



TOWN OF JEROME

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SPECIAL MEETING OF THE TOWN OF JEROME BOARD OF ADJUSTMENT

DATE: Wednesday, January 22, 2020 TIME: 4:00 pm
PLACE: JEROME CIVIC CENTER
600 Clark St., JEROME, ARIZONA 86331

MINUTES

ITEM 1: CALL TO ORDER/ROLL CALL

The meeting was called to order by Chair Gary Shapiro at 4:01.

Members present were Chair Gary Shapiro, Suzy Mound, Chris Babbage and Natalie Barlow. Absent was Vice Chair Carol Yacht. Staff present were John Knight, Zoning Administrator, and Rosa Cays, Deputy Clerk.

4:01 (00:47) ITEM 2: APPROVAL OF MINUTES: Regular Meeting of November 7, 2019 Discussion/Possible Action/ Possible Direction to Staff

Motion to Approve the Meeting Minutes of November 7, 2019

BOARD MEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
SHAPIRO			X			
YACHT					X	
BABBAGE	X		X			
BARLOW			X			
MOUND		X	X			

4:02 (1:19) ITEM 3: CONSENT TO EXTEND TOLLING AGREEMENT

APPLICANT: Windy Jones & Josh Lindner

MAILING ADDRESS: 2549 Haskell Springs Rd. Clarkdale, AZ 86324

PROJECT ADDRESS: 324 Queen Street

ZONE: C-1

OWNER OF RECORD: Cuban Queen Bordello LLC

APN: 401-06-127

The Applicant requests that the Board of Adjustment consent to a 90-day extension of the tolling agreement ("Tolling") to April 22, 2020. The Tolling was previously extended by the Board of Adjustment at their November 2019 meeting to January 23, 2020. The Tolling extends the appeal period regarding the upholding on July 18, 2019, by the Board of Adjustment of the Zoning Administrator's decision that a parking variance granted in 2009 to 324 Queen Street is no longer valid.

4:02 (1:19) Chair Shapiro introduced the item and asked if there was any discussion.

4:02 (1:40) Suzy Mound asked how many times the board will have to do this [extend the tolling agreement].

4:03 (1:58) Chair Shapiro explained it takes time to negotiate with the Town and the parking issues, submit design changes to comply with the ordinances, etc.

4:03 (2:35) Natalie Barlow asked if it would be fair to ask about the status of the project and the tolling agreement.

4:03 (2:57) Zoning Administrator John Knight explained that all the applicants were asking for is more time to resolve the issue with the parking. Progress is being made as the applicants, the attorney, and the council work toward a solution. If the board doesn't approve the tolling agreement, then the applicants have the option to walk away from the project, resubmit changed plans to the Council, or appeal to Superior Court. The staff recommendation is to approve the tolling agreement. Recent approvals from the Planning and Zoning Commission and the Design Review Board are contingent upon how the parking situation is resolved. The applicants still must go before Council for approval of the Conditional Use permit (CUP), which allows for a boarding house in the C-1 zone. This permit and the parking issue are what are left to finalize for this project.

4:06 (6:07) Chair Shapiro said he was glad to hear progress is being made.

4:06 (6:16) Chris Babbage commented that the board had already received the definition of tolling agreement. He then moved to approve the extension.

Motion to Extend the Tolling Agreement until April 22, 2020

BOARD MEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
SHAPIRO			X			
YACHT					X	
BABBAGE	X		X			
BARLOW			X			
MOUND		X	X			

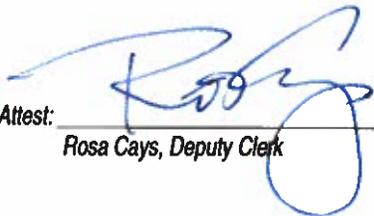
ITEM 4: ADJOURN

Motion to Adjourn at 4:07 p.m.

BOARD MEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
SHAPIRO		X	X			
YACHT					X	
BABBAGE			X			
BARLOW	X		X			
MOUND			X			

Approved: 
 Gary Shapiro, Board of Adjustment Chair

Date: 6-24-2020

Attest: 
 Rosa Cays, Deputy Clerk

Date: 6/25/2020