



TOWN OF JEROME

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

SPECIAL MEETING OF THE TOWN OF JEROME PLANNING AND ZONING COMMISSION

DATE: MONDAY, February 25, 2019 TIME: 5:00 pm

PLACE: JEROME CIVIC CENTER

600 Clark St., JEROME, ARIZONA 86331

MINUTES

ITEM 1: CALL TO ORDER/ROLL CALL

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

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

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

5:04 (00:40) ITEM 2: PETITIONS FROM THE PUBLIC -There were no petitions from the public.

5:05 (00:54) ITEM 3: EXECUTIVE SESSION

Commission may convene in executive session, pursuant to A.R.S. 38-431.03(A)(3) and (A)(4), to review questions with the Town Attorney in regard to the Zoning Ordinance USE REGULATIONS SECTION 301 NONCONFORMING SITUATIONS, relative to a project that was completed in 1990. The Town Attorney may participate telephonically, regarding same.

Motion to Enter into Executive Session for Items 3 and 4

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

ITEM 4: EXECUTIVE SESSION

Commission may convene in executive session, pursuant to A.R.S. 38-431.03(A)(3) and (A)(4), to review questions with the Town Attorney regarding the intent of the "Initial R-2 Residential Zone" in the AGREEMENT TO LIMIT USE AND WAIVE CLAIMS. The Town Attorney may participate telephonically, regarding same.

6:38 (00:15) (Part 2) ITEM 5: R-2 REZONING: ADDITIONAL REQUEST FOR INCLUSION IN PROPOSED ZONE CHANGE FROM ADJACENT PROPERTY OWNERS.

The Commission shall review and discuss additional requests for inclusion in Proposed Zone Change, for possible recommendation to Council.

Vice Chair Schall suggested with the recent information he believes they should abandon it for now, the extension of the R-2 Zoning and restrain themselves to the original ten parcels.

Motion to Abandon the Extension of the R-2 Zoning for Now

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

6:40 (02:06) ITEM 6: R-2 REZONING: DRAFT AGREEMENT, LIMIT USE & WAIVE CLAIMS, PROPOSED ZONE CHANGE.

The Commission shall review and discuss the agreement drafted for the proposed zone change from R1-5 to R-2.

Ms. Page explained it is her belief that this agreement will help the Town by asking those involved to sign a waiver

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limiting the use to a duplex or triplex.

Chair Hardie said this was their opportunity to make changes prior to being forwarded on to Council.

There was some confusion as to which document was to be used.

Eventually, it was determined that the form to be used would add "Zone" after R1-5 in the ninth line down on the first page.

Chair Hardie said she has decided to go with the limitation of duplex. After her review, a certain number of the people don't want to do anything at all. It would be more appropriate in view of the objective to see how things go in the waiver.

Motion to Approve the Language of This Agreement in its Proposed Form

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

6:47 (08:40) ITEM 7: R-2 ZONE 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 change existing and/or introduce new residential zones. Draft text amendments are in the packet.

Chair Hardie asked for a better explanation of this change.

Ms. Page said we want to change the definitions of article 2 definitions so that multi-family allows two, three or more families, instead of saying multi-family means fourplexes only. That is one change.

Chair Hardie reviewed the definition. She asked how are we moving ahead with that.

Vice Chair Schall said we don't have to settle this tonight. He tried to explain to Chair Hardie where we would want to move some of the Conditional Uses.

Ms. Page pointed out another area of concern, under conditional uses in both the commercial and industrial zones.

(Section 507 page 67-68 of the Zoning Ordinance) She read: "1. Any "Permitted" or "Conditional" Uses in the "R1-10", "R1-5" or "R-2" Zones." If we eliminate uses it changes what those opportunities were. That is why she is suggesting we have more than one. It is a possibility and we open ourselves to a liability. Mr. Sims hasn't made any suggestions on this, after we have it more developed, we will use the attorney to recommend how it should be made into an ordinance.

Chair Hardie tried to explain the differences she wanted to see in the old versus new zones.

Vice Chair Schall summarized what Chair Hardie had said, "The new R-2 will be exactly the old R-2 plus this 207 waiver."

Chair Hardie agreed that was the goal.

Chair Hardie is concerned about moving the parcels from the old R-2 to the new R-2.

Vice Chair Schall explained it doesn't matter.

Chair Hardie and Vice Chair Schall discussed this further in detail.

Chair Hardie referred to Article V. This is only a piece of it. Will this be the final R-2?

Ms. Page said this will be our opportunity to discuss it and decide what type of language we want in here.

Chair Hardie feels the R2 developed down the road, could be a duplicate of the R1-5 with the additional multi-family use.

Ms. Page asked her to define it.

Chair Hardie said she couldn't right now, it's very preliminary right now, we don't need to decide on that right now.

Ms. Page said, "Because we had an existing R-2 are we going to amend that text? We will eliminate this and do a new one exactly the same as R-1?"

Chair Hardie explained, "The R-2 would be identical to the R-15 except the addition of multi-family, which has not been voted on yet, but it is presumed it will be duplex, there may be triplex. That is the only difference between the R-2 and R-15."

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Commissioner Hudson asked are you bringing this up because of a hospital, and you want to move it to another zone?

Ms. Page responded yes.

Chair Hardie said that would be another issue.

Vice Chair Schall explained, "I think the conditional uses that are now on R1-5 would become the same conditional uses on the R-2. And if there are additional conditional uses those would be limited."

Chair Hardie said, "Again it will be identical, there won't be any hospitals, etc., they will go into a different zone. She suggested Ms. Page draft an R-2 with exactly everything as R1-5 except under permitted uses, say number two would be multi-family, either duplex or triplex draft. But otherwise it is exactly the same."

Chair Hardie said that is a direction to staff. The next thing is the Article V Use Regulations for an entirely new zone.

Ms. Page said the only thing it does is add in fourplexes. She changed minimum square footage per dwelling. (This was under the second D. Property Development Standards, Item 3, page 4.)

Chair Hardie asked why she did that.

Ms. Page explained, "It is what has been in the property development standards. All I said was per dwelling, instead of of dwelling." (Of should have been removed.)

Chair Hardie and Ms. Page discussed the possibilities of different sizes.

Chair Hardie suggested she look into that further. The Commission suggested 400 square feet would be a livable space.

Ms. Page directed them to information in the packet titled Cottonwood, page 124.

The Commission reviewed and discussed the information.

Chair Hardie directed Ms. Page to find this information in another local ordinance for comparison. You can't get a variance really, it would be good to have options.

Ms. Page said Clarkdale doesn't do that. Yavapai does a density calculation, but she's not sure how it even works.

Chair Hardie asked her to insert those numbers into the Property Development, instead of the 850. Duplicate what (Cottonwood) has written; 300, 500. (Page 124 of document titled Cottonwood, Type of Dwelling Unit and Minimum Floor Area.)

Ms. Page included Section 508 but didn't make any changes. On page 5 there is information they might consider for what she is envisioning for Jerome's future. Currently there are places in Jerome that have a mix of residential and retail use. She showed some examples that were currently in Jerome. She mentioned Hill Street, Rich Street, Queen Street and Main Street. All of these areas have residential mixed in with commercial zones.

Chair Hardie stated, "Yes, there are apartments in the commercial zone. The Town currently supports mixed use." A concern she's heard is we take those odd conditional uses that are in the current R-2, hospital and all that, and move them into another zone.

Ms. Page is suggesting a new Commercial Residential zone that would allow that and possibly apartment houses.

Chair Hardie asked, "So why wouldn't we just add those to the current C1?"

Ms. Page did not know.

Chair Hardie continued, "Why can't we just add those to the current C1 and make everybody happy who says we have to have those uses."

Ms. Page asked would they be permitted or conditional uses?

Chair Hardie explained, "Keep them conditional uses as they are now in the R-2. Possibly the apartment could be permitted." She thought that would be a simple way to address those uses.

Vice Chair Schall thought it was a good start. He sees know reason to amend the definition in C1. We talk a lot about the intrusion of commercial into residential, no one complains about residential intrusion into commercial. It could be a problem if too many houses took over the commercial zone.

Chair Hardie referred to the General Plan. And suggested apartments be moved under conditional use permits.

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She asked Ms. Page to put together a revised C1 to include the conditional uses they deleted from the new R-2 and add multi-family.

Ms. Page asked, "To conditional."

Chair Hardie said, "I don't know, why would it be conditional? Right, all residential are conditional."

Ms. Page said, "So, the current C1, conditional use says. C. CONDITIONAL USES 1. Any "Permitted" or "Conditional" Uses in the "R1-10", "R1-5" or "R-2" Zones. Since the apartment house would not be there you would add an additional conditional use permit."

Chair Hardie and Vice Chair Schall confirmed she would.

Ms. Page said, "Under the permitted uses in C-1 Zone #13 reads, Medical and dental offices and clinics. (Page 67 of the Zoning Ordinance.)

Chair Hardie asked Ms. Page to give her the conditional uses we are extracting from R-2.

Ms. Page said, nursing and convalescent homes, boarding or rooming house, hospitals.

Vice Chair Schall suggested moving them into C-1 and make them permitted uses.

The Commission all seemed to agree with this idea.

7:25 (46:37) ITEM 8: FUTURE AGENDA ITEMS

Commissioner Vincent mentioned the Feher addition on Hull.

Chair Hardie said they would have elections and appointment to DRB. She asked if the Clubhouse was coming back.

Ms. Page said she didn't have anything at this time. There could be a lot line adjustment at the Surgeon's House to be reviewed by Planning and Zoning. Andrea Allen should be back and there are text amendments.

Chair Hardie queried that Home Occupation and Absences have passed and are in effect. She wanted to make sure those items were put in the ordinance.

Ms. Page said Council had passed the height restriction on accessory buildings, but there is a 30-day window.

ITEM 9: ADJOURN

Adjourned at 7:28

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

Approval on next page.

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DATE: MONDAY, February 25, 2019 TIME: 5:00 pm
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Respectfully submitted by Joni Savage on April 3, 2019.

Approved: _____

[Signature]
Planning & Zoning Commission Chair

Date: _____

4/3/2019

Attest: _____

[Signature]
Planning & Zoning Commission Vice Chair

Date: _____

4/3/19