



# 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 12, 2020 TIME: 6:00 pm  
PLACE: JEROME CIVIC CENTER 600 Clark St., JEROME, ARIZONA 86331

### MINUTES

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

Chair Lance Schall called the meeting to order at 6:12 p.m.

Roll call was taken by Rosa Cays, Deputy Clerk. Commission members present were Chair Lance Schall, Henry Vincent, Scott Hudson, and Jessamyn Ludwig. Vice Chair Joe Testone was absent.

Also present was John Knight, Zoning Administrator.

6:12 (00:40) ITEM 2: FROM THE PUBLIC – There were no petitions from the public.

6:12 (00:54) ITEM 3: Approval of Minutes: Minutes of the Regular Meeting of January 8, 2020

#### Motion to Approve the Minutes of January 8, 2020

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

#### Continued Items from Previous Meetings:

#### 6:13 (01:59) ITEM 4: R-2 Rezone

The Town of Jerome proposes to rezone properties from R1-5 to R-2 in and around the vicinity of 10, 18, and 21 North Drive; 884, 886, 888, 894, 896, 898, and 899 Hampshire Avenue; and a vacant lot identified as APN 401-11-002A on Hampshire Avenue.

#### Discussion/Possible Action – P&Z Reso. 2020-1

John Knight updated the commission members on the item. The rezone was initiated with the P&Z Commission, and the R-2 text amendment is done and approved by Council, but the properties had not been officially plotted, so this is the actual mapping of the R-2 rezone properties.

Chair Lance Schall commented about it being back on the agenda. Mr. Knight reminded him that the last notice was not posted in time and therefore it's still on the table. What is proposed is to rezone from an R1-5 to R-2—the only difference is that R-2 will allow property owners to have duplexes. Now the real issue is the question of the boundary of the rezone. Adjacent property owners are expressing interest in being included in the R-2 rezone, so the P&Z Commission may be asked to expand the boundary at some point. Council sees this as a pilot project and wants to see who converts their property to a duplex in the next year or two.

Mr. Knight also announced that there is now interest from Verde Exploration, which also wants to be included in the R-2 rezone. Mr. Knight received email from the company's attorney, Robert Pecarich (addendum to the agenda packet). He explained the mapping of the property owned by Verde Exploration and Jerome Verde Development Company close to the proposed R-2 zone. Mr. Knight would want to see some sort of conceptual development plan from Verde Exploration before considering their property for the rezone.

Chair Schall doesn't want to add these properties now and start over. If they can come up with a nice plan for affordable housing, then maybe the commission can consider them for future expansion of the zone boundary.

Chair Schall asked if the attorney was indignant. Mr. Knight said he was not indignant and just wants a shot at the rezoning.



# TOWN OF JEROME

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

6:22 (09:36) Resident Richard Johnson expressed interest in knowing where the mining company's properties are. He is hopeful for affordable housing, but it's not guaranteed—it's ultimately up to the property owner. Mr. Johnson supports the idea of duplexes because less resources are consumed when households are combined. He also heard a rumor a couple of years ago that the sewer plant is at 85 percent capacity—true or not, infrastructure also needs to be considered in this decision. Mr. Knight explained to Mr. Johnson the property Mr. Pecharich is wanting to include in the R-2 rezone. He and Richard discussed the map from Mr. Pecharich. Chair Schall thanked Mr. Johnson for his comments. Henry Vincent stated we should approve the boundary that's in front of the commission now. He does not want to muddy the waters by adding interested parties at this juncture. Mr. Vincent moved to approve the original proposed boundary established in Resolution 2020-1.

### Motion to Approve Resolution 2020-1

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

### New Business:

#### 6:27 (15:30) ITEM 5: Update Planning and Zoning Commission Bylaws

APPLICANT: Town of Jerome  
 ADDRESS: 215 Second Street

#### Discussion/Possible Action – P&Z Reso. 2020-6

Mr. Knight introduced the item. The change of meeting time from 7 to 6 pm is what precipitated the proposed changes. Mr. Knight pointed out the revision regarding gender-neutral pronouns, including one to add on page 6, D(3). He further explained reasons for other proposed changes to the bylaws.

### Motion to Approve Resolution 2020-6 with added revision on pg. 6

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

### Informational Items:

#### 6:30 (19:01) ITEM 6: Zoning Administrator Informational Items

Mr. Knight filled the commission members in on the council meeting and updated them on the approved P&Z resolutions and announced that all applicants who reapplied to be on P&Z, DRB, and BOA were all approved. Mr. Knight is in the process of deciding on a good date for the joint meeting with P&Z, DRB, and Council. Mr. Vincent asked what the purpose of the joint meeting was. Mr. Knight explained that it's to make sure all the boards and commissions are essentially in sync. There is a possibility of combining DRB & P&Z. This would require filling less seats. Mr. Knight is looking at possible training for the boards in March and is talking to the town attorney about this. He will confirm soon. With new volunteers joining the boards, it would be good timing.



# TOWN OF JEROME

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

For current board members, binders given out at the beginning of their tenure need to be updated with revised bylaws, added ordinances, Robert's Rules, etc.

### Other Items:

**7:35 (23:38) ITEM 7: Potential items for next P&Z agenda (Wednesday, March 4, 2020)**  
**Discussion/Possible Direction to Staff**

There are no items at this time.

### ITEM 8: ADJOURN

#### Motion to Adjourn at 6:37 p.m.

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

Respectfully submitted by Rosa Cays

Approved: \_\_\_\_\_

Lance Schall, Planning & Zoning Commission Chair

Date: \_\_\_\_\_

5/18/2020

Attest: \_\_\_\_\_

Rosa Cays, Deputy Clerk

Date: \_\_\_\_\_

18 May 2020

