, or appurtenances thereto for public service use.
7. Libraries.
8. Model homes.
9. Hospitals, clinics, medical and dental offices.
10. Nursing Homes and Convalescent Homes.
11. Boarding or Rooming House.
12. Bed and Breakfast.
13. RESERVED *pending approval or rejection by voters in August 2014 of Ordinance 405.*

### D. PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA: Five thousand (5,000) square feet.
2. MINIMUM LOT WIDTH: Fifty (50) feet.
3. MINIMUM SQUARE FOOTAGE OF DWELLING: Eight hundred and fifty (850) square feet of enclosed floor space exclusive of any attached garage.

## **SECTION 505. "R1-5" ZONE, SINGLE FAMILY RESIDENTIAL**

### **A. PURPOSE**

This district is intended to fulfill the need for medium density single family residential development. Regulations and property development standards are designed to protect the single family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes, together with required recreational, religious, and educational facilities.

### **B. PERMITTED USES**

1. One (1) single-family dwelling or one (1) modular home per lot. Mobile homes are prohibited.
2. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
3. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
4. Publicly owned and operated parks and recreation areas and centers.
5. Home occupations.

### **C. CONDITIONAL USES**

1. Churches or similar places of worship.
2. Schools: Public or private elementary and high.
3. Colleges, universities, and professional schools having a regular curriculum.
4. Nursery Schools and Day Care Centers.
5. Public buildings.
6. Public utility buildings, structures, or appurtenances thereto for public service use.
7. Libraries.
8. Model homes
9. Bed and Breakfast
10. **RESERVED** *pending approval or rejection by voters in August 2014 of Ordinance 405.*

### **D. PROPERTY DEVELOPMENT STANDARDS**

1. **MINIMUM LOT AREA:** Five thousand (5,000) square feet.
2. **MINIMUM LOT WIDTH:** Fifty (50) feet.
3. **MINIMUM SQUARE FOOTAGE OF DWELLING:** Eight hundred and fifty (850) square feet of enclosed floor space exclusive of any attached garage.
4. **MAXIMUM LOT COVERAGE:** Not more than sixty (60) percent of the net area of the lot may be covered by the main building and all accessory buildings.
5. **YARDS:**
  - a. **Front Yard:**

# OWNER'S Petition

## Petition to Rezone 896 Hampshire and nearby properties

Summary: Signatures below represent property owners directly affected by the proposed creation of an R-2 Zone replacing an R1-5 Zone, to allow multi-family occupation. The proposed R-2 Zone will encompass 10, 18 & 21 North Drive, and 858 Hampshire, 860 Hampshire, 867 Hampshire, 874 Hampshire, 884 Hampshire, 886 Hampshire, 888 Hampshire, 894 Hampshire, 896 Hampshire, 898 Hampshire and a vacant lot identified as 401-11-002A.

Action Petitioned For: We the undersigned are property owners who agree an R-2 Zoning should be applied to the addresses above.

Date	Signature	Printed Name	Address	Comment
6 Nov 2018	Robert J. McWhorter	Robert J. McWhorter	27303 Morton St Tampa FL 33632	
6 Nov 2018	Renee Doss	Renee Doss	880 Hampshire Ave, Apt 101	NEAR 858
6 Nov 2018	Jayne Doss	Jayne Doss	888 Hampshire Ave	Jerom Ave 86331
6 Nov 2018	Wayne Koller	Wayne Koller	888 Hampshire	
6 Nov 2018	Bobby Heather Doss	Bobby Heather Doss	896 Hampshire	
6 Nov 2018	Francis Merrill	Francis Merrill	894 Hampshire	
6 Nov 2018	Heather Doss	Heather Doss	896 Hampshire Ave	
6 Nov 2018	Stephanie Cauto	Stephanie Cauto	898 Hampshire Ave	

[illegible]

**Action Petitioned For:** We the undersigned are property owners who agree an R-2 Zoning should be applied to the addresses above.

1. The first part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system of equations (1) as  $\epsilon \rightarrow 0$ . It is shown that the solutions of the system (1) converge to the solutions of the system of equations (2) as  $\epsilon \rightarrow 0$ . The convergence is uniform on compact sets of the domain  $\Omega$ .

## Charlotte Page

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**From:** Robert Doss <hr.doss820@hotmail.com>  
**Sent:** Tuesday, November 6, 2018 7:54 PM  
**To:** Charlotte Page  
**Subject:** Fwd: latest petition

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**From:** Stephanie Canto <stephanie86331@yahoo.com>  
**Sent:** Tuesday, November 6, 2018 7:47:39 PM  
**To:** hr.doss820@hotmail.com  
**Subject:** RE: latest petition

To whom it may concern:

Robert and or Heather Doss has my permission to sign the most current Petition.

Sincerely,

Stephanie Canto  
[\(661\) 416-5333](tel:6614165333)

Sent from my iPhone

November 18, 2018

Jerome Planning & Zoning Committee,

Please consider adding my property on 156 North Drive to the group of properties being changed to 2 zoning designation. The parcel number is 401-11-012E. This will be contiguous with the other rezoned properties from Hampton down North Drive to my property.

Thank You,

*Nelle Moffett*

Nelle Moffett  
PO Box 1406  
Astoria Oregon 97103

Sybil Malinowski Melody  
PO Box 1179  
1412 First North Street  
Clarkdale, AZ 86324  
928-639-0158

Sent via email (to Charlotte Page)  
The Commissioners of the Planning & Zoning Commission  
Of the Town of Jerome, Arizona

November 19, 2018

Re: R-2 Rezoning proposal

Dear Commissioners:

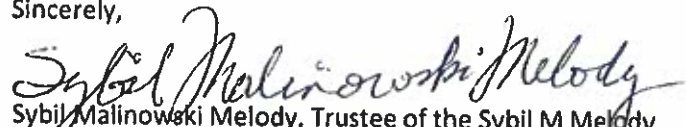
I am the owner of the property located at 150 North Drive in Jerome, AZ, which is adjacent to the properties on North Drive that have joined in the request of Robert & Heather Doss to have their properties rezoned from R-1-5 to R-2.

If the R-2 zoning change is approved by the Planning & Zoning Commission, I would like to have my property which is tax parcel 401-11-031A (Lots 1 through 4 of Block 3 in Dundee Place Subdivision, Jerome, AZ) included in this zoning change.

I have no plans to change the current use of, or the improvements on, my property; the reason for making this request to change the zoning to R-2 is simply to increase the value of my property should I decide to sell it or refinance it at some future date.

I have attached a site plan of my property and a Google Map of the area with my address noted.

Sincerely,

  
Sybil Malinowski Melody, Trustee of the Sybil M Melody  
Living Trust dated April 12, 2002

Attachments

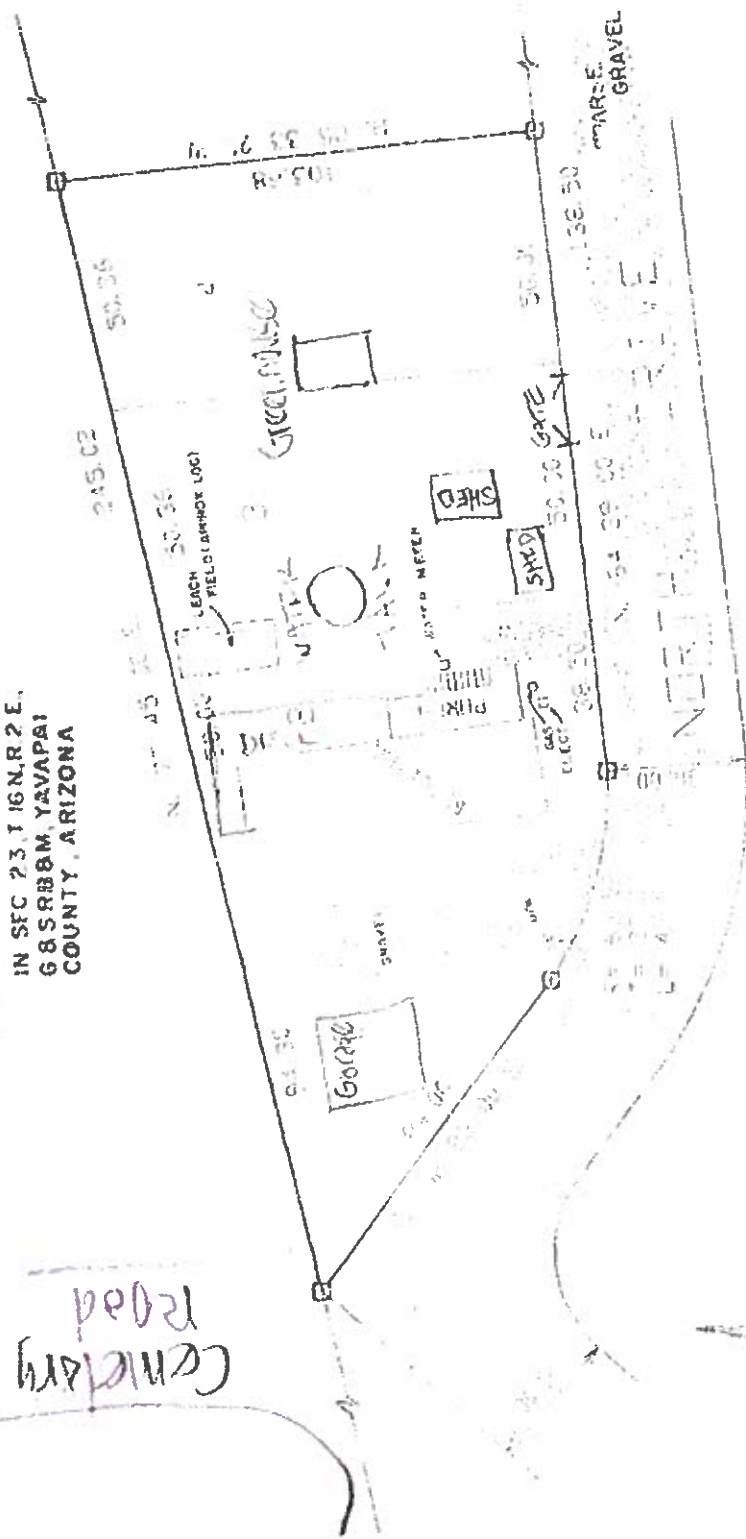
# LOTS 1, 2, 3, & 4 BLOCK 3 OF DUNDEE PLACE

AS RECORDED IN BOOK 3 OF MAPS & PLATS PAGE 10

YAVAPAI COUNTY RECORDER OFFICE

IN SEC 23, T16N, R2E,  
G8S888M, YAVAPAI  
COUNTY, ARIZONA

Cemetery Road

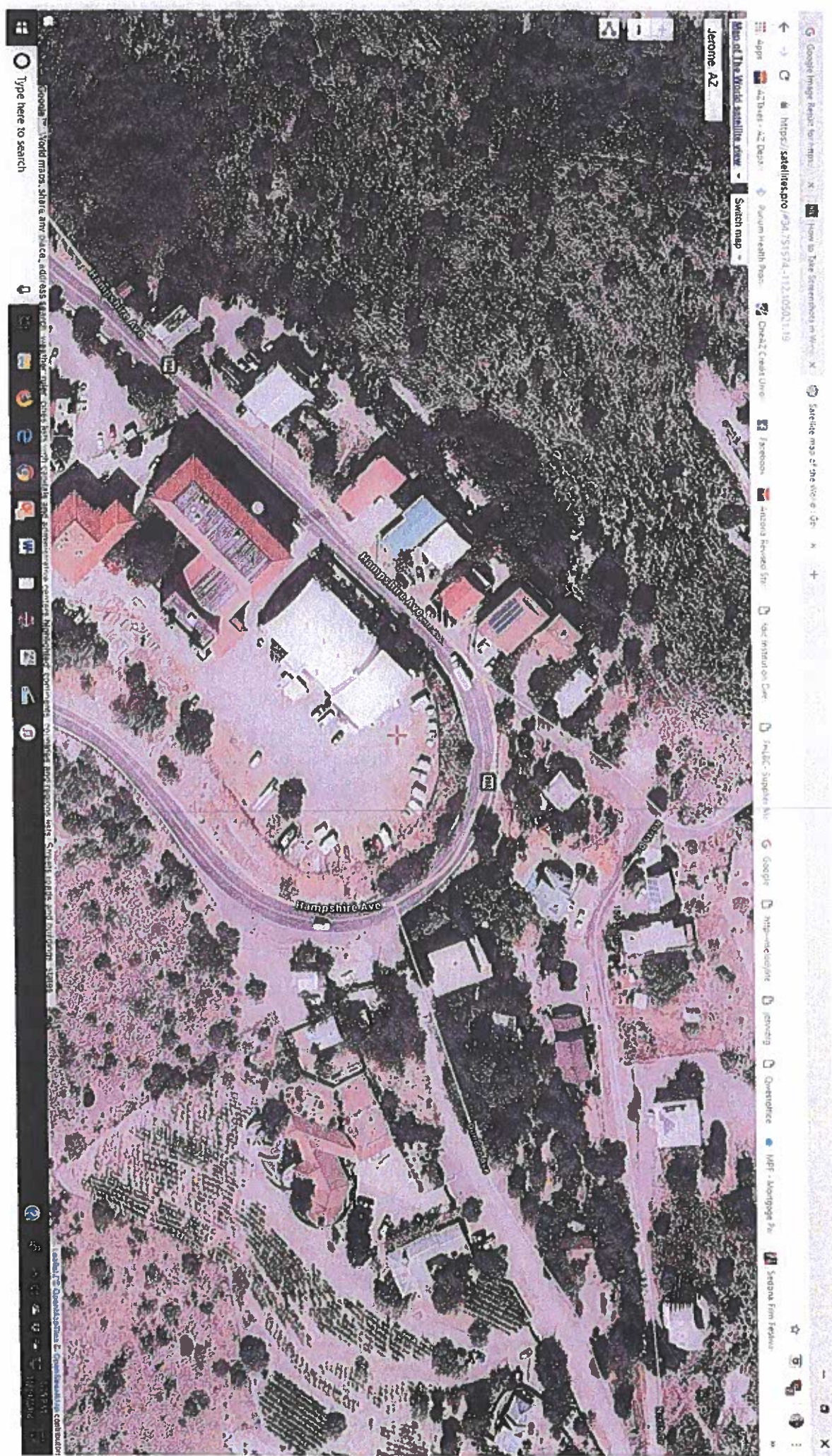


SCALE 1 1/2" = 20'

1/2" = 20'



PLANNING & DESIGN ASSOCIATES  
P.O. BOX 1863 CAMP VERDE, AZ. 86322  
VAN McDONALD (S02) 567-9141  
RESULTS OF SURVEY  
LOTS 1, 2, 3 & 4 BLOCK 3





Founded 1876  
Incorporated 1899

# TOWN OF JEROME

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

## NOTICE NEIGHBORHOOD MEETING TUESDAY NOVEMBER 6<sup>TH</sup> – 6:00 PM

**LOCATION: 896 HAMPSHIRE AVE.**

October 18, 2018

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Sir or Madam,

A neighborhood meeting is planned to review a proposed zoning change that would affect the following properties: 10, 18 & 21 North Drive and 884, 886, 888, 894, 896, 898 Hampshire Ave., and a vacant lot identified as APN 401-11-002A on Hampshire Ave., in Jerome, Arizona.

A petition has circulated to owners at the properties named above requesting to change the zoning from R1-5 to R-2. The zoning change would allow future development within the proposed R-2 Zone for multi-family or apartment uses. It would not change the status of individual properties currently occupied as single-family residences. **Property owners would have to demonstrate compliance with all code provisions for the R-2 Zone to legally change their use.**

Single family residential use is a permitted use in a R-2 Zone described in Jerome's Zoning Ordinance.

Attending this meeting is recommended. A report will be generated to capture community input for support, concerns or issues raised by neighbors and other citizens that attend. After this meeting the proposed zoning change will be reviewed by P&Z, a public hearing will be announced and conducted, and the Town Council may grant or deny the request based on data acquired and community input.

Please contact me if you have questions about this, or if you have input and will be unable to attend the meeting.

*Charlotte Page*

Acting Zoning Administrator  
Town of Jerome  
600 Clark St.  
Jerome, Arizona 86331  
928.634.7943

## NEIGHBORHOOD MEETING, November 6, 2018

### Proposed R-2 Zone Hampshire Ave. & North Dr.

A meeting was conducted at 896 Hampshire Ave at 6:00 pm on November 6, 2018. The following persons were in attendance:

*Robert McWhirter	[REDACTED] (21 North Dr.)
*Jayne Doss	888 Hampshire Ave.
*Wayne Koller	888 Hampshire Ave.
Brighid McLaughlin	898 Hampshire
*Steve Hanna	894 Hampshire representing Francis & Monique Marcil
Sybil Melody	150 North Dr.
Nancy R. Smith	[REDACTED]
Jane Moore	[REDACTED]
Margie Hardie	[REDACTED]
Carol Anne Teague	[REDACTED]
Lance Schall	[REDACTED]
*Robert Doss	896 Hampshire
*Heather Doss	896 Hampshire
Charlotte Page	[REDACTED]

\*Property owners in the proposed R-2 Zone.

Property owners were asked if they have any tentative developments planned for their personal property based on this proposed R-2 Zone. The following input was given:

McWhirter	21 North Dr.	"continue as a duplex"
Robert & Heather Doss	896 Hampshire	"apply for a legal duplex"
Flagg	884, 886 Hampshire	"no plans or changes"
Flagg	401-11-021	"no plans or changes"
Marcil	894 Hampshire	"Single Family Residence"
Doss / Koller	888 Hampshire	"yes, future development, possibly splitting when we are later on in years and unable to maneuver stairs."

These property owners were not present at the Neighborhood Meeting:

Canto	898 Hampshire	no information
Martin	10 North Dr.	no immediate plans, verbal on phone
Weaver	18 North Dr.	no information

Questions were taken from the attendees:

Sybil Melody: Q. She has concern about the traffic, access to North Drive, and was considering the zone change would change all the properties into duplexes. Concern for increase in traffic and danger for access to 89A from the identified properties in the zone and from North Drive.

- A. Zoning - First, the zoning change will not change the status of the existing single family homes in the proposed zone. The proposed R-2 Zone allows single family home as the first permitted use, and multi-family use as the second permitted use.

To have a legal duplex or a multi-family status, the individual property owners would also have to submit for a status change and will be required to demonstrate adequate parking and comply with all property development standards in the new zone for the request to be granted. (A handout of the R-2 Zone was available to attendees.)

There was discussion about what parking is required.

Single family homes require 2 spaces, apartment use requires 1.5 per unit. A duplex will require 3 parking spaces.

There was discussion about how newer built properties have been required to provide turn around space to access 89A without backing out of their driveways.

Robert McWhirter: Q. Are garage spaces allowed as a parking space?

- A. Zoning - Yes, garages with interior spaces that meet the space requirements are accepted as parking space. The space requirement is 8' x 20', inside or out.

Nancy Smith: Q. What percentage of support does a zone change need to pass and what is the process?

- A. Zoning - The land area owners must have 75% agreement. This petition currently has 91% support from the affected land owners with one owner not responding.

There was discussion as to if this owner would be counted as a negative. That the parcels in question are 'for sale' and under contract. There was input about the possible new owner being in support of this zone change as well.

- A. Zoning - The current owner has not responded, if the parcel is acquired by others we would ask for support after they close and own the property.

The process for a zone change, in this example the land owner has brought a petition and made an application for the zone change. The petition is representing the land owners' support. The zoning department organized this neighborhood meeting by notifying neighbors within 300' by mail and posting the zone 15 days in advance of the meeting. The next step is the neighborhood meeting we are conducting. The Planning & Zoning commission will review the input from this meeting and either recommend additional information to be supplied or set a date for a public hearing. A public hearing notice will be posted in town and in the local newspaper, at least 15 days in advance of the hearing. The public hearing takes place at the next regular P&Z meeting. After the public hearing, depending on the community input, the P&Z will make a recommendation to Town Council or they may extend or reduce the proposed zone and another neighborhood meeting could be necessary. Eventually the cycle gets to a recommendation to Town Council by P&Z to either adopt or deny the request and will be scheduled on the next regular Town Council agenda for consideration as an Ordinance change. If the Council adopts the zoning change there is a second reading of the proposed Ordinance at a future Council meeting. During all these periods of waiting, public comment is considered. After a second reading, the ordinance can be adopted and would be effective 30 days later. Then, finally, a new zoning map would be drawn to reflect the zoning change.

Sybil Melody comments she is "not hot about this being extended to North Dr., and this is a 'big change for Jerome."

- A. Zoning – the block of properties is selected from one industrial zoned property and includes all properties to 21 North Dr., because the town would not support having any break in the zone. 21 North Dr could not be included unless the three properties indicated are accepted into the proposed zone.

Nancy Smith Q. She had understood this was more of a spot zone change initially and is not in favor of changing single properties. Now she would not oppose this zone change but still will not sign the petition.

- A. Zoning - The town's legal advice is to not have a 'spot' zone. This is why the proposed zone will end at the property that is zoned industrial.

Nancy Smith Q. Will individual properties be required to provide second meters for utilities.

- A. Zoning - Existing homes would have to gut their properties to separate water, electric and gas. This would not be a requirement for changing the legal status of an existing home. New development would be required to provide separate utilities as well as any safety measures required for multi family residential development.

Flagg, comments now days it is very expensive to build. He feels this is the coming trend that if a home has the space to become a duplex and collect supplemental income it covers some of the costs.

Robert Doss, comments he doesn't feel this would cause any real change, they have a large family, often have multiple guests and their property changing into a legal duplex wouldn't be much of an impact. He mentions the industrial wood shop and traffic to the high school with both artist businesses and apartments across the street, the town's maintenance to the sewer plant, tourist traffic to the cemetery, tours that access North Drive and again how newer built homes in this area have been required to provide turn around space so they would not back onto 89A. His input is these things have a greater affect on the neighborhood than the proposed zone change.

The evening concludes Jayne Doss commenting again about a property owner that hasn't responded shouldn't be counted as opposing.

Zoning agrees we will call that a 'no response' and then there are no more questions from the neighbors. Zoning say thank you to attendees and a suggest that input at the P&Z meeting tomorrow (7:00 pm on November 7<sup>th</sup> ) would be welcome.

# TENTATIVE DEVELOPMENT PLAN

- Topography
  - county map was created showing the area's topography, attached
- Proposed street system
  - no changes are proposed
- Proposed block layouts
  - no blocks are proposed
- Proposed reservation for parks, parkways, playgrounds, recreation areas and other open space
  - none are proposed
- Off-Street parking space
  - examples are indicated on attached map
    - 401-11-008 21 North - has available space and exits at North Dr.
    - 401-11-007A & 401-11-007B 18 North - vacant, also exits at North Dr., parking depends on unplanned development
    - 401-11-006 10 North - indicates possible space on the map, this area is currently fenced, seems unlikely to provide adequate parking and turn around for multi family development. It does exit parking onto North Dr., would not back onto ADOT ROW on 89A.
    - 401-11-005B 898 Hampshire - indicates three parking spaces with possibility for adequate turnaround
    - 401-11-005A 896 Hampshire - indicates three spaces with off street turn around developed
    - 401-11-004 894 Hampshire - indicates three spaces on map and has possibility of turn around space at front of lot
    - 401-11-003 888 Hampshire - indicates three spaces on map and was developed with back up and turn around space at the rear of the residence, filed plans show two garage spaces at rear of the residence
    - 401-11-002C 886 Hampshire - indicates three spaces on map and was developed with turn around spaces
    - 401-11-002B 884 Hampshire - indicates three spaces on map and was developed with turn around spaces
    - 401-11-002A - no tentative development plan
- Types and uses of structures
  - these are currently and proposed for continued residential uses
  - no proposals were given for either vacant property
- Locations of structures, garages and/or parking spaces
  - refer to attached map
    - garages indicated with interior parking spaces
- A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed structures.
  - Area of the total number of acres in proposed zone =2.19 acres

- no additional structures are proposed
  - improvements proposed at 21 North Ave
  - at 21 North the proposed building will increase the footprint with a total lot coverage estimated as 19.33% shown on the plans attached.
- Preliminary plans and elevations of the structure types
  - preliminary plans for 21 North Ave are attached for review
  - no additional plans that affect exterior of buildings are available

In summary, this tentative development involves seven (7) developed lots on Hampshire Ave., with current residential use. Two vacant lots are included. One has no plans of development at this time the other is for sale. The lot 'for sale' has not responded to support or not support the proposal. It is under contract and may soon belong to another owner. The final property, 21 North Ave., is in ruin and this owner would re-develop as a duplex if this zoning change is implemented.

Two neighbors nearby have inquired about having properties included in this proposed zone. Neither has a stated plan for additional development, one said they believe it could increase property value to be included in this change. These properties are:

401-11-031A	150 North Drive	owner Melody Sybil M Living Trust
401-11-012E	156 North Drive	owner Moffett Nelle



Founded 1876  
Incorporated 1899

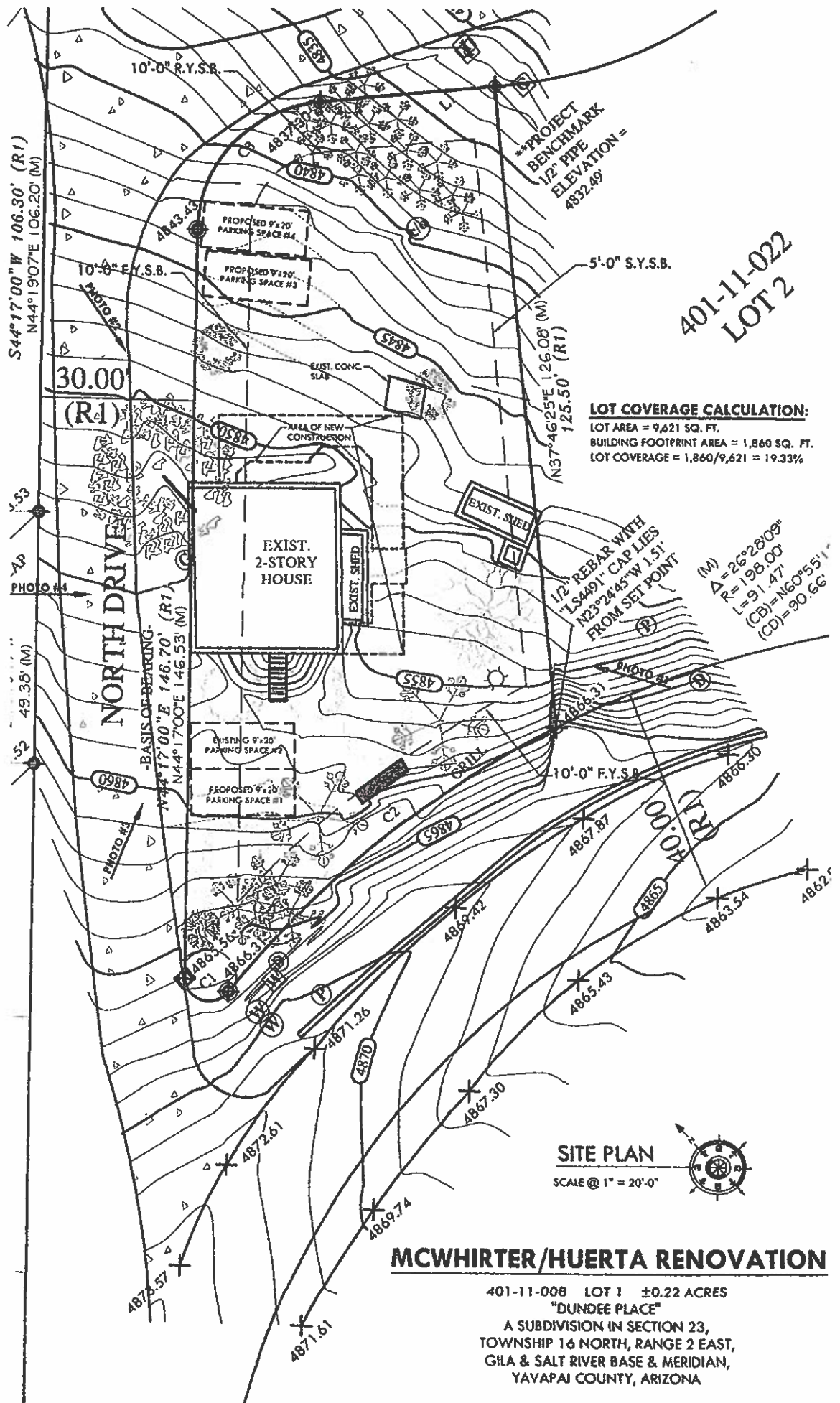
# TOWN OF JEROME

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

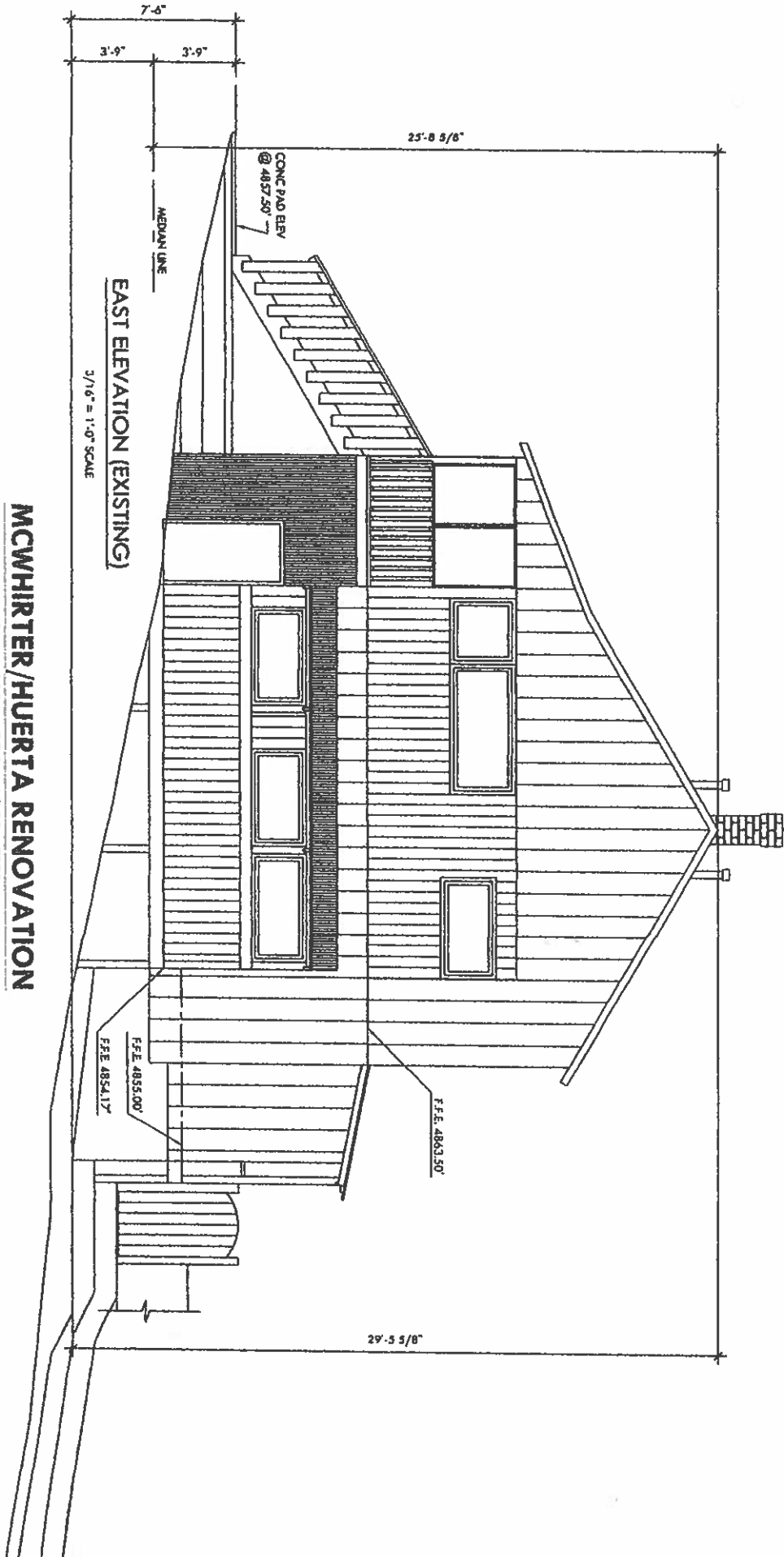
## TENTATIVE DEVELOPMENT PLAN

Proposed R-2 Zone Hampshire Ave. & North Dr.

Owner	APN /address	Describe any planned development
Robert McWirtter & Maria Huerta X	401-11-008 / 21 North Dr.	will be at Neighborhood Mtg - Yes Continue AS a Duplex
George & Michelle Weaver	401-11-007A / 18 North Dr. Vacant 'for sale'	
Richard Martin	401-11-006 / 10 North Dr.	
Stephanie Canto	401-111-005B / 898 Hampshire	
Robert & Heather Doss X	401-11-005A / 896 Hampshire	Apply for a legal Duplex
Monique & Francis Marcil X	401-11-004 / 894 Hampshire	Single Family Residence
Jayne Doss & Wayne Koeller X	401-11-003 / 888 Hampshire	yes future Development
Richard Flagg	401-11-002C / 886 Hampshire	No Development plans or changes
Kymi LLC Richard Flagg	401-11-002B / 884 Hampshire	
Kymi LLC Richard Flagg	401-11-002A / vacant	

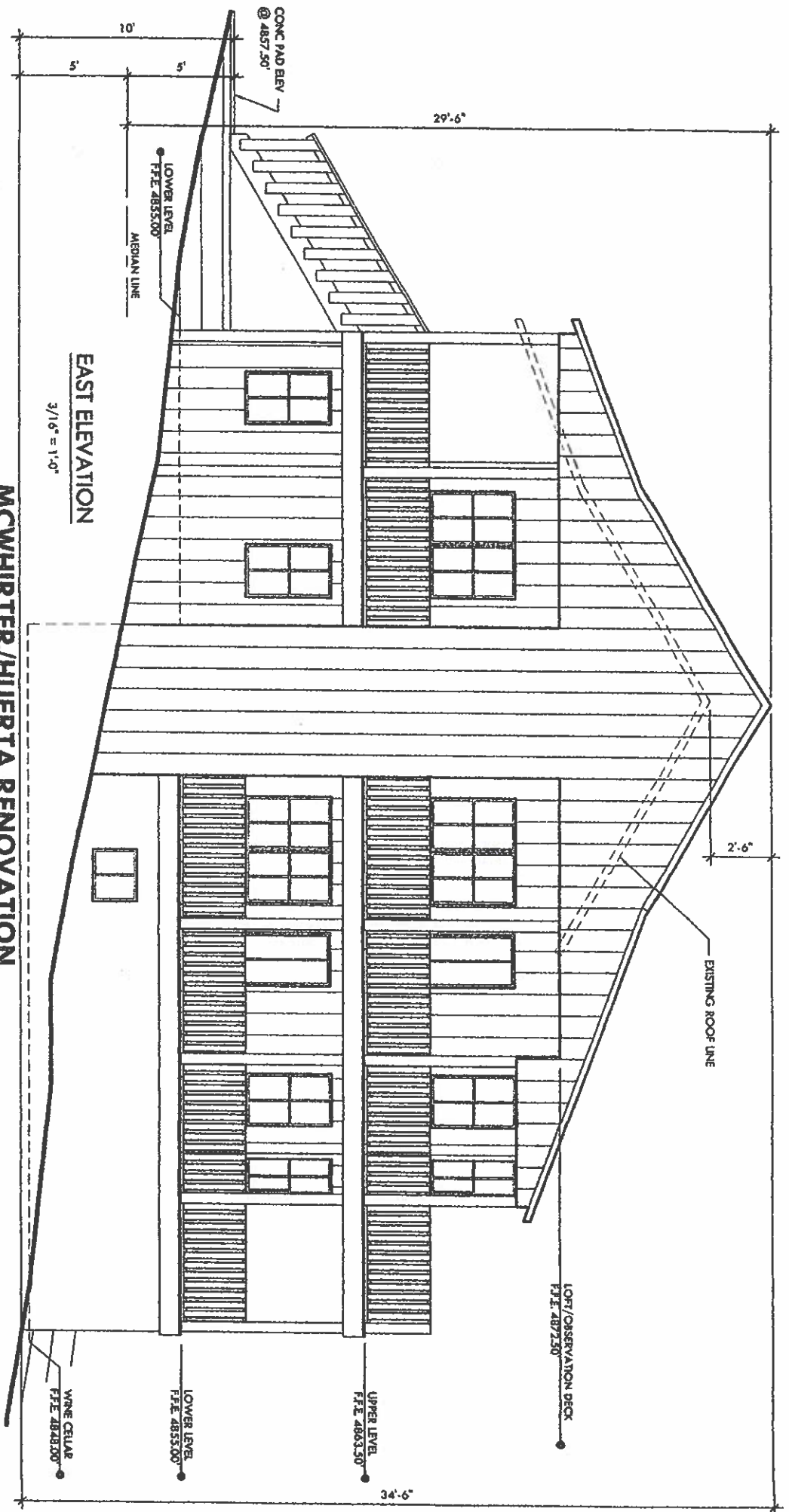






**MCWHIRTER/HUERTA RENOVATION**

401-11-008 LOT 1 ±0.22 ACRES  
"DUNDEE PLACE"  
A SUBDIVISION IN SECTION 23,  
TOWNSHIP 16 NORTH, RANGE 2 EAST,  
GILA & SALT RIVER BASE & MERIDIAN,  
YAVAPAI COUNTY, ARIZONA



EAST ELEVATION

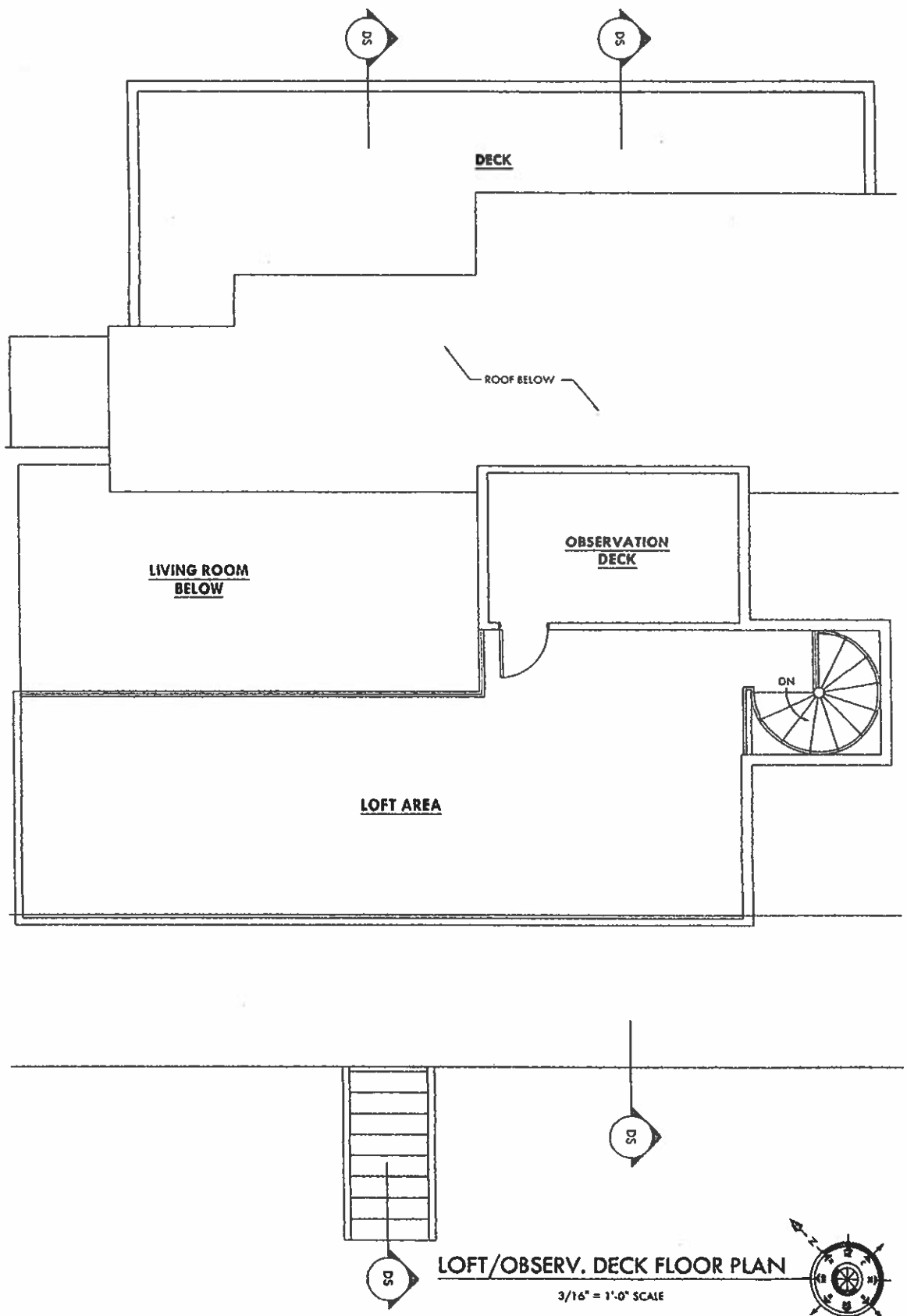
3/16" = 1'-0"

# MCWHIRTER/HUERTA RENOVATION

401-11-008 LOT 1 ±0.22 ACRES  
"DUNDEE PLACE"  
A SUBDIVISION IN SECTION 23,  
TOWNSHIP 16 NORTH, RANGE 2 EAST,  
GILA & SALT RIVER BASE & MERIDIAN,  
YAVAPAI COUNTY, ARIZONA







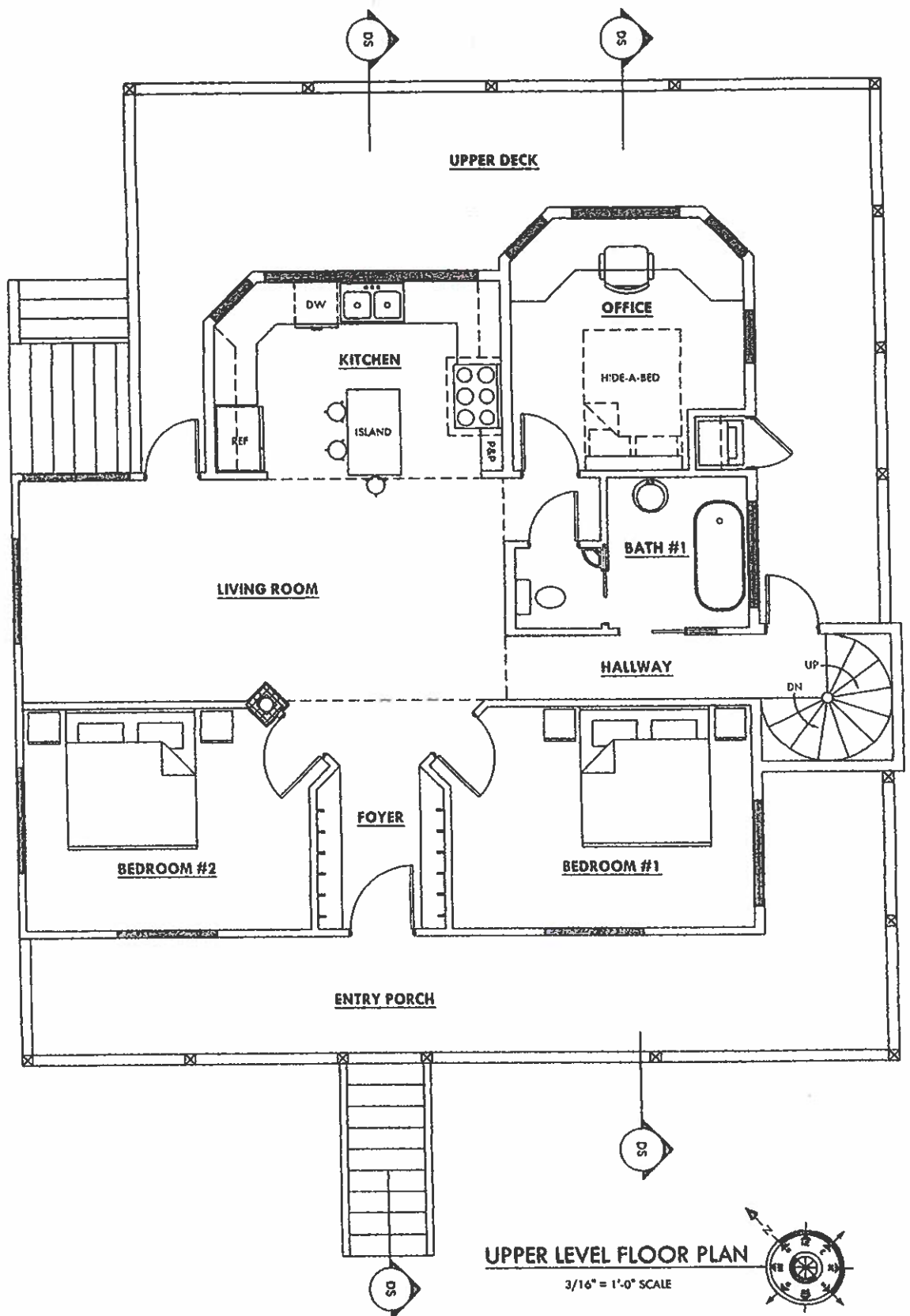
**LOFT/OBSERV. DECK FLOOR PLAN**

3/16" = 1'-0" SCALE

## **MCWHIRTER/HUERTA RENOVATION**

401-11-008 LOT 1 ±0.22 ACRES  
"DUNDEE PLACE"

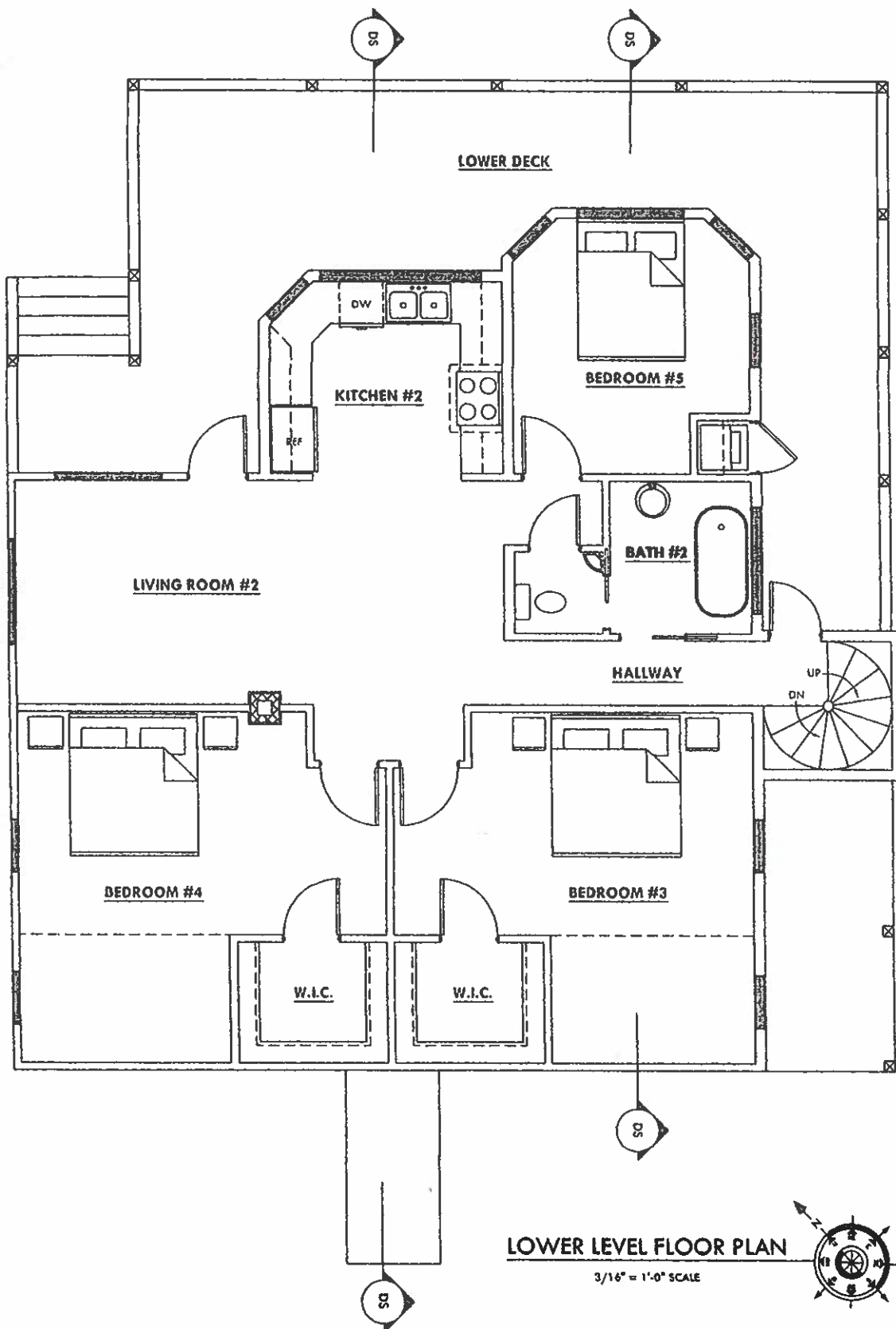
A SUBDIVISION IN SECTION 23,  
TOWNSHIP 16 NORTH, RANGE 2 EAST,  
GILA & SALT RIVER BASE & MERIDIAN,  
YAVAPAI COUNTY, ARIZONA



## MCWHIRTER/HUERTA RENOVATION

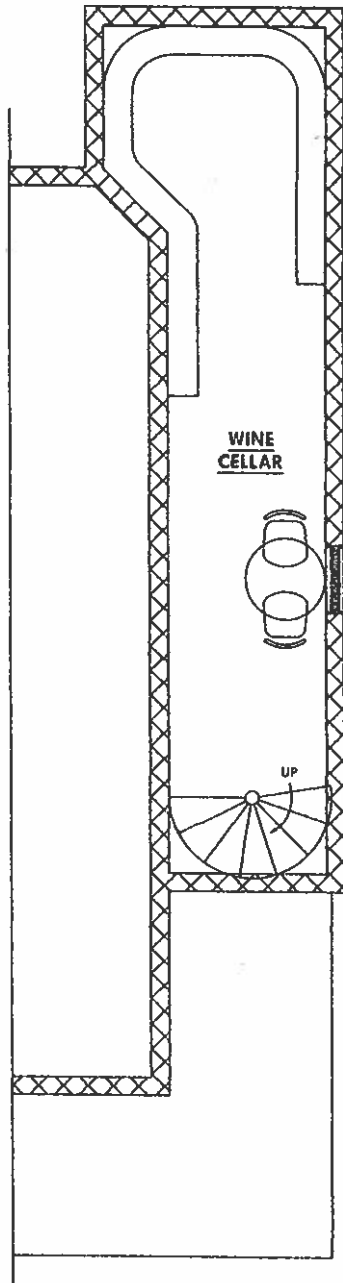
401-11-008 LOT 1 ±0.22 ACRES  
"DUNDEE PLACE"

A SUBDIVISION IN SECTION 23,  
TOWNSHIP 16 NORTH, RANGE 2 EAST,  
GILA & SALT RIVER BASE & MERIDIAN,  
YAVAPAI COUNTY, ARIZONA



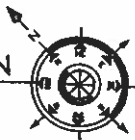
## MCWHIRTER/HUERTA RENOVATION

401-11-008 LOT 1 ±0.22 ACRES  
 "DUNDEE PLACE"  
 A SUBDIVISION IN SECTION 23,  
 TOWNSHIP 16 NORTH, RANGE 2 EAST,  
 GILA & SALT RIVER BASE & MERIDIAN,  
 YAVAPAI COUNTY, ARIZONA



**WINE CELLAR FLOOR PLAN**

3/16" = 1'-0" SCALE



## **MCWHIRTER/HUERTA RENOVATION**

401-11-008 LOT 1 ±0.22 ACRES  
 "DUNDEE PLACE"  
 A SUBDIVISION IN SECTION 23,  
 TOWNSHIP 16 NORTH, RANGE 2 EAST,  
 GILA & SALT RIVER BASE & MERIDIAN,  
 YAVAPAI COUNTY, ARIZONA



**TOWN OF JEROME**  
POST OFFICE BOX 335, JEROME, ARIZONA 86331  
OFFICE (928) 634-7943 FAX (928) 634-0715  
**ZONING ADMINISTRATOR ANALYSIS**  
**PLANNING & ZONING COMMISSION**  
**January 2, 2019**

**ITEM 7: 728 EAST AVE., JEROME**

**APPLICANT: Jamie & Darryl Williams**  
**728 East Ave.**

**APN 401-07-090K**  
**ZONE: R1-5**

Applicant is submitting a landscaping plan that includes staircases, decking and landscaping on multiple levels to complement the use of the home. A metal spiral staircase will provide access at the street level. This is planned to land at an upper level patio which will be flagstone. This patio serves the main floor of the house. This area is existing and planned for improvement with some expansion. A retaining wall clad in stone is planned below this level down to the level of a lower circular deck. An existing retaining wall is to be improved, expanded and covered in stone.

From the upper level flagstone patio, a flight of twelve stairs will land on the proposed circular deck, this area will be connected by a matching deck allowing access to the existing lower level of the home. The deck and associated railing and the stairs (except the spiral staircase) will be of Trex material (synthetic lumber). Two areas of railing, #4 on the plan, are to be vertical cable railing.

The plan includes additional stairs that will access the yard below the lower level deck, some stabilizing is indicated for the lower portion of the yard. The deck measuring at 30' x 30' as shown on the plan seems to have an area that is within 2' of the southwest lot line. The required side yard is 5'.

LED Lighting is planned for all stairs mounted to illuminate the foot treads for safety. Railing for stairs and on the deck is to be made of the same materials as the deck, a synthetic lumber requiring minimal maintenance. The framed vertical cable rails are planned for a short section of the circular deck and a portion of the lowest staircase for improved views.

If approved by P&Z, this project will be subject to building permits and inspection for all phases of development.

Charlotte Page, Zoning Administrator



Neighbor Dillenberry



Neighbor Dillenberry



Founded 1876  
Incorporated 1899

## TOWN OF JEROME, ARIZONA

Jerome Town Hall and Civic Center  
600 Clark Street  
P.O. Box 335, Jerome, AZ 86331  
(928) 634-7943 FAX (928) 634-0715

### APPLICATION FOR PLANNING & ZONING COMMISSION

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT'S NAME: Jamie + Darryl Williams  
MAILING ADDRESS: PO Box 1295 Jerome Ar  
TELEPHONE: 541 207-6952 EMAIL: jaidamaxx@gmail  
PROJECT ADDRESS: 728 East Avenue  
PARCEL NUMBER: 401-07-090X ZONE DISTRICT: R1-5  
APPLICATION FOR (Please describe the project.): Outdoor deck, new stair access to guest rooms

- I hereby apply for consideration and conditional approval by the above Planning & Zoning Commission.
- I understand that any approval is not valid until application fees are received by the Town.
- I have obtained and reviewed information on the criteria used in evaluation by these bodies and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT'S SIGNATURE: [Signature]

DATE: 12-17-18

#### TOWN USE BELOW

RECEIVED FROM: Jamie Williams

DATE: 12-17-18

Received the sum of \$ 100 as: ☒ Check No. 2807 ☐ Cash ☐ Credit Card

Per Fee schedule - Ordinance 332

BY: CP/JS

FOR: P+2 submission



**PLANNING & ZONING** – Please review ZONING ORDINANCE, ALL OF SECTION §303. Conditional Use Permits must also be approved by Council.

ZONING DISTRICT: Rt-5 PROPOSED USE: \_\_\_\_\_

PERMITTED USE?: ☐ CONDITIONAL USE?: ☐

**PROPERTY DESCRIPTION**

1. Nonconforming lot of record? No
2. Name of connecting public street East Avenue
3. Public water (domestic)? yes Public Sewer? yes  
Public water (fire suppression)? yes Public Septic? no
4. Lot area 1/4 Acre Required for zone 5000 sq ft.
5. Lot width \_\_\_\_\_ Required for zone 50 wide
6. Square footage of building \_\_\_\_\_ Required for zone \_\_\_\_\_  
Square footage of footprint of building
7. Percentage of lot covered % of sq ft. total lot
8. Yards  
Front 10 ft. deep Front of buildings within 100' existing  
Side yard (1) 5 ft. wide Side yard (2) existing  
Rear yard 20 ft. deep  
Single or double frontage single
9. Building height from median N/A Maximum face \_\_\_\_\_

**Engineering may be required on Items 10 and 11.**

10. Fill required? \_\_\_\_\_ Evidence of safety of fill \_\_\_\_\_
11. Excavation required? minimum Evidence of safety of excavation \_\_\_\_\_
12. Design Review required? 2

Sign proposed? \_\_\_\_\_

## 13. Performance Standards – Please review and indicate compliance with the following:

<b>Standard</b>	<b>Compliance Guaranteed</b>
Noise	_____
Smoke	_____
Glare or heat	_____
Vibration	_____
Fly ash, dust, fumes, vapors, gases or other forms of air pollution	_____
Liquid and solid waste	_____
Odors	_____

14. Is land suitable for building? (Engineering verification may be necessary.) deck on pylon

Slope \_\_\_\_\_

Engineering report submitted? \_\_\_\_\_

15. Home occupation? No16. Exterior lighting? yes (on plan)17. ~~Walls and fences?~~ yes18. Accessory building(s)? N/A

Square footage \_\_\_\_\_ Height \_\_\_\_\_

19. Projections from building (type of projection in feet) \_\_\_\_\_

**PARKING AND LOADING** – Please review ZONING ORDINANCE, SECTION §510.

1. Use \_\_\_\_\_
2. Is this a change of use or a new use of a preexisting structure? \_\_\_\_\_
3. Loading requirement \_\_\_\_\_  
How will requirements be fulfilled? \_\_\_\_\_
4. Parking requirement \_\_\_\_\_  
How will requirements be fulfilled? \_\_\_\_\_
5. Off-street parking  
    Spaces required \_\_\_\_\_  
    Spaces provided \_\_\_\_\_  
    Access from public street (which street) \_\_\_\_\_  
    Dimensions \_\_\_\_\_  
    Grading required \_\_\_\_\_  
    Surface \_\_\_\_\_  
    Circulation pattern and exiting procedure \_\_\_\_\_

## PLAN REVIEW

Each application for design approval will be filed with the Zoning Administrator to be forwarded to the Planning & Zoning Commission. The application for approval shall be submitted with eight (8) identical copies of the plan. Each copy shall be on one or more sheets of paper, not measuring more than twenty-four (24) inches by thirty-six (36) inches, drawn to a scale not smaller than forty (40) feet to the inch, which show the features referenced in Section 303 I.C. 1-11 of the Zoning ordinance. The following checklist is provided for the applicant's convenience to ensure inclusion of all necessary data.

- \_\_\_\_\_ Eight (8) copies of the site plan enclosed *(North Arrow)*
- \_\_\_\_\_ North arrow *Site plan*
- \_\_\_\_\_ Scale *existing*
- \_\_\_\_\_ Lot dimensions
- \_\_\_\_\_ Street dedications
- \_\_\_\_\_ Easements
- \_\_\_\_\_ Utilities
- \_\_\_\_\_ Property lines
- \_\_\_\_\_ Location of all buildings and structures and number of stories (building height)
- \_\_\_\_\_ ~~Vicinity sketch~~
- \_\_\_\_\_ Adjacent properties and their uses *— pictures of samples*
- \_\_\_\_\_ Dimensions of all required yards
- \_\_\_\_\_ Lot coverage
- \_\_\_\_\_ ~~Space between buildings~~
- \_\_\_\_\_ Dimensions of all proposed walls and fences
- \_\_\_\_\_ Exterior lighting *(stairwell) key on site plan*
- \_\_\_\_\_ Parking and loading
  - \_\_\_\_\_ Location of spaces
  - \_\_\_\_\_ Number of spaces
  - \_\_\_\_\_ Dimension of spaces
  - \_\_\_\_\_ Circulation patterns
  - \_\_\_\_\_ Surface materials
- \_\_\_\_\_ Existing and proposed drainage *Nothing changes*
- \_\_\_\_\_ Existing natural features (rock outcroppings, washes, etc.) *topography copy*
- \_\_\_\_\_ Existing man-made features (roads, walkways, stairways, etc.)
- \_\_\_\_\_ Existing and proposed grades *not changing*
- \_\_\_\_\_ Slope of property *(back-grading plan)*
- \_\_\_\_\_ Proposed excavation and grading *(Take)*
- \_\_\_\_\_ Engineering reports where needed *(Take)*

PLAN REVIEW CHECKLIST CONTINUED ON NEXT PAGE

\_\_\_\_\_ Driveways - proposed

\_\_\_\_\_ Location

\_\_\_\_\_ Number

\_\_\_\_\_ Dimensions

\_\_\_\_\_ Circulation patterns

\_\_\_\_\_ Surface materials

\_\_\_\_\_ Other access ways - proposed

\_\_\_\_\_ Location

\_\_\_\_\_ Number

\_\_\_\_\_ Dimensions

\_\_\_\_\_ Circulation patterns

\_\_\_\_\_ Surface materials

\_\_\_\_\_ Pedestrian walkways and stairways - proposed

\_\_\_\_\_ Location

\_\_\_\_\_ Number

\_\_\_\_\_ Dimensions

\_\_\_\_\_ Circulation patterns

\_\_\_\_\_ Surface materials

\_\_\_\_\_ Legal description of property to be developed *lot #*

\_\_\_\_\_ Additional information requested by Zoning Administrator *401-27-090K*

\_\_\_\_\_ Additional information requested by Design Review Board *on 1st page*

**PLEASE NOTE:**

After Planning & Zoning Commission approval and Design Review Board approval, building projects must then be submitted to the Building Inspector for review, approval, and issuance of building permit(s).

**REGARDING BUILDING PERMITS:**

Additional fees are required for building permits to reimburse the Town for costs of providing plan review and construction inspection services. Please refer questions to the Building Inspector. Commercial projects and some residential projects generally require plans to be prepared and/or sealed by an Arizona registrant, such as a licensed architect or engineer, per A.R.S. §32-144. Licensed contractors are required for construction projects per A.R.S. §32-1121.



**STAFF CONTACT:**  
[c.page@jerome.az.gov](mailto:c.page@jerome.az.gov)



**WEBSITE:**  
[www.jerome.az.gov](http://www.jerome.az.gov)



**OFFICE PHONE:**  
928-634-7943



**TOWN HALL ADDRESS:**  
600 CLARK STREET



Neighbor Welch



Neighbor Dillenberry from Driv



Cable Railing on Clark St.



Cable Railing from Road "Clark"



# **TOWN OF JEROME**

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

## **ZONING ADMINISTRATOR ANALYSIS PLANNING & ZONING COMMISSION**

**January 2, 2019**

### **ITEM 8: P&Z REVIEW OF ZONING ORDINANCE ARTICLE V SECTION 506, R-2 ZONE, POSSIBLE CREATION OF ADDITIONAL RESIDENTIAL ZONES.**

R-2 Zone in Jerome's Zoning Ordinance is the only residential zone that allows multiple family dwellings. Possible remedy is to limit the existing R-2 Zone in some way and develop additional residential zone(s) to better serve future development.

A draft of simple changes for a limited R-2 Zone, and a 'New Zone' is provided.

Charlotte Page, Zoning Administrator

**ADDITIONS:** ALL CAPS UNDERLINED TEXT BLUE

**DELETIONS:** ~~Regular text strikethrough text red~~

## **ARTICLE II**

### **DEFINITIONS**

#### **SECTION 201. GENERAL**

For the purpose of this ordinance, certain words and terms used herein are defined as follows: all words used in the present tense include the future tense; all words in the plural number include the singular number, all words in the singular number include the plural number, unless the natural construction of the wording indicates otherwise. The word "lot" includes the word "plot"; the word "building" includes the word "structure"; and the word "shall" is mandatory and not discretionary. Other words and phrases used in this ordinance shall have the following meaning:

**Dwelling** - a building portion thereof designed exclusively for residential purposes, including one-family, two-family, three-family and multiple dwellings; but not including hotels, apartment hotels, boarding and lodging houses, fraternity and sorority houses, rest homes and nursing homes, or child care nurseries.

**Dwelling, One-Family** - a detached building designed exclusively for occupancy by or occupied by one (1) family for residential purposes.

**Dwelling, Two-Family** - a building designed exclusively for occupancy by or occupied by two (2) families living independently of each other (i.e., duplex).

**Dwelling, Three-Family** - a building designed exclusively for occupancy by or occupied by three (3) families living independently of each other (i.e., triplex).

**Dwelling, Multi-Family** - a building designed exclusively for occupancy by or occupied by TWO (2), THREE (3), four (4) or more families living independently of each other (i.e., DUPLEX, TRIPLEX, four plex or apartment).

**ADDITIONS:** ALL CAPS UNDERLINED TEXT BLUE

**DELETIONS:** ~~Regular text strikethrough text red~~

## ARTICLE V USE REGULATIONS

### SECTION 506. "R-2" ZONE, ~~MULTIPLE~~ MULTI-FAMILY RESIDENTIAL

#### B. PERMITTED USES

1. One (1) single-family dwelling or one (1) modular home per lot. Mobile homes are prohibited.
2. ~~Multiple~~ MULTI-family dwellings AS DUPLEX ONLY. ~~and apartment houses.~~
3. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
4. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
5. Publicly owned and operated parks and recreation areas and centers.
6. Home occupations.

#### C. CONDITIONAL USES

1. Churches or similar places of worship.
2. Schools: Public or private elementary and high.
3. Colleges, universities, and professional schools having a regular curriculum.
4. Nursery Schools and Day Care Centers.
5. Public buildings.
6. Public utility buildings, structures, or appurtenances thereto for public service use.
7. Libraries.
8. Model homes.
- ~~9. Hospitals, clinics, medical and dental offices.~~
- ~~10. Nursing Homes and Convalescent Homes.~~
- ~~11. Boarding or Rooming House.~~
12. Bed and Breakfast.
13. RESERVED *pending approval or rejection by voters in August 2014 of Ordinance 405.*

Notes: 12 & 13 to be numbered sequentially.

**CREATE ONE OR MORE NEW ZONE(S) TO ALLOW LARGER MULTI-FAMILY RESIDENTIAL OCCUPATION AND APARTMENT HOUSES IN JEROME TO COVER ITEMS OMITTED IN NEW R-2 ZONE**

**THESE MIGHT STILL BE CONSIDERED MEDIUM DENSITY DEVELOPMENT IN THE GENERAL PLAN AS THE CURRENT R-2 HAS BEEN. ANY NEW ZONES NEED TO BE REFERENCED IN C-1 ZONE.**

## **ARTICLE V USE REGULATIONS**

### **SECTION 507. "NEW" ZONE, MULTI-FAMILY RESIDENTIAL**

#### **B. PERMITTED USES**

1. One (1) single-family dwelling or one (1) modular home per lot. Mobile homes are prohibited.
2. Multi-family dwellings; duplex, triplex, fourplex or apartment houses.
3. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
4. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
5. Publicly owned and operated parks and recreation areas and centers.
6. Home occupations.

#### **C. CONDITIONAL USES**

1. Churches or similar places of worship.
2. Schools: Public or private elementary and high.
3. Colleges, universities, and professional schools having a regular curriculum.
4. Nursery Schools and Day Care Centers.
5. Public buildings.
6. Public utility buildings, structures, or appurtenances thereto for public service use.
7. Libraries.
8. Model homes.
9. **Hospitals, clinics, medical and dental offices.**
10. **Nursing Homes and Convalescent Homes.**
11. **Boarding or Rooming House.**
12. Bed and Breakfast.
13. **RESERVED** *pending approval or rejection by voters in August 2014 of Ordinance 405.*

#### **D. PROPERTY DEVELOPMENT STANDARDS**

Note: Property development standards in the current R-2 zone have been exactly the same as R1-5 and reference to the current R-2 zone in the General Plan is as medium density. This is the same as R1-5 density.

No changes have been made to the Property Development Standards that are presented in this packet.

#### **D. PROPERTY DEVELOPMENT STANDARDS**

#### **NEW ZONE(S)**

1. **MINIMUM LOT AREA:** Five thousand (5,000) square feet.
2. **MINIMUM LOT WIDTH:** Fifty (50) feet.

3. **MINIMUM SQUARE FOOTAGE OF DWELLING:** Eight hundred and fifty (850) square feet of enclosed floor space exclusive of any attached garage.

4. **MAXIMUM LOT COVERAGE:** Not more than sixty (60) percent of the net area of the lot may be covered by the main building and all accessory buildings.

5. **YARDS:**

a. **Front Yard:**

1) There shall be a front yard of not less than ten (10) feet in depth except when the following conditions prevail:

A front yard is required equal to that established by any building within one hundred (100) feet on either or both sides of the lot. Where more than one such building is within one hundred (100) feet of the lot then the front yard of the nearest such building shall be the required front yard of the lot, except that where the lot is between two such buildings, each within one hundred (100) feet of a lot, then the front yard of this lot shall be that established by a line joining the nearest front corner of the other such building. Nothing in the above shall require that a front yard in this district exceed twenty (20) feet.

2) Where lots have a double frontage on two (2) streets, the required front yard shall be provided on both streets.

b. **Side Yard:**

1) There shall be a side yard along interior lot lines of not less than five (5) feet in width.

2) Where a side lot line abuts a street, the side yard shall be considered a front yard for the purpose of determining width.

c. **Rear Yard:**

1) There shall be a rear yard of not less than twenty (20) feet in depth. Except where the rear lot line is in common with or separated by an alley from the side lot line of another lot, there shall be a rear yard of not less than ten (10) feet in depth.

2) Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of the alley.

6. **MAXIMUM BUILDING HEIGHT:** No building shall exceed the height of twenty five (25) feet as defined in "building, height of." On slopes over forty-five (45) percent there will be a one (1) foot reduction in height for each additional five (5) percent of slope or portion thereof. Notwithstanding these provisions, no face of any building shall exceed thirty-five (35) feet above the low point of original grade as defined in "original grade". (see Appendix for diagrams).

**Note: Accessory Building – Property Development Standard changes to be made for new zones based on Ordinance submitted to Council in December 2018 "when and as adopted".**

6. **MAXIMUM MAIN BUILDING HEIGHT:**

7. **ACCESSORY BUILDING**

A. ACCESSORY BUILDINGS SHALL BE CONSIDERED IN DETERMINING YARD, LOT AND AREA REQUIREMENTS.

B. ACCESSORY BUILDINGS SHALL NOT BE USED FOR HUMAN HABITATION.

C. DETACHED ACCESSORY BUILDINGS SHALL BE CONSTRUCTED TO A HEIGHT NOT GREATER THAN FOURTEEN (14) FEET TO THE PEAK OR HIGHEST POINT OF THE ROOF, AS DEFINED IN "ACCESSORY BUILDING, HEIGHT OF."

**SECTION 508/NUMBER SEQUENTIALLY DEPENDING ON CHANGES. ~~507~~ “C-1” ZONE, GENERAL COMMERCIAL**

**C. CONDITIONAL USES**

1. Any “Permitted” or “Conditional” Uses in the “R1-10”, “R1-5” ~~or~~ “R-2”, OR “R-NEW&OTHER” Zones.

**SECTION 509/NUMBER SEQUENTIALLY DEPENDING ON CHANGES. ~~508~~ “I-1” ZONE, LIGHT INDUSTRIAL**

**C. CONDITIONAL USES**

1. Any conditional use in the C-1 Zone.



# **TOWN OF JEROME**

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## **ZONING ADMINISTRATOR ANALYSIS PLANNING & ZONING COMMISSION**

**January 2, 2019**

### **ITEM 9: P&Z REVIEW OF ZONING ORDINANCE ARTICLE III, PROCEDURES IN REGARD TO PUBLIC HEARING.**

Jerome's Zoning Ordinance, Article III is used to initiate changes to the document itself and to petition for physical zoning changes. The requirements for public hearing in this Zoning Ordinance do not match requirements currently outlined by Arizona State Statute, specifically A.R.S. 9-462.04. The State Statute can change. To assure compliance, the P&Z Commission could amend Article III requiring Zoning Administrator to review A.R.S. 9-462.04, for changes when a public hearing is scheduled.

A draft of a possible reference is provided with a copy of the current A.R.S. 9-462.04.

Charlotte Page, Zoning Administrator

**ADDITIONS:** ALL CAPS UNDERLINED TEXT BLUE

**DELETIONS:** ~~Regular text strikethrough text red~~

## **ARTICLE III PROCEDURES**

### **SECTION 301. AMENDMENTS OR ZONE CHANGES**

#### **B. PETITIONS FOR AMENDMENTS**

1. Petitions for change of district boundaries or amendment of regulations shall be filed with the Zoning Administrator by an owner of real property within the area proposed to be changed. In the case of a petition requesting a zoning district change which includes other property in addition to that owned by the petitioner, the petition shall include the signatures of the real property owners representing at least seventy-five (75) percent of the land in the area proposed to be changed. Such petition shall be filed on a form provided for the purpose and shall include:

2. Upon receipt of a complete application for amendment, the Zoning Administrator shall forward the application to the Planning and Zoning Commission.

3. PRIOR TO SCHEDULING A PUBLIC HEARING THE ZONING ADMINISTRATOR SHALL REVIEW A.R.S. 9-462.04 FOR CURRENT PRACTICES TO ASSURE COMPLIANCE WITH STATE STATUTES.

~~3~~ 4. Any plan approved by the Zoning Administrator under the provisions of Section 303 must substantially conform to the Tentative Development Plan submitted as part of the petition for a change of district boundaries.

9-462.04. Public hearing required; definition

A. If the municipality has a planning commission or a hearing officer, the planning commission or hearing officer shall hold a public hearing on any zoning ordinance. Notice of the time and place of the hearing including a general explanation of the matter to be considered and including a general description of the area affected shall be given at least fifteen days before the hearing in the following manner:

1. The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality, or if there is none, it shall be posted on the affected property in such a manner as to be legible from the public right-of-way and in at least ten public places in the municipality. A posted notice shall be printed so that the following are visible from a distance of one hundred feet: the word "zoning", the present zoning district classification, the proposed zoning district classification and the date and time of the hearing.

2. In proceedings involving rezoning of land that abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice of public hearing shall be transmitted to the planning agency of the governmental unit abutting such land. In proceedings involving rezoning of land that is located within the territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, the municipality shall send copies of the notice of public hearing by first class mail to the military airport. In addition to notice by publication, a municipality may give notice of the hearing in any other manner that the municipality deems necessary or desirable.

3. In proceedings that are not initiated by the property owner involving rezoning of land that may change the zoning classification, notice by first class mail shall be sent to each real property owner, as shown on the last assessment of the property, of the area to be rezoned and all property owners, as shown on the last assessment of the property, within three hundred feet of the property to be rezoned.

4. In proceedings involving one or more of the following proposed changes or related series of changes in the standards governing land uses, notice shall be provided in the manner prescribed by paragraph 5 of this subsection:

(a) A ten percent or more increase or decrease in the number of square feet or units that may be developed.

(b) A ten percent or more increase or reduction in the allowable height of buildings.

(c) An increase or reduction in the allowable number of stories of buildings.

(d) A ten percent or more increase or decrease in setback or open space requirements.

(e) An increase or reduction in permitted uses.

5. In proceedings governed by paragraph 4 of this subsection, the municipality shall provide notice to real property owners pursuant to at least one of the following notification procedures:

(a) Notice shall be sent by first class mail to each real property owner, as shown on the last assessment, whose real property is directly governed by the changes.

(b) If the municipality issues utility bills or other mass mailings that periodically include notices or other informational or advertising materials, the municipality shall include notice of the changes with such utility bills or other mailings.

(c) The municipality shall publish the changes before the first hearing on such changes in a newspaper of general circulation in the municipality. The changes shall be published in a "display ad" covering not less than one-eighth of a full page.

6. If notice is provided pursuant to paragraph 5, subdivision (b) or (c) of this subsection, the municipality shall also send notice by first class mail to persons who register their names and addresses with the municipality as being interested in receiving such notice. The municipality may charge a fee not to exceed five dollars per year for providing this service and may adopt procedures to implement this paragraph.

7. Notwithstanding the notice requirements in paragraph 4 of this subsection, the failure of any person or entity to receive notice does not constitute grounds for any court to invalidate the actions of a municipality for which the notice was given.

B. If the matter to be considered applies to territory in a high noise or accident potential zone as defined in section 28-8461, the notice prescribed in subsection A of this section shall include a general statement that the matter applies to property located in the high noise or accident potential zone.

C. After the hearing, the planning commission or hearing officer shall render a decision in the form of a written recommendation to the governing body. The recommendation shall include the reasons for the recommendation and be transmitted to the governing body in such form and manner as may be specified by the governing body.

D. If the planning commission or hearing officer has held a public hearing, the governing body may adopt the recommendations of the planning commission or hearing officer without holding a second public hearing if there is no objection, request for public hearing or other protest. The governing body shall hold a public hearing if requested by the party aggrieved or any member of the public or of the governing body, or, in any case, if a public hearing has not been held by the planning commission or hearing officer. In municipalities with territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, the governing body shall hold a public hearing if, after notice is transmitted to the military airport pursuant to subsection A of this section and before the public hearing, the military airport provides comments or analysis concerning the compatibility of the proposed rezoning with the high noise or accident potential generated by military airport or ancillary military facility operations that may have an adverse impact on public health and safety, and the governing body shall consider and analyze the comments or analysis before making a final determination. Notice of the time and place of the hearing shall be given in the time and manner provided for the giving of notice of the hearing by the planning commission as specified in subsection A of this section. A municipality may give additional notice of the hearing in any other manner as the municipality deems necessary or desirable.

E. A municipality may enact an ordinance authorizing county zoning to continue in effect until municipal zoning is applied to land previously zoned by the county and annexed by the municipality, but in no event for longer than six months after the annexation.

F. A municipality is not required to adopt a general plan before the adoption of a zoning ordinance.

G. If there is no planning commission or hearing officer, the governing body of the municipality shall perform the functions assigned to the planning commission or hearing officer.

H. If the owners of twenty percent or more of the property by area and number of lots, tracts and condominium units within the zoning area of the affected property file a protest in writing against a proposed amendment, the change shall not become effective except by the favorable vote of three-fourths of all members of the governing body of the municipality. If any members of the governing body are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the governing body, provided that such required number of votes shall in no event be less than a majority of the full membership of the legally established governing body. For the purposes of this subsection, the vote shall be rounded to the nearest whole number. A protest filed pursuant to this subsection shall be signed by the property owners opposing the proposed amendment and filed in the office of the clerk of the municipality not later than 12:00 noon one business day before the date on which the governing body will vote on the proposed amendment or on an earlier time and date established by the governing body.

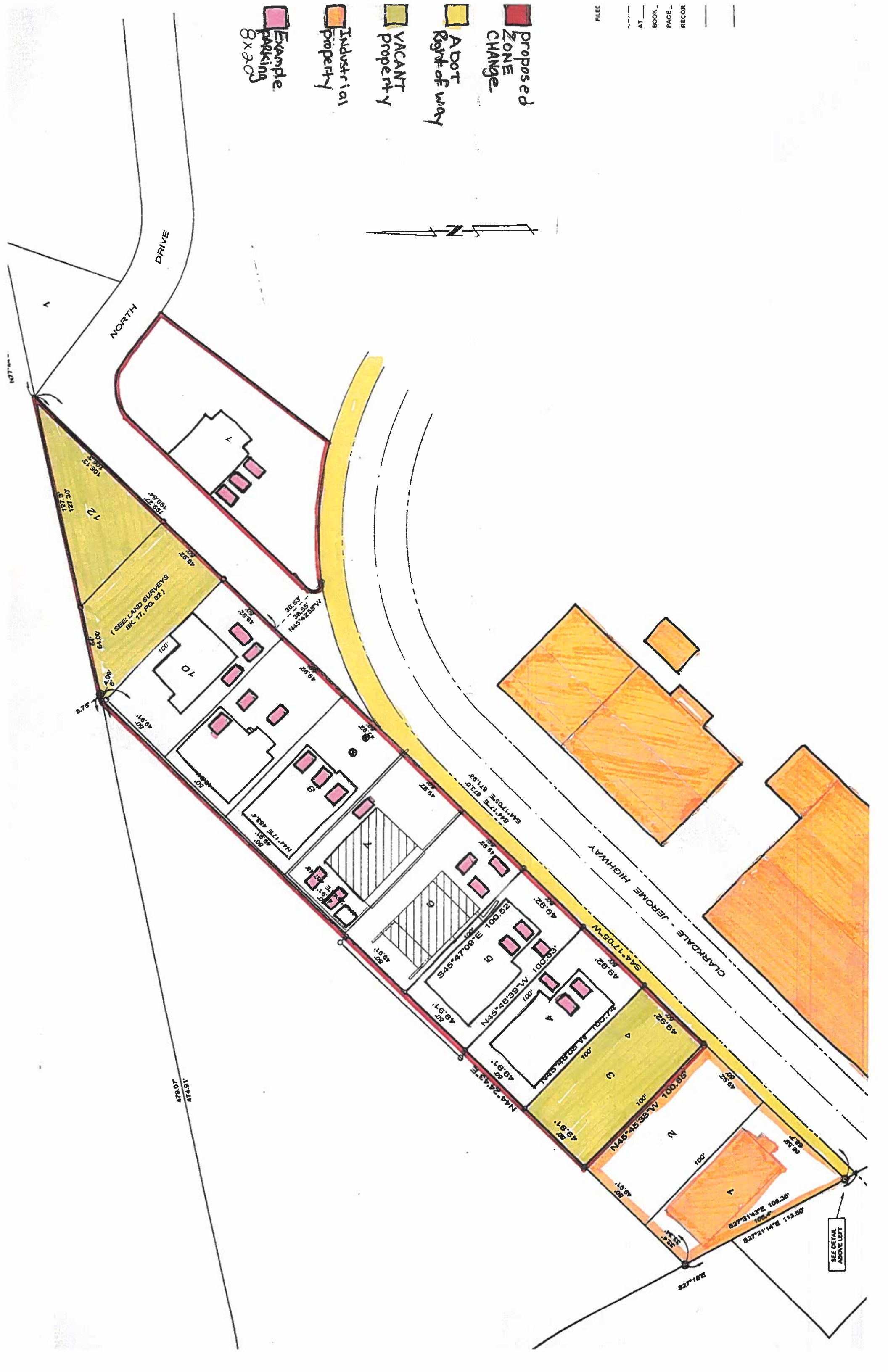
I. In applying an open space element or a growth element of a general plan, a parcel of land shall not be rezoned for open space, recreation, conservation or agriculture unless the owner of the land consents to the rezoning in writing.

J. Notwithstanding section 19-142, subsection B, a decision by the governing body involving rezoning of land that is not owned by the municipality and that changes the zoning classification of such land may not be enacted as an emergency measure and the change shall not be effective for at least thirty days after final approval of the change in classification by the governing body.

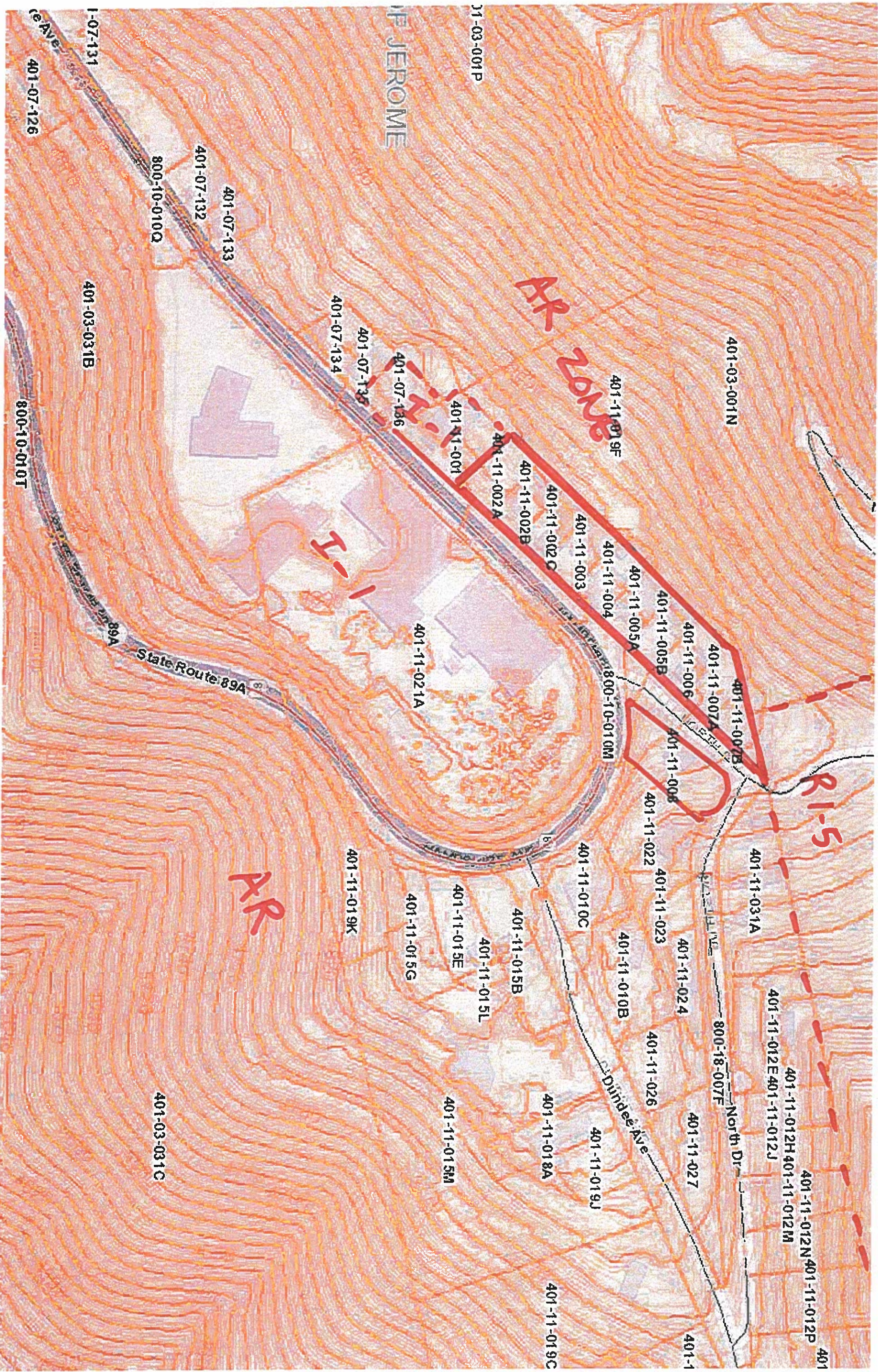
K. For the purposes of this section, "zoning area" means both of the following:

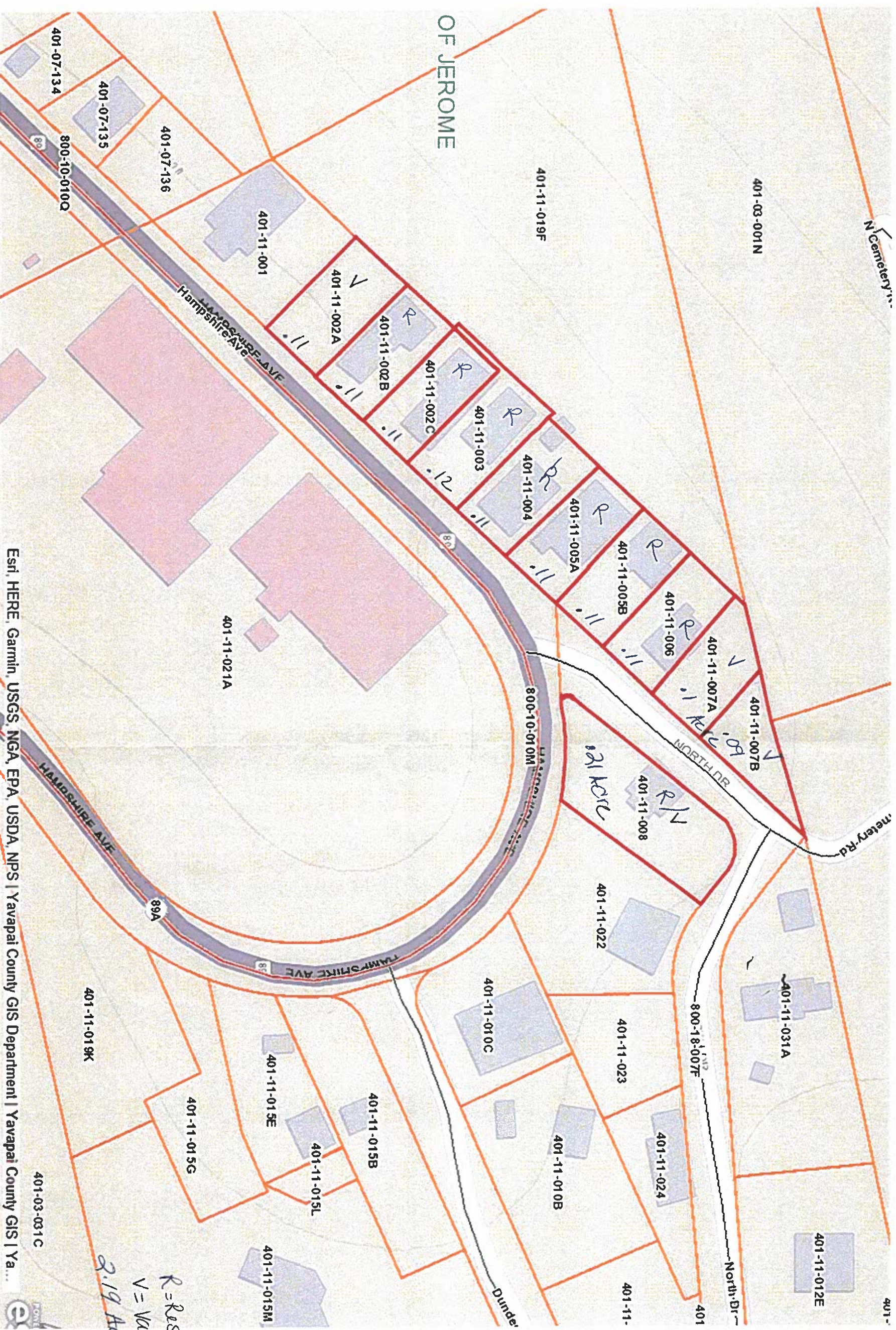
1. The area within one hundred fifty feet, including all rights-of-way, of the affected property subject to the proposed amendment or change.
2. The area of the proposed amendment or change.

- Proposed ZONE CHANGE
- ADOT Right of way
- VACANT property
- Industrial property
- Example parking 8x30



Map from Yavapai County Website, not to scale or official

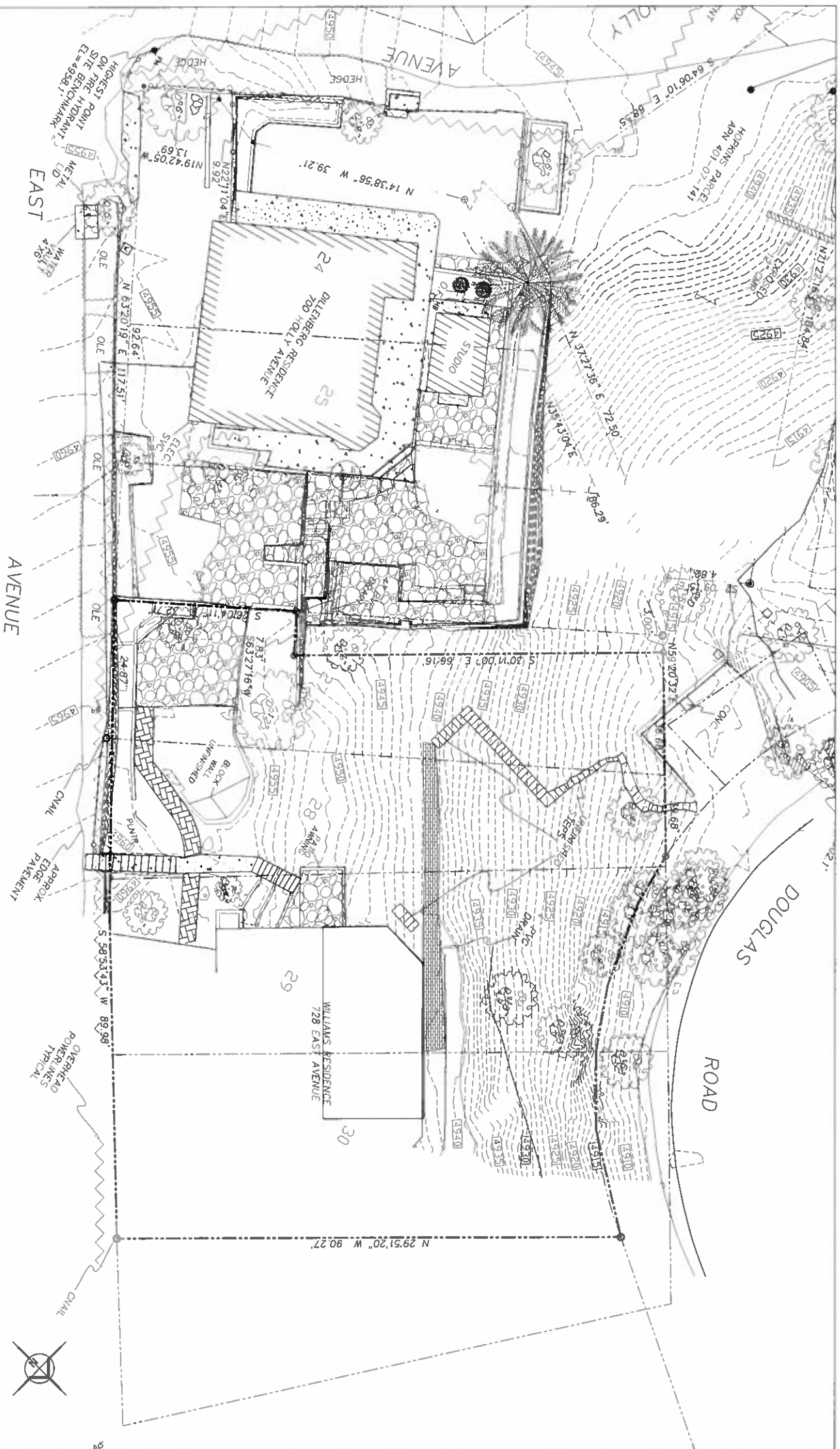




Esti, HERE, Garmin, USGS, NGA, EPA, USDA, NPS | Yavapai County GIS Department | Yavapai County GIS | Ya...

$R = \text{Residence}$   
 $V = \text{Vacant}$   
 $3.19 \text{ Acres Total Land}$   
 $\frac{.08675}{9\%}$   
 $= 2.0 \text{ support}$


$\therefore 91\%$

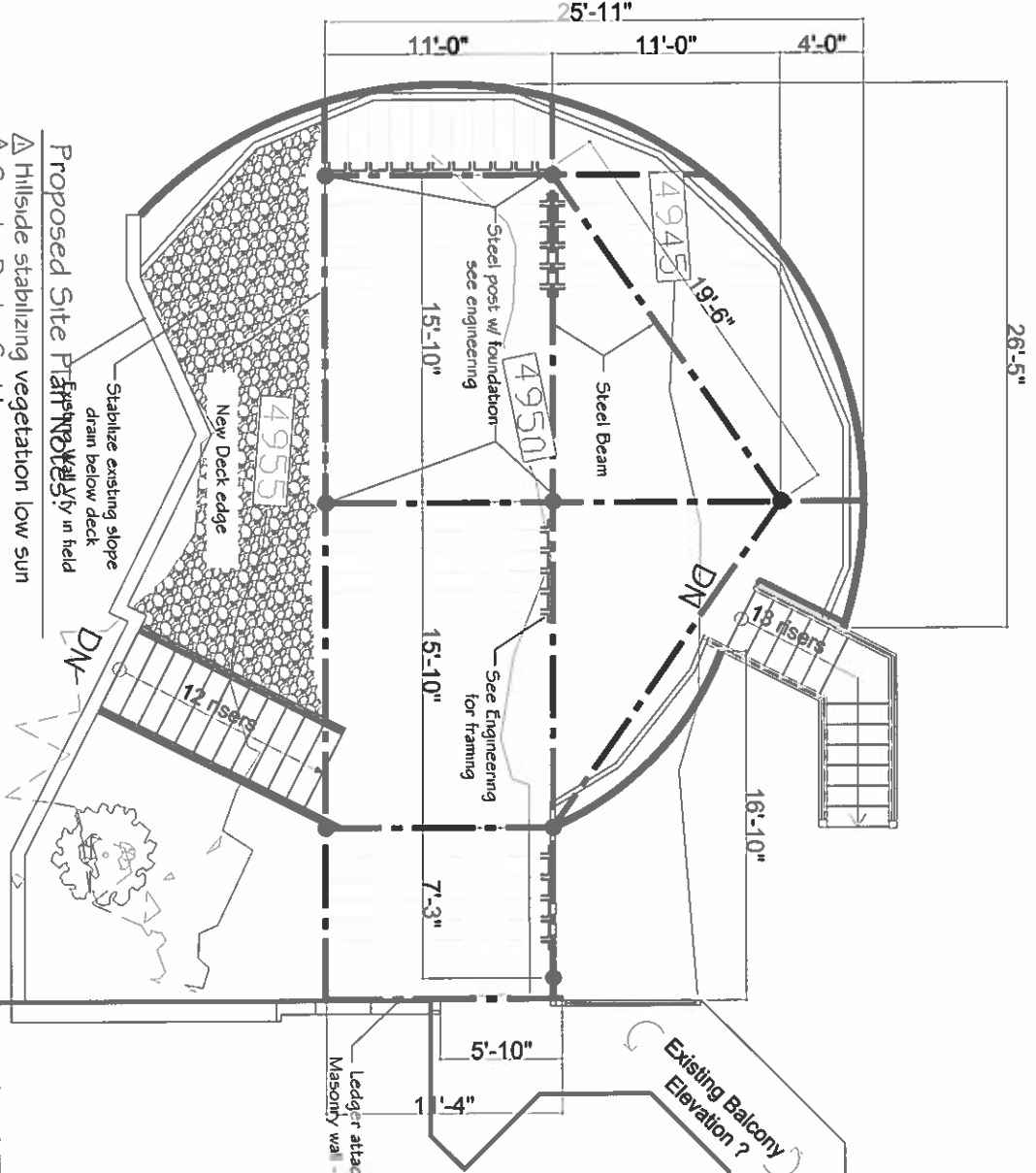
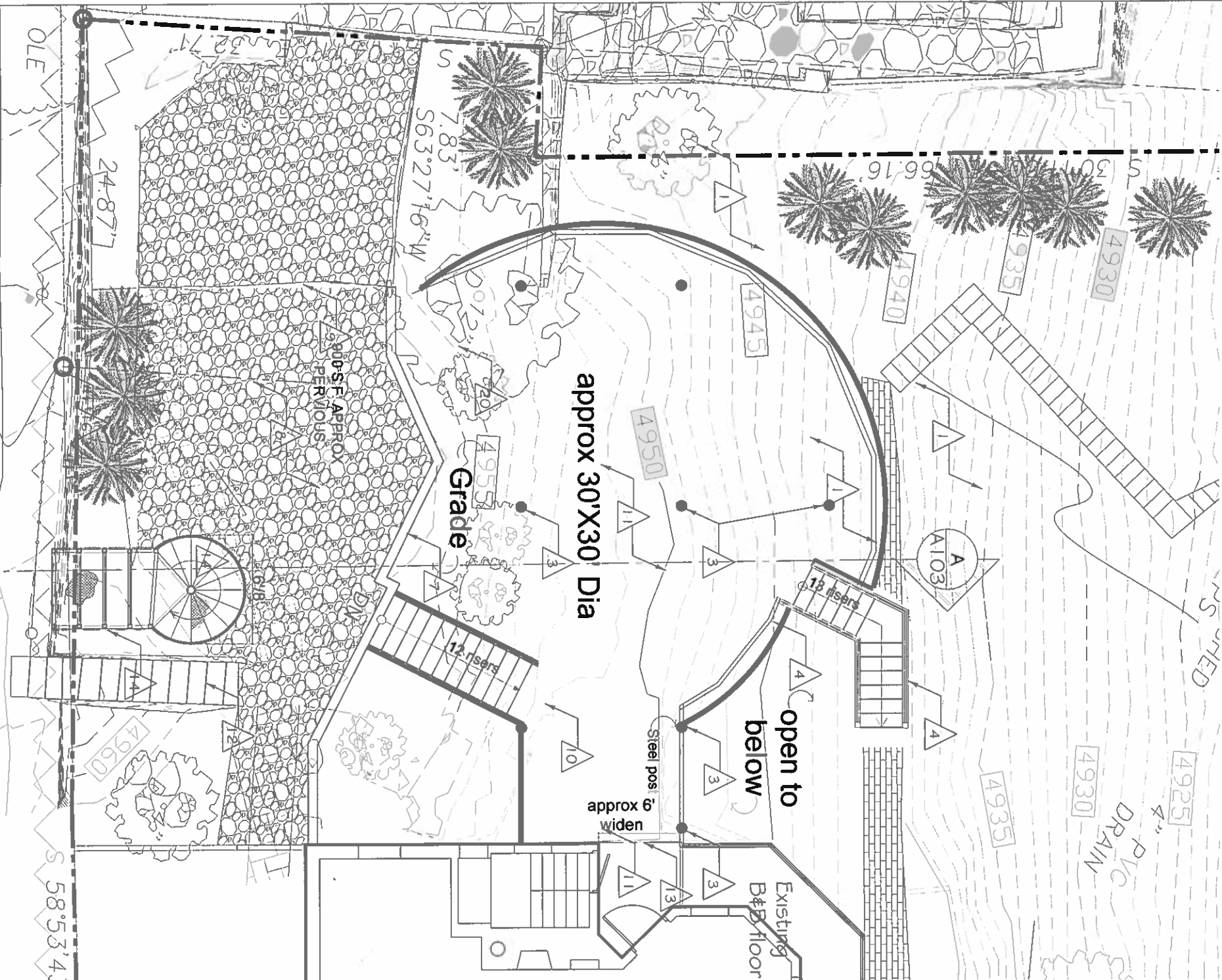


APN#:
401-07-090K
R1-5
Scope of Work
New Exterior Deck 30" dia. and New Metal Spiral Stairs
Code Information
For builders, the Town of Jerome has adopted the following Codes: 1998 ICC ANSI 2002 National Electric Code 2003 ICC Building, Energy, Existing Building, Fire, Fuel Gas, Mechanical, Plumbing, Private Sewage and Residential Appendix 33 of the 1997 UBC as the Town of Jerome Grading Ordinance, 2003 Edition
Site Data

Physical Address  
728 East Ave  
Assessor Acres  
0.25  
Subdivision  
Mountain View Sub Ms-225 I  
SETBACK FRONT = REQ  
SETBACK REAR = REQ  
SETBACK SIDE = REQ  
LIVABLE AREA (3,570)  
Attached 2 car garage  
TOTAL LOT COVERAGE:  
LOT SIZE:  
19,795.05 F. (.46 ACRES)

- A.100 SITE PLAN
- A.101 DECK PLAN
- A.102 SECTIONS
- A.103 SECTIONS
- A.104 SECTIONS
- A.105 ELEVATIONS
- A.106 ARCHITECTURAL DETAILS
- 5.0 STRUCTURAL

A.100	SHEET NO.	DATE: October 4, 2015	Project Title  Williams Darryl & Jaime JT 728 East Ave Jerome Jerome, Arizona 86331	A.P.N. : 401-07-090K	EME PARTNERS 310.463.3199 E-mail: emepartners@aol.com facebook: emepartners drafting services		Date	Revisions
				Engineer : Jake Mickie, PE Mickle Engineering PLC (928) 301-6537				
				Designed by: M.E. Morales				



Deck Plan

SCALE : 1/4"=1'-0"

- Proposed Site Plan Notes:**
- △ Hillside stabilizing vegetation low sun
  - △ Circular Deck - Cantilever
  - △ Steel Post
  - △ Cable railing 3'-6"
  - △ Beam
  - △ Joist
  - △ Rock Wall - Retaining (block)
  - △ Level Ground - Clear Vegetation
  - △ Remove Existing Planter
  - △ Metal Stars with Lighting
  - △ Tire Deck material Vintage Lantern color
  - △ Historic steps to remain - no access safety
  - △ Engineer Deck Attachment
  - △ Spiral stairs/platform more efficient pre-fab/or manufactured on site build (fire retardant) - visual entrance marker
- Additional Notes:**
- △ Safe distance from overhead electrical French drains/ try to mitigate runoff on site with retention pond?
  - △ Rock swales divert water away from house
  - △ Rain barrel to collect water from new gutters
  - △ Clear vegetation where necessary
  - △ Screen planting westside
  - △ Remove tree

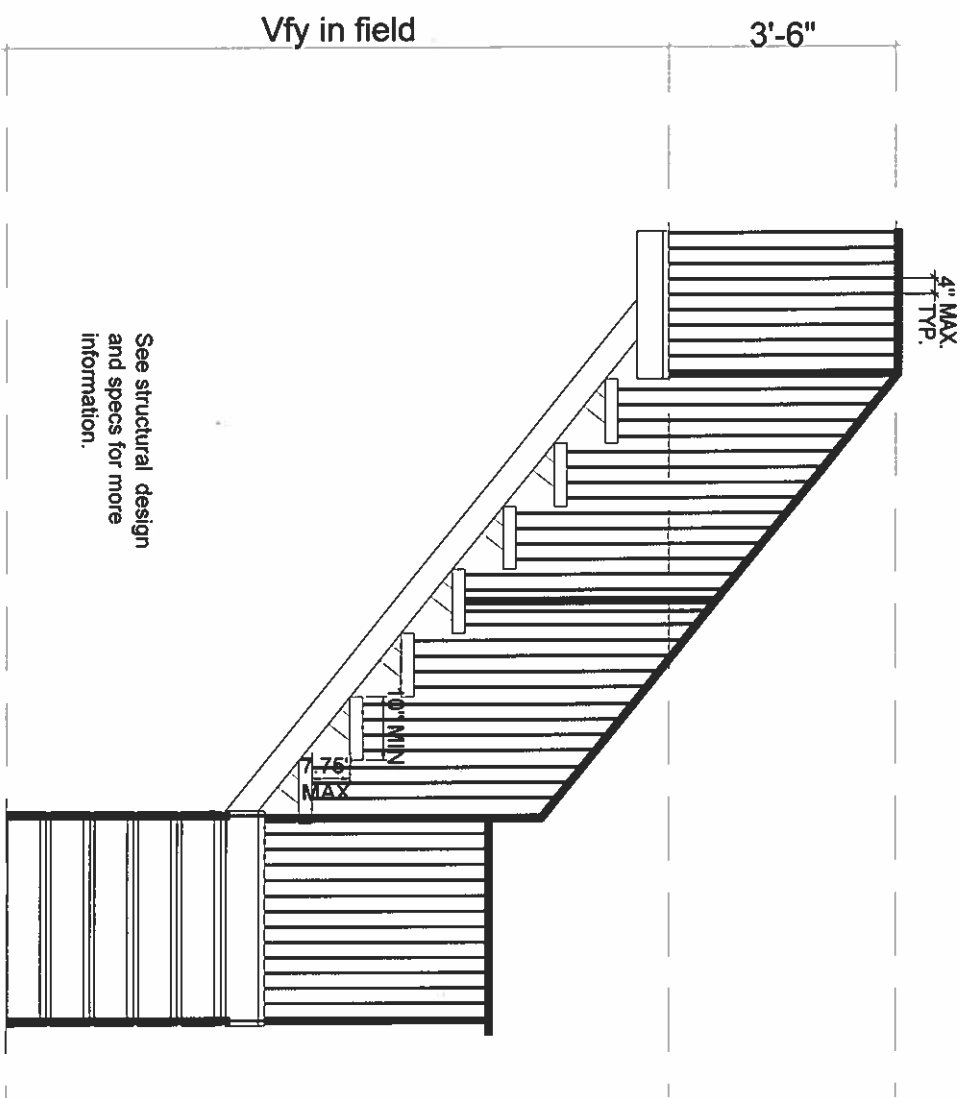
Project Title	Williams Darryl & Jaime JT 728 East Ave Jerome Jerome, Arizona 86331	A.P.N. : 401-07-090K Engineer : Jake Mickle, PE Mickle Engineering PLC (928) 301-6537 Designed by: M.E. Morales	EME PARTNERS 310.463.3189 E-mail: emepartners@aol.com facebook: emepartners drafting services	Date	Revisions

DATE: October 1, 2018  
SHEET NO: A.101



Elevation

SCALE : 1/8"-1'-0"



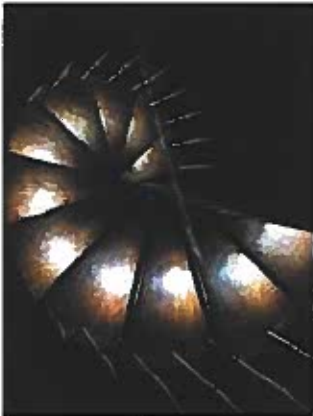
See structural design and specs for more information.

Stair Detail " " "

SCALE : 3/4"-1'-0"



Flagstone for first Level Patio



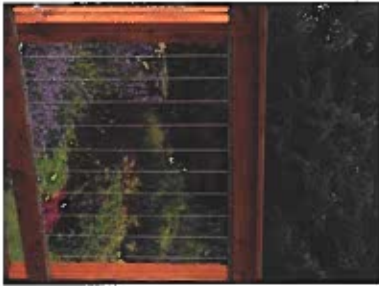
Circular Stair Lighting



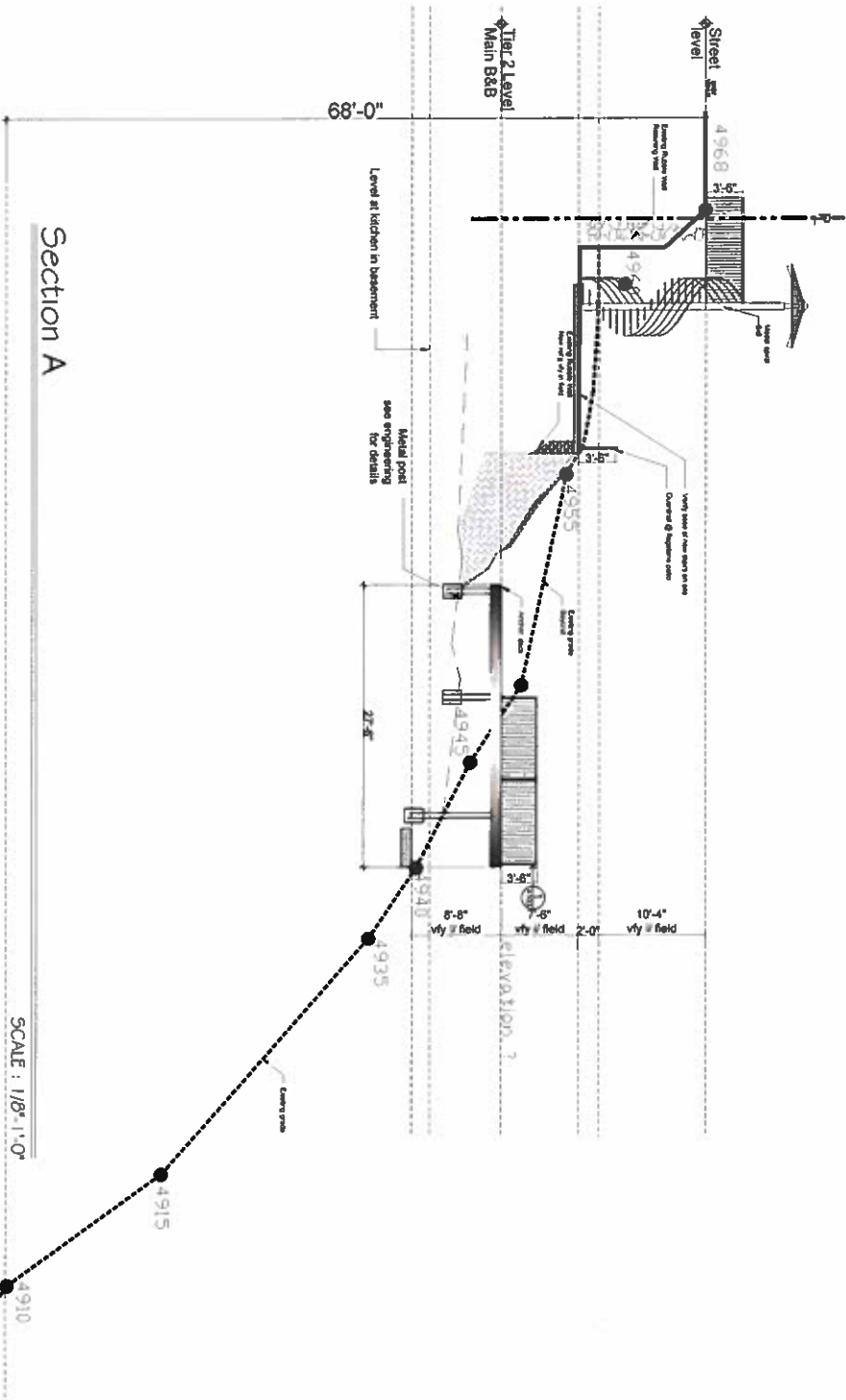
Lighting For Exterior Stairs



Deck Trex Vintage Lantern



Vertical Cable Railing



Section A

SCALE : 1/8"-1'-0"

Date	Revisions

EME PARTNERS  
310.463.3199  
E-mail: emepartners@aol.com  
facebook: emepartners drafting services


A.P.N. : 401-07-090K  
Engineer : Jake Mickle, PE  
Mickle Engineering PLC  
(928) 301-6537  
Designed by: M.E. Morales

Williams Darryl & Jaime JT  
728 East Ave Jerome  
Jerome, Arizona 86331

Project Title

DATE:  
October 6, 2018

SHEET NO.  
A.103

**From:** Charlotte Page C.Page@jerome.az.gov   
**Subject:** FW: Additional request from Property owner to join the R-2 Zone - 100 Dundee Ave - corrected APN 401-11-010C  
**Date:** January 2, 2019 at 8:57 AM  
**To:** Margie & Rusty mhardie@q.com, Lance Schall lance@campjerome.com, henry@hpcpa.com, scottmudson@startmail.com, Joni Savage j.savage@jerome.az.gov  
**Cc:** Candace Gallagher c.gallagher@jerome.az.gov, Joni Savage j.savage@jerome.az.gov

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CP

**From:** Charlotte Page

**Sent:** Wednesday, January 2, 2019 8:43 AM

**To:** 'Margie & Rusty' <mhardie@q.com>; 'Lance Schall' <lance@campjerome.com>; 'scottmudson@startmail.com' <scottmudson@startmail.com>; 'henry@hpcpa.com' <henry@hpcpa.com>; 'JTESTONE@EARTHLINK.NET' <JTESTONE@EARTHLINK.NET>

**Cc:** Candace Gallagher <c.gallagher@jerome.az.gov>; Joni Savage <j.savage@jerome.az.gov>; 'Bill Sims' <wjsims@simsmurray.com>; Rusty Blair <blair@jeromefire.us>; 'Allen L. Muma' <allenmuma@icloud.com>

**Subject:** Additional request from Property owner to join the R-2 Zone

Hi All,

The attached document was delivered the day after I left town and although it was forwarded to me then the Commission by email, I did hear some of you were unable to open the attachment.

It is for consideration to extend the zone. It is not adjacent to any of the properties in the proposed zone. The owner said he believes another property will come forward with a request. I will send any information about that as it becomes available.

For now, the properties that are asking to be included are:

- 401-11-031A , 150 North Dr.
- 401-11-012E, 156 North Dr.
- 401-11-010B, 110 Dundee Ave.
- 401-11-010C, 100 Dundee Ave.

This map is just for reference. It is from the Yavapai Website, not official or to scale.





See you tonight.

Charlotte Page  
Zoning Administrator

Please note: To ensure compliance with Open Meeting Law, recipients of this message should not forward it to other members of the Council or Board. Members of the Council or Board may reply to this message, but they should not send a copy of their reply to other members.

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D Soul request  
R-2.pdf

Dec 27, 2018

From; David Soule, 110 Dundee Ave, POB 897 Jerome, Az.

To; Zoning Department, Town of Jerome, Az.

Dear Zoning Department,

I wish to apply for a change of zoning on 2 parcels on Dundee Ave from R-15 to R2.

The parcel numbers are 401-11-010C and 401-11-010B.

Enclosed is a map of the parcels showing their locations and offstreet parking.

I have no plans at this time to develop the parcels to take advantage of the R-2 change.

Sincerely,



David Soule

