



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, February 6, 2019 TIME: 7:00 pm
 PLACE: JEROME CIVIC CENTER
 600 Clark St., JEROME, ARIZONA 86331

MINUTES

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Planning & 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).

Before calling the meeting to order the oath of office was administered to Joe Testone.

ITEM 1: CALL TO ORDER/ROLL CALL

Chair Margie Hardie called the meeting to order at 7:02 p.m.

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

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

7:03 (1:50) ITEM 2: PETITIONS FROM THE PUBLIC - *There were no petitions from the public.*

7:04 (2:30) ITEM 3: APPROVAL OF MINUTES: Minutes of Executive Session December 5, 2018

Approval of Executive Session Minutes of December 5, 2018

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

7:08 (5:22) ITEM 4: APPROVAL OF MINUTES: Minutes of Regular Meetings December 5th and January 2, 2019

Approval of Minutes of December 5, 2018 with Amendment and January 2, 2019

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

****OPENING OF PUBLIC HEARING****

7:09 (08:00) ITEM 5: PUBLIC COMMENT: ZONING ORDINANCE ARTICLE III PROCEDURES, SECTION 304. DESIGN REVIEW, ADDITION OF REFERENCE TO A PREVIOUSLY APPROVED SOLAR GUIDELINE.

****CLOSE OF PUBLIC HEARING**** 7:10 (08:20)

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7:10 (8:30) ITEM 6: REVIEW PUBLIC COMMENT AND PROPOSED TEXT AMENDMENT ZONING ORDINANCE ARTICLE III PROCEDURES, SECTION 304. DESIGN REVIEW ADDITION OF REFERENCE TO A PREVIOUSLY APPROVED SOLAR GUIDELINE.

The Commission shall, after the public hearing and discussion, make a recommendation to Council to either adopt the ordinance as written, adopt the ordinance with changes, or not adopt the Zoning Ordinance text amendments referenced in Item 5 above.

Chair Hardie said in 2015 our Council approved these guidelines to be included as a reference for the Design Review Board to look at when approving, reviewing an application for solar electricity.

Ms. Page gave an introductory statement. This has not been reviewed by the lawyer. This commission doesn't see the formal ordinance given to Council. You may want to discuss any changes and have the lawyer review it, put it into an ordinance and then come back to P & Z and then go to Council.

Chair Hardie summarized, when we do a text amendment to the zoning ordinance, she believes Ms. Page is saying we can vote to approve this action and then it is a preliminary approval. It will be crafted by the attorney into an ordinance and then come back to us prior to going to Council.

Chair Hardie said we can vote to approve this action, it is preliminary in so far as the inclusion into the zoning ordinance and then come back to us prior to final approval from Council. We will be doing two reviews for text amendments. She asked for a motion.

Motion to add the Solar Installation Guidelines to the Zoning Ordinance.

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

*Chair Hardie called the question and added to the motion, all in favor of **Sending This to Our Attorney for Crafting Into an Ordinance***

******OPENING OF PUBLIC HEARING******

7:15 (13:32) ITEM 7: PUBLIC COMMENT: ZONING ORDINANCE ARTICLE III PROCEDURES, SECTION 301. AMENDMENTS OR ZONE CHANGES, ADDITION OF REFERENCE REQUIRING ZONING ADMINISTRATOR TO REFER TO "ARS 9-462.04. ZONING REGULATIONS; PUBLIC HEARING; DEFINITIONS" PRIOR TO POSTING NOTICES OF PUBLIC HEARING.

The Commission shall conduct a public hearing on a proposed amendment to the Jerome Zoning Ordinance, Section 301.C considering an addition to reference "ARS 9-462.04 Zoning regulations; public hearing; definitions" requiring the Zoning Administrator to refer to the state statute for current regulations prior to public hearing notifications. The Commission has set this hearing pursuant to Jerome Zoning Ordinance Section 301(C) Commission Action. ******CLOSE OF PUBLIC HEARING****7:16 (14:55)**

7:16 (15:02) ITEM 8: REVIEW PUBLIC COMMENT AND PROPOSED TEXT AMENDMENT ZONING ORDINANCE ARTICLE III PROCEDURES, SECTION 301. AMENDMENTS OR ZONE CHANGES, ADDITION OF REFERENCE REQUIRING ZONING ADMINISTRATOR TO REFER TO "ARS 9-462.04. ZONING REGULATIONS; PUBLIC HEARING; DEFINITIONS" PRIOR TO POSTING NOTICES OF PUBLIC HEARING.

The Commission shall, after the public hearing and discussion, make a recommendation to Council to either adopt the ordinance as written, adopt the ordinance with changes, or not adopt the Zoning Ordinance text amendments referenced in Item 7 above.

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Ms. Page explained she has been instructed not to incorporate this into the zoning ordinance as an instruction to the administrator and we read this in a different way. She asked them to table this and bring it back as a discussion item next month.

Motion to Table Item #8

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

7:17 (15:58) ITEM 9: 728 EAST AVE., LANDSCAPE PLAN

APPLICANT: Jamie & Darryl Williams

ADDRESS: PO Box 1295

OWNER OF RECORD: Darryl & Jamie Williams

ZONE: R1-5

APN: 401-07-090K

Applicant requests review and Commission decision for proposed project that includes landscaping and exterior accessory structures. Lot line and set back have been confirmed.

Chair Hardie confirmed nothing had changed since they made a preliminary approval other than a better definition of the site plan showing the setback of five feet.

Motion for Final Approval of Proposed Project

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

7:19 (17:59) ITEM 10: 222 FIRST AVE., DECK

APPLICANT: Andrea Allen

ADDRESS: PO Box 1151

OWNER OF RECORD: Andrea Allen

ZONE: C-1

APN: 401-06-072A

Applicant requests review and Commission decision for a deck built at the lower level of this property, on the northwest side of the building facing Diaz St. Required parking is shown on the site plan, in the packet.

Ms. Page explained it is a platform made of wood not permanently installed. The site plan is demonstrating parking. This is a three-story building with three apartments which requires five parking spaces. The question is adequate parking really.

Commissioner Hudson commented they have plenty of parking and that is a non-issue to him.

Commissioner Vincent asked a question is the parking was located on the north end of the building.

7:21 (19:59) Andrea Allen answered that is where the majority of the spaces are, there are four spaces.

Chair Hardie asked, in regard to the site plan, it is already in place, correct. What happened, how did that come about?

7:22 (20:50) Ms. Allen confirmed that it was and according to her conversations with the prior Zoning Administrator it was her understanding she did not need a building permit. The structure is less than 12" off the ground. As soon as Ms. Page brought this matter to her attention, she stopped the work. It's 16 ½ by 16 ½, wood and not completed.

Chair Hardie said in reviewing the site plan, you are required to provide certain information and asked if she had been given access to the Zoning Ordinance. She asked what she meant by a temporary structure.

7:24 (23:12) Ms. Allen responded it is not anchored into the ground, it can be disassembled and moved. It's a platform, a deck with multiple uses. It is a private space and she didn't realize it was meant for parking. The road barely accesses it. No one can drive down there. She planned on using it for yoga, meditation and potential other uses.

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Chair Hardie said according to the ordinance there are a few things required for the site plan, one of the things required is the dimensions. This isn't called an accessory structure, because a deck is 12" off the ground. We're talking about an accessory feature, it doesn't qualify as a deck. She read, "Vicinity sketch showing the location of the site in relation to the surrounding street system, adjacent properties and there uses shall be identified."

7:26 (25:24) Ms. Allen said she submitted photos of the adjacent properties.

Chair Hardie said it is preliminary as far as she is concerned. It requires the vicinity sketch, the setbacks from the front and side of the building. She confirmed that Ms. Allen is required to have five parking spaces, and then asked did you say they can't get to the parking on Diaz.

7:28 (26:38) Ms. Allen explained if you had a truck you could. Not many people drive down there.

Chair Hardie said, "But that's your required off-street parking."

7:28 (26:49) Ms. Allen responded, "One of the spots is."

Chair Hardie asked about the ones on the other side.

7:28 (26:51) Ms. Allen explained how you would access the back of her house. You would come along Diaz, there are four parking spaces to the right. After the driveway is not as easily accessible.

Chair Hardie explained what she needed, the dimensions of the parking, showing how you do not overlap into your side yard.

Ms. Page said because it is on the street it does not need setbacks.

Chair Hardie said since it's zero it can be put there, but she does need the dimensions of the five parking spaces. And Ms. Page can show you how to do that.

7:29 Ms. Allen asked for confirmation that the parking spaces needed to be 8' x 20'.

Chair Hardie said yes and whatever remains of the property. She doesn't like to hold up projects, but she would like a site plan.

Commissioner Vincent added that DRB gave final approval on this at the last meeting.

Motion to Preliminarily Approve

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

7:31 (29:28) ITEM 11: 701 HULL RD., 2ND STORY ADDITION ON GARAGE

APPLICANT: Don & Kathi Feher

ADDRESS: PO Box 244

ZONE: R1-5

OWNER OF RECORD: Don & Kathi Feher

APN: 401-08-011A & 011B

Applicant request review and Commission decision for a second story addition over existing garage. Plans and Zoning Analysis in the packet.

Ms. Page again asks that the commission table this item. The file is being reviewed by legal and they did not have time to form an opinion. They will probably want to have an executive session with this commission.

Motion to Table Item 11

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

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7:32 (30:35) ITEM 12: 123 HILL ST., JEROME CLUBHOUSE POST NEIGHBORHOOD MEETING REPORT WITH REVISED PARKING FOR FIRE SAFETY AND SPECIFIC ASSIGNED SPACES

APPLICANT: Dewayne Woodworth

ADDRESS: 830 S. Main St., Suite 2D, Cottonwood

ZONE: C-1

OWNER OF RECORD: Jerome Clubhouse, LLC

APN: 401-07-169A

Applicant requests preliminary review and Commission decision for tandem parking, recommendations for fire safety are in the packet and incorporated in the design. Legal was consulted and will support the design on condition that lane assignments are specific to individual apartments and signed. Neighborhood Meeting Report is included in the packet for review and/or discussion.

Ms. Page told them what was in the packet. The owner would like an indication about parking prior to developing, they would like to know if they would get preliminary approval regarding tandem parking.

Vice Chair Schall asked about the fire lane, you said it was new. He had thought it was on the other drawing.

Ms. Page stated she did not have the prior drawing, however the fire lane was new.

Bobby Woods, the architect, approached the dais.

Chair Hardie asked him to explain the parking plan so far and the addition of the fire lane.

7:37 (34:05) Mr. Woods said the Fire Captain requested a 10-foot space between the building and where parking starts. They are required to have 12 spots. They're giving two spots for every apartment. Since our map is not accurate, we may lose a spot. If you don't allow tandem parking, then this is a moot point. A concern that came up at the community meeting, we want to make sure people can get in and out of the parking on that road. Since it is a private road people can back onto it.

Ms. Page said what is not on here is the retaining walls.

Chair Hardie asked for clarification she is confused about his statement, "to show how people get in and out of their parking spots."

7:39 (37:52) Mr. Woods said when we come back with a parking lot drawing with proper dimensions and slopes. Before we do all of that work we need to know if you will allow us to have tandem parking. If it's not acceptable than what's the point.

Vice Chair Schall said it looks like he is looking for approval of tandem parking and he's inclined to grant that, he has no problem with tandem parking.

Motion to Approve the Tandem Parking

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

Chair Hardie said she had discussion. She said, "What about eliminate tandem parking and do the required spaces?" You mentioned removing the number one space, why did you do that.

7:41 (40:24) Mr. Woods explained again, that they don't have the exact dimensions yet. This is conceptual at this time and he would like to give people two spots instead of one.

Chair Hardie asked, "Has it ever occurred to you to reconfigure this in a way which would allow for a lane for all individual cars to come and go?"

7:43 (41:45) Mr. Woods said, "Yes, we did, but we're going into a hillside, by the time you add all of those spots you're too deep into the hillside."

Chair Hardie suggested parallel parking rather than perpendicular.

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7:44 (42:25) Mr. Woods explained to her why it wouldn't work. It takes 24 feet for parallel parking to work. This is an economical way to get a lot of parking, as long as you're happy with tandem parking. We looked at this five or six different ways and then they came up with tandem parking.

Ms. Page added there was a suggestion that they be assigned spaces in the motion and the lease would indicate the spaces.

Commissioner Vincent said he would amend his motion to two spaces assigned to each rental. Vice Chair Schall amended his second.

Motion to Approve the Preliminary Tandem Parking Arrangement and that Two Spaces Would be Assigned to Each of the Rental Units

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

7:47 (46:15) ITEM 13: R-2 REZONING: STAFF REQUESTED COMMISSION REVIEW

Data has been accumulated regarding the proposed rezoning. Commission may discuss information from the report of the Neighborhood Meeting, Tentative Development Plan and Police and Fire input.

Chair Hardie asked how many speeding tickets had been issued on Hampshire. She asked Officer Kerry Lee if he would mind telling us, she's getting at safety issues for the people that live on Hampshire.

7:51 (51:20) Officer Kerry Lee said he understands, people are coming in to town at 35 to 45 miles an hour. They come in the middle of the lane. We do right a lot of speeding tickets on Hampshire. More than half of our tickets come from that area. You will find one of our officers on that road almost every day, which keeps the accidents down to a minimum.

Commissioner Vincent asked when they come around the curve from North Drive how fast are they going?

7:52 (52:30) Officer Lee said they are going at about 30 miles into the curve and then they accelerate again once they get past the high school. Speed isn't excessive at the curve, but by the Copper Shop they speed up again.

Chair Hardie interjected they accelerate at North Drive.

Officer Lee said yes.

7:56 (54:15) ITEM 14: R-2 REZONING: INFO FROM JEROME WASTEWATER MANAGEMENT AND PUBLIC WORKS

The Commission shall review and discuss input from Wastewater Management and Public Works regarding possible effects of increased use of and current condition of public sewer with regard to proposed zone change from R1-5 to R-2.

Chair Hardie said this is an important thing to consider whenever you consider the growth of the town.

7:57(55:05) Officer Lee said he would like to say one more thing. The majority of the citations issued off Hampshire Avenue are commuters that live in Prescott and are traveling through town.

Chair Hardie asked if the commissioners had read the information from Mr. MacVittie.

The Commission had and agreed they had no concerns for now.

Chair Hardie requested a synopsis from Ms. Page.

Ms. Page started with water consumption, in this zone the average water used per month is 2,600 up to 7,000. She compared this to random duplexes and triplexes, triplexes using up to 9,000 gallons. Duplex usage is similar to the properties in the zone. She spoke about the sewer line and these houses being at the end of the line for the public sewer.

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The other homes have their own septic. The biggest issue seemed to be areas that are still on the historic clay line. Mr. Boland does not believe any of these homes are still on the clay pipes, but rather plastic.

Chair Hardie speculated that the problems are not exacerbated by these types of plumbing pipes, that kind of thing.

Ms. Page explained again, "The problem is where the clay pipe is."

Chair Hardie said we need to know if the increase in population could or could not have an effect on the waste water treatment plant.

Ms. Page said Mr. MacVittie said they could add up to an additional 10,000 gallons per day. That is for the entire town.

8:04 (1:02:41) ITEM 15: R-2 REZONING: GENERAL PLAN REVIEW WITH REGARD TO POSSIBLE ZONE CHANGE

The Commission shall review and discuss Jerome's General Plan with regard to land use and the proposed zone change from R1-5 to R-2.

Chair Hardie added this is land use and we're expanding what we currently have. She asked for input, no one had any. She continued and noted in the General Plan they talk about infill, she believes it is the best way to grow a town, in her opinion. She believes we would be going along with the General Plan to consider the properties right now for rezoning. To stay the way they are and use what is already there.

Vice Chair Schall thought that was a good comment. He didn't see any conflict with the rezoning and the General Plan. He would rather see infill versus urban sprawl. He prefers to see maximum use of lots and he thinks this rezoning addresses that.

Chair Hardie referred to page 21, the community identified issues. She read, "Residents stressed the need to build on Jerome's sense of community, recommending that a vibrant fulltime residency be actively protected and pursued through land use policy." Now that can mean that the landfill and increased density in existing neighborhoods is a good thing and yet down further it also says, "Land use and new development must be tied to the availability of water and the ability of the town's infrastructure to accommodate the projected tourist and resident population." We've already gone over what we can and she believes that issue with water and wastewater should be moved on to the Council. The lack of affordable housing has been going on for some time.

Commissioner Testone added it's happening everywhere, not just Jerome.

Chair Hardie thinks this would be a plus, to add to our affordable housing.

Ms. Page pointed out, in the General Plan it discusses density on page 23, R1-5 and R2 zones have always been seen as medium density, basically similar use. And then also same thing on page 24, density is referred to again.

Chair Hardie said we've gone through this before and acknowledged the description of the R-2 zone.

Ms. Page continued and referred to page 27 regarding infrastructure, Town wants to "prioritize infrastructure upgrades and maintenance to encourage redevelopment and infill." She suggested upgrading infrastructure is a Town responsibility.

8:14 (1:10:20) **OPENING OF PUBLIC HEARING******

ITEM 16: PUBLIC COMMENT: PROPOSED ZONE CHANGE FROM R1-5 TO R-2, PARCELS LOCATED ON NORTH AVE., AND HAMPSHIRE AVE.

APPLICANT: Petitioners Heather & Robert Doss

ADDRESS: 896 Hampshire

ZONE: R1-5

OWNER OF RECORD: Robert & Heather Doss

APN: 401-11-005A

The Commission shall conduct a public hearing on a proposed Zone Change for several properties: 10, 18, 21 North Ave., 884, 886, 888, 894, 896, 898 Hampshire and one vacant lot on Hampshire Ave., identified as APN 401-11-002A. The Commission has set this hearing pursuant to Jerome Zoning Ordinance Section 301(C) Commission Action. The Commission may continue the Public Hearing to a time and place certain if necessary.

Chair Hardie said, "I open up the public hearing for comment. If you wish to speak please raise your hand and I will have you come up and speak here up at the dais where the microphone is. If there are any comments."

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8:15 (1:11:22) Richard Johnson, resident of Jerome spoke, he is concerned about the parking. He asked if the requirements for parking would be increased.

Chair Hardie said, "Let me explain the purpose of a public comment, public hearing. It's not a Q & A. We'd like to hear from you your opinion. If you have any questions of that nature, happy to answer them. Our zoning administrator can help you out with that. But if you can present, because you know, because these are facts that you're asking. I don't want to presume, I'd rather she answer them. Happily, I know she would. If you'd like to make a comment of your feelings or position on the rezoning, happy to hear it."

8:16 (1:12:25) Mr. Johnson continued by saying, "My concern is the infrastructure. Does new construction have to provide its own septic and he would hate to see the parking issue between Verde and School Streets be recreated in that neighborhood. With that said, he is not afraid of more people moving to Jerome."

8:18 (1:14:00) Cybil Malinowski Melody, a Jerome homeowner said, "Initially was neutral on this proposal, but is actually reconsidering, I think it is great and I would like to potentially join in on the rezoning." She thinks it is a good thing for Jerome, it gives us more housing.

Chair Hardie asked if there were anymore comments. She closed the public hearing at 8:18 (1:15:30)

******CLOSE OR CONTINUATION OF PUBLIC HEARING******

8:18 (1:15:42) ITEM 17: P&Z REVIEW OF PUBLIC COMMENT, PROPOSED ZONE CHANGE FROM R1-5 TO R-2

The Commission shall consider public input and further discuss proposed zone change at the close of public hearing. The Commission may, after the close of public hearing and discussion, make any desired recommendations to Council to consider the approval or denial of the proposed rezoning.

Vice Chair Schall said he is ready to recommend to Council to approve this rezoning.

Chair Hardie said she felt the same way.

Vice Chair Schall believed they had done the required homework and documented it.

Chair Hardie had prepared a motion. This would be our recommendation to Council.

Motion to Advance the Rezoning Petition to Council With the Conditions That the Prop 207 Waiver Will Be Agreed Upon by the Applicants and That the Zoning Density Use be Limited to Duplex or Triplex

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

Chair Hardie recognized Star Flagg who spoke from the audience.

7:56 (1:18:50) Mr. Flagg stated he thought the P & Z had done a very good job and thanked the commission.

Chair Hardie confirmed with Ms. Page that this would not have to be reviewed by the attorney. She asked her what happens next.

Ms. Page said after we look at this agreement that it would be time to ask the property owners to review that. It will advance to Council.

Commissioner Vincent asked if the agreement is in final form from the attorney.

Ms. Page said she has it and it is on the agenda tonight for us to review.

7:58 (1:20:30) ITEM 18: 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.

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Chair Hardie would like to table items 18, 19 and 20 until the special meeting later in the month.

Commissioner Vincent asked if we review them at the March 6th meeting is that adequate time for the Council to consider at their March 11th meeting.

Ms. Page said to include the other applicants the process would have to start over again.

Motion to Table Items 18, 19 and 20 Until a Date Set for a Special Meeting for us to Discuss and Make Recommendations to Council

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

Chair Hardie requested that Ms. Page set up a special meeting to discuss the attorney recommendations, look at Prop 207 and the next three items 18, 19 and 20.

ITEM 19: 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. **Discussion/Possible Action/Possible Direction to Staff**

ITEM 20: 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.

8:26 (1:24:42) ITEM 21: ZONING ADMINISTRATOR UPDATE OF STATUS FOR TEXT AMENDMENTS IN PROCESS.

Zoning Administrator to brief Commission on status of text amendments for Home Occupations, Member Absences, Accessory Buildings, Signs, reference for Solar Guidelines, and Certificate of No Effect.

Ms. Page said, So the first two are completed, Home Occupations and Member Absences. The Accessory Building will be continued at the February 12th Council Meeting. In regard to temporary signs, the proposed changes were given to Council, it was sent back to Planning and Zoning, Planning and Zoning asked DRB to review it. DRB reviewed it and they have it scheduled on the February meeting.

Commissioner Vincent added that Chair Brice Wood wanted to kick it back down the road and he challenged all the DRB to work on it.

Ms. Page said she may suggest a task force to have a work session.

Chair Hardie suggested a joint meeting of P & Z and DRB together.

Ms. Page talked about corrections to the sign ordinance regarding current practices, however it was put on the back burner in October. We had the Solar Guidelines public hearing and the ARS was tonight. It was discussed and decided it was better for a staff discussion.

8:29 (1:27:54) ITEM 22: FUTURE AGENDA ITEMS

Chair Schall suggested they clean their plates before they add anything else.

Chair Hardie asked what was scheduled for next month.

Ms. Page thought that Andrea Allen would be back, there is a new house on Dundee and possibly the garage on Hull.

TOWN OF JEROME

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

ITEM 23: ADJOURN

Adjourned at 8:32

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

Approval on next page.

TOWN OF JEROME

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REGULAR MEETING OF THE TOWN OF JEROME PLANNING AND ZONING COMMISSION

DATE: Wednesday, February 6, 2019 TIME: 7:00 pm
PLACE: JEROME CIVIC CENTER
600 Clark St., JEROME, ARIZONA 86331

Respectfully submitted by Joni Savage on March 6, 2019

Approved: Margie Hardie Date: 3/7/19
Planning & Zoning Commission Chair

Attest: [Signature] Date: 3/14/2019
Planning & Zoning Commission Vice Chair