



TOWN OF JEROME
POST OFFICE BOX 335, JEROME, ARIZONA (928) 634-7943

AGENDA
Regular Meeting of the Planning and Zoning Commission
Wednesday, September 15, 2021, 6:00 pm
CONDUCTED VIA ZOOM

Members of the public are welcome to participate in the meeting via the following options:

1. Zoom Conference
 - a. Computer: <https://us02web.zoom.us/j/9286347943>
 - b. Telephone: 1 669 900 6833 Meeting ID: 928 634 7943
2. Submitting questions and comments:
 - a. If attending by Zoom video conference, click the chat button and enter your name and what you would like to address.
 - b. Email j.knight@jerome.az.gov (Please submit comments at least one hour prior to the meeting.)

NOTE: FOR THOSE WITHOUT HOME INTERNET: A drive-up internet hotspot is now available in the parking lot in front of the Jerome Public Library. Bring your device and access the internet while sitting in your car. The network is **Sparklight Yavapai Free Wi-Fi**, and no password is required.

Item 1: Call to order

Item 2: 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 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.

Possible Direction to Staff

Item 3: Approval of Minutes – Regular meeting of August 18, 2021

Old (continued) Business: none

Public Hearings: none

New Business:

Item 4: Conditional Use Permit for Microbrewery

Applicant/Owner: Denise Maurice

Zone: C-1

Address: 416 Hull Avenue

APN: 401-06-078D

Applicant is seeking a conditional use permit (CUP) to open a microbrewery and tap room in an existing building commonly referred to as the House of Joy.

Discussion/Possible Action – P&Z Reso. 2021-16

Informational Items (Current Event Summaries):

Item 5: Updates of recent and upcoming meetings – John Knight, Zoning Administrator

- a. **September 7, 2021, DRB meeting** – meeting cancelled due to lack of items.
- b. **September 14, 2021, Council meeting** – disposition of Jerome property in Clarkdale, update planning and zoning fees, discussion of affordable housing options.

Item 6: Potential items for Wednesday, October 20, 2021 – final site plan review for 875 Gulch Road, 148 Juarez Street, 630 Main Street.

Item 7: Adjourn

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 6 p.m. on _____
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

Rosa Cays, Deputy Town Clerk, Attest

Persons with a disability may request reasonable accommodations such as a sign language interpreter by contacting Town Hall at (928) 634-7943. Requests should be made as early as possible to allow enough time to make arrangements. Anyone needing clarification on a P&Z Commission agenda item may call John Knight at (928) 634-7943.



TOWN OF JEROME

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

MINUTES

Regular Meeting of the **Planning and Zoning Commission** Wednesday, August 18, 2021, 6:00 pm **CONDUCTED VIA ZOOM**

6:01 (0:23) Item 1: Call to order

Chair Lance Schall called the meeting to order at 6:01 p.m.

Deputy Town Clerk Rosa Cays called the roll. Present were Chair Schall, Vice Chair Chuck Romberger, and Commissioners Jeanie Ready, Lori Riley, and new member Jera Peterson. Also present was Zoning Administrator John Knight.

6:01 (1:12) Item 2: Petitions from the public – There were no petitions from the public.

6:02 (1:21) Item 3: Approval of Minutes – Regular meeting of July 21, 2021

Motion to Approve the Regular Meeting Minutes of July 21, 2021

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson						X
Ready	X		X			
Riley		X	X			
Romberger			X			
Schall			X			

Old (continued) Business: none

Public Hearings:

6:23 (22:49) Item 4: Ordinance amendments related to temporary signs in the commercial and industrial zones (continued from July 21, 2021)

Applicant: Town of Jerome

Amendments include but may not be limited to Section 509 of the Jerome Zoning Ordinance.

Discussion/Possible Action – P&Z Reso. 2021-12

Mr. Knight suggested moving this item to after Item 7. Items remain in their original order in these minutes.

Motion to Address Item 4 after Item 7

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson			X			
Ready		X	X			
Riley			X			
Romberger			X			
Schall	X		X			

Mr. Knight reminded everyone of the previous discussion about this item and referred the commission to the table in the agenda packet. He explained the total square footage allowed for a business. Mr. Knight also explained regulations around temporary signs, changeable copy signs, A-frame signs, and directional signs. He said the only permits required are for permanent business signs (approved by DRB) and temporary signs or banners (administrative approval). If P&Z recommended the amendments, they would then go to Council for readings and final approval.

Mr. Knight mentioned the limited height for A-frame signs in the amendments.

Commissioner Peterson asked about a T sign but did not find a definition in the ordinance. Mr. Knight explained what they were; a brief discussion ensued.

Commissioner Ready said on page 81 of 97 under Section G.8.c. that the wording is not as clear as what is written in the chart (table) and suggested using the verbiage that is in the table in both sections.

Mr. Knight reminded everyone that this was a continued public hearing.

Motion to Approve P&Z Resolution 2021-12 with the suggested changes

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson			X			
Ready			X			
Riley		X	X			
Romberger			X			
Schall	X		X			

New Business:

6:05 (4:26) Item 5: Preliminary Site Plan Review for a garage

Applicant/Owner: Cynthia Barber and Christina Barber

Zone: AR

Address: 875 Gulch Road

APN: 401-09-013

Applicants are seeking preliminary site plan review to construct an approximately 280-square-foot garage.

Discussion/Possible Action – P&Z Reso. 2021-13

Mr. Knight stated that the applicants, present at the meeting via Zoom, want to reconstruct a garage and are requesting a variance to the front setback. He explained the measurements and location on the lot and said it would be slightly larger than the existing concrete pad. Mr. Knight said it would be a front yard variance of 5 feet instead of the required 20 feet, and that in the resolution, it clarifies “subject to variance approval.”

Chair Schall clarified that it is not in P&Z’s purview to grant a variance and that the request would go before the Board of Adjustment (BOA).

Mr. Knight said it made sense to him to go through the preliminary site plan review first, then the variance, and if approved, then back for the final site plan review.

Vice Chair Romberger suggested that instead of going through the variance approval process, change the setbacks so they meet Fire Chief Rusty Blair’s fire safety requirements but are also consistent across the board for all sides of the lot (and eliminate the need to define yards) and in all zones.

Mr. Knight said they could review the ordinance in the future and amend it to give it more flexibility and make it more consistent for each zone.

Chair Schall told Chair Romberger it was a great idea and that it sounded like a lot of work.

Motion to Approve P&Z Resolution 2021-13 subject to BOA approval of the variance

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson			X			
Ready		X	X			
Riley			X			
Romberger			X			
Schall	X		X			

6:12 (11:51) Item 6: Preliminary Site Plan Review for a new home

Applicant/Owner: Mary (Liz) Gale

Zone: AR

Address: 148 Juarez Street

APN: 401-06-140C

Applicant is seeking preliminary site plan review to construct an approximately 2,800-square-foot house and garage.

Discussion/Possible Action – P&Z Reso. 2021-14

Mr. Knight referred the commission to the map in the agenda packet. He said the applicant, Liz Gale, owns 4-5 contiguous lots and is asking for a setback variance to build a reasonably sized home on them. He went over the setbacks and pointed out that most of the homes on Juarez have less than the required 20-foot front setback. Mr. Knight mentioned this application would also go before the BOA.

Chair Schall said he saw no issues except for the setbacks in the application.

Commissioner Peterson abstained as she had not reviewed the application well enough to make a decision of approval.

Motion to Approve P&Z Resolution 2021-14 subject to BOA approval of the variance

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson						X
Ready			X			
Riley			X			
Romberger		X	X			
Schall	X		X			

6:17 (17:15) Item 7: Preliminary Site Review for a deck extension on a single-family residence

Applicant/Owner: Adam Downey/Thomas Bauers

Zone: R1-5

Address: 630 Main Street

APN: 401-07-151

Applicant is seeking preliminary site plan review to construct an approximately 220-square-foot rear deck.

Discussion/Possible Action – P&Z Reso. 2021-15

Mr. Knight said this project was another setback variance request for a deck the applicant Mr. Bauers would like to extend to the property line. Mr. Knight said Fire Chief Rusty Blair did have some concerns about it, but that the deck otherwise met all other requirements. He pointed out that it is common in Jerome for decks on the front of the house to have a zero setback.

Chair Schall said he would assume the BOA review would bring up the discussion with Chief Blair.

(20:25) Applicant Thom Bauers stated that he had already spoken with the fire chief.

Mr. Knight clarified for Ms. Peterson that the applicant proposes to extend the deck 4 to 5 feet but everything else would remain the same.

Motion to Approve P&Z Resolution 2021-15 subject to BOA approval of the variance

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson		X	X			
Ready			X			
Riley			X			
Romberger			X			
Schall	X		X			

Informational Items (Current Event Summaries):

6:38 (37:36) Item 8: Updates of recent and upcoming meetings – John Knight, Zoning Administrator

a. **August 2, 2021, DRB meeting** – meeting cancelled due to lack of items.

b. **August 10, 2021, Council meeting** – second reading of ordinance regarding beekeeping; discussion of updating fees for planning permits; discussion regarding creating a special events ordinance; discussion of special events ordinance; discussion of workforce housing; appointment of new P&Z commissioner.

Mr. Knight highlighted what was discussed at the Council meeting and formally welcomed Ms. Peterson to the commission, who said a few words about herself and that she was very dedicated to Jerome and keeping it beautiful and its historical integrity intact.

6:42 (41:58) Item 9: Potential items for Wednesday, September 15, 2021 – none currently scheduled.

Mr. Knight said it was likely the BOA meeting will happen after the September P&Z meeting.

Item 10: Adjourn

Motion to Adjourn at 6:43 p.m.

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson		X	X			
Ready			X			
Riley			X			
Romberger			X			
Schall	X		X			

Approved: _____ Date: _____
Lance Schall, Planning & Zoning Commission Chair

Attest: _____ Date: _____
Rosa Cays, Deputy Town Clerk



TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331

(928) 634-7943

Zoning Administrator Analysis Planning and Zoning Commission Wednesday, September 15, 2021

Item 4: **Conditional Use Permit for Microbrewery**
Location: 416 Hull Avenue
Applicant/Owner: Denise Maurice/Charles and Michelle Romberger
Zone: C-1
APN: 401-06-078D
Prepared by: John Knight, Zoning Administrator
Discussion/Possible Action – P&Z Reso. 2021-16

Summary: The applicant requests approval of a Conditional Use Permit (CUP) to allow use of an existing building for a microbrewery with a tap room. In addition, the applicant is requesting a code interpretation that a microbrewery is similar to one of the other uses conditionally permitted in the C-1 Zone (see discussion below regarding use).

Use Interpretation: Sections 507.B.19 and 507.C.13. of the zoning ordinance include language that allows the Planning and Zoning Commission and Town Council to approve uses that are not specifically listed in the ordinance. Section 507.B.19 refers to permitted uses and Section 507.C.13 refers to conditionally permitted uses. The code states the following.

Any other such uses as determined by the Planning and Zoning Commission and approved by the Town Council to be similar to those uses listed above and not detrimental to the public health, safety and general welfare in accordance with the provisions of this Ordinance.

Response: The Commission has the authority to recommend approval of a use that is not specifically listed in the ordinance. As noted, the Commission's recommendation will be forwarded to Council for final approval. This is tentatively scheduled for the October meeting (if recommended for approval by the Commission).

Background: Microbreweries were not common in Arizona until the late 1990s. Since the zoning ordinance was originally adopted in the late 1970s, microbrewery was not listed as a permitted or conditional use. However, the Commission and Council have the authority to allow non listed uses if there is a similar use identified in the code. There are two uses that could be considered similar. These include bars (Section 507.C. 5.) and spirituous liquor tasting facilities. Bars and restaurants are listed as permitted uses, while spirituous liquor tasting facilities are listed as conditional uses. The applicant has asked that the proposed use be classified as a spirituous liquor tasting facility, as opposed to a bar. These two options are discussed below.

Option #1 – Bar: Section 507.C.5., under permitted uses, reads as follows:

Establishments serving food or beverages inside a building such as: restaurants, cafes, coffee shops, bars, taverns, cocktail lounges, excluding entertainment and dancing in connection therewith.

The proposed use is similar to a bar in that it serves an alcoholic beverage; in this case, just beer. However, it differs from a bar in several ways. The primary difference relates to the type of liquor license required. The state of Arizona requires microbreweries to obtain a Series 3 license. This prohibits the sale of other alcoholic beverages and requires that 80% of the beer sold be produced on site. For reference, a bar requires a Series 6 license and allows for sale of all types of spirituous liquor.

Option #2 – Spirituous Liquor Tasting: Section 507.C.15 lists spirituous liquor tasting as a conditional use. The code defines this use as follows:

Spirituous Liquor Tasting Facility - *An establishment promoting the retail sales of vinous, spirituous or malt liquor to consumers, and allowing tasting of those vinous, spirituous or malt liquors on the premises of the tasting facility. A vinous, spirituous or malt liquor tasting facility may include snacks, not meals, to consume with vinous, spirituous or malt liquor as a complement to but not as the primary function of the tasting facility. Vinous, spirituous or malt liquor tasting facilities may not include dining room seating. Vinous, spirituous or malt liquor tasting facilities may have an "Other Food" License for ware washing and appetizer preparation only, not for meal preparation. A vinous, spirituous or malt liquor tasting facility shall not have a Series 12 restaurant liquor license.*

Even though microbrewery is not specifically listed in the definition, there are several uses identified that are very similar. These include the sale and tasting of wine (listed as vinous), spirits (distilled alcohol) and malt liquors (typically defined as beer with an alcohol content exceeding 6%). The applicant believes the proposed use is most similar to wine tasting. The applicant notes that many of the customers will order flights of beer for tasting purposes rather than a full glass of beer (see attached email from the applicant). Note that this definition restricts the serving of food to appetizer preparation only (no full meals). The applicant does not intend to serve full meals and will limit food to snacks and appetizers.

Parking: The parking requirement will vary depending on whether the proposed use is determined to be a bar or a spirituous liquor tasting facility. A bar requires 1 space per 6 seats while a spirituous liquor tasting facility requires 1 space per 300 square feet of usable area. If classified as a bar, the proposed business would likely be required to obtain additional parking, which would be very difficult. Since the existing business is a retail establishment, it has the same parking requirement (1 space per 300 square feet) as a spirituous liquor tasting facility. Like many businesses in town, the building does not have any off-street parking. If changed to another use, the new use cannot increase the nonconformity. In other words, the applicant would not be allowed to establish a more intensive use on the site than currently exists (without providing additional parking).

Code Compliance:

Section 302.B.1. General Regulations: *Zoning district regulations established elsewhere in this Ordinance specify that certain buildings, structures and uses of land may be authorized by the Commission as Permitted Conditional Uses in a given district subject to the provisions of this Section and to requirements set forth in district regulations. The Planning and Zoning Commission is empowered to make recommendations to the Town Council regarding granting or denying applications for use permits and to impose reasonable conditions upon them. Prior to becoming effective, all actions*

by the Planning and Zoning Commission concerning a use permit application must be acted upon by the Town Council in accordance with the provisions of subsection 302 E.

Response: The Commission is “empowered” to make recommendations to the Council regarding granting or denying the proposed request and may add reasonable conditions. Note that conditions are included in the accompanying resolution. The Commission has the authority to modify or add conditions if necessary.

Section 302.D. Commission Actions and Findings:

- 1. It is the express intent of this Ordinance that any use for which a Conditional Use Permit is required shall be permitted as a Principal Use in the particular zoning district, provided that all special conditions and requirements of this Ordinance are met. Therefore, the action of the Commission shall be one of approval or denial based upon its judgment as to whether the specified conditions have been or will be met. The Commission shall consider not only the nature of the use and the special conditions influencing its location in the particular district, but also the proposed location of buildings, parking and other facilities within the site, the amount of traffic likely to be generated and how it will be accommodated, and the influence that such factors are likely to exert on adjoining properties. The Commission may make such suggestions as it considers desirable and shall provide all possible guidance to the applicant in his preparation of application, plans, and data in such manner as to satisfy the intent of this Section.*
- 2. The Commission shall consider the application at their next regular meeting if the application was filed at least fifteen (15) days prior to such meeting. Otherwise it shall be carried over until the next regularly scheduled meeting. The Commission may reach a decision, continue the matter to a specified date (but not later than the next regularly scheduled meeting), or may set the matter for public hearing. Prior to holding a public hearing, a Neighborhood Meeting may be required in accordance with Section 306 of this Zoning Ordinance. If the Commission does set the matter for public hearing, notice thereof shall be given to the public by publication of a notice in the official newspaper of the Town and by posting the property included in the application not less than fifteen (15) days prior to the hearing. The notice shall set forth the time and place of the hearing and include a general explanation of the matter to be considered and a general description of the area affected.*
- 3. In order to grant any use permit, the findings of the Commission must be that the establishment, maintenance, or operation of the use or building applied for will not be detrimental to the public health, safety, peace, convenience, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the Town.*
- 4. The Commission may designate such conditions in connection with the use permit as it deems necessary to secure the intent and purposes of this ordinance and may require guarantees and evidence that such conditions are being or will be complied with.*
- 5. If the Commission finds that the application and supporting data do not indicate that all applicable conditions and requirements of this Ordinance will be met, it shall deny the permit. Notice of denial, including reasons therefore, shall be mailed to the applicant at the address shown in the application, and the Commission shall report its actions to the Council at its next regular meeting.*
- 6. If the Commission approves the application it shall direct the Zoning Administrator to draft a Conditional Use Permit setting forth all conditions and requirements governing such use,*

shall make the approved site plan a part of the record of the case, and shall submit the permit to the Town Council for action at Council's next regular meeting.

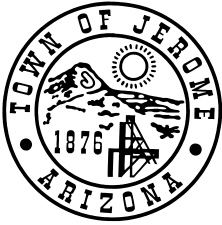
7. *Failure of the applicant to comply with the conditions and safeguards which are a part of the terms under which a Conditional Use Permit is granted shall be deemed a violation of this Ordinance and punishable under Section 109.*

Response: The Commission is required to review the proposed application and make findings for approval (included in the attached resolution). The Commission may also add conditions to ensure compliance with the approval.

Recommendation: The Zoning Administrator requests that the Planning and Zoning Commission review/discuss the proposed application, add/modify conditions if necessary, and make a recommendation to the Town Council. Note that the attached resolution makes a determination that the proposed use is similar to spirituous liquor tasting facility. Should the Commission wish to make a determination that the use is similar to a bar, the Commission should table the item and the applicant will be required to obtain additional parking (or find a different location with parking).

Attachments:

- P&Z Reso. 2021-16
- Application and supplemental information



TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331
(928) 634-7943

P&Z Resolution 2021-16 Recommending approval of a CUP for a microbrewery

Whereas the Town of Jerome has received an application from Denise Maurice for a conditional use permit to allow a microbrewery in the C-1 Zone at 416 Hull Avenue (APN 401-06-078D); and

Whereas a microbrewery is not specifically listed as a permitted or conditional use in the Jerome Zoning Ordinance; and

Whereas the applicant has requested that microbreweries be determined to be similar in nature to a spirituous liquor tasting facility which requires a conditional use permit (CUP); and

Whereas the Jerome Planning & Zoning Commission reviewed this application at their September 15, 2021, meeting; and

Whereas the Planning and Zoning Commission has considered not only the nature of the use and the special conditions influencing its location in the particular district, but also the proposed location of buildings, parking, and other facilities within the site, the amount of traffic likely to be generated and how it will be accommodated, and the influence that such factors are likely to exert on adjoining properties; and

Whereas the Planning and Zoning Commission finds that the establishment, maintenance, or operation of the use or building applied for will not be detrimental to the public health, safety, peace, convenience, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the Town; and

Whereas the Planning and Zoning Commission has designated conditions in connection with the use permit that it deems necessary to secure the intent and purposes of the Jerome Zoning Ordinance and may require guarantees and evidence that such conditions are being or will be complied with.

Now, therefore be it resolved that the Planning and Zoning Commission of the Town of Jerome, Arizona, recommends approval of this Conditional Use Permit by the Town Council, subject to the following conditions:

1. **No Outdoor Use** – All business shall be conducted inside the proposed building. Any expansion of the use into outdoor spaces will be subject to obtaining a separate conditional use permit and may require additional parking.
2. **Outdoor Display and Storage** – Outdoor storage or display of goods or materials shall be prohibited.
3. **Area** – The usable area shall be limited to no more than the area that is currently being used for retail space which is approximately 450 square feet.

P&Z RESOLUTION NO. 2021-16

4. **Construction Hours and Noise** – Construction and noise shall be limited between 8:00 pm and 7:00 am in accordance with Section 10-1-13.C. of the Jerome Town Code.
5. **Sign** – A separate application for the Design Review Board will be required for approval of any signage.
6. **Other Improvements/Changes** – Any subsequent modifications to the building or use will require additional review by the Planning and Zoning Commission and/or the Design Review Board.
7. **Building Permit Submittal and Code Requirements** - The applicant shall consult with the Building Inspector and submit detailed drawings for building permits that clearly demonstrate compliance with all Code requirements.
8. **Liquor License** – Prior to opening for business, the applicant shall obtain the necessary liquor license required by the Arizona Department of Liquor.
9. **Violation** - Failure of the applicant to comply with the conditions and safeguards which are a part of the terms under which a Conditional Use Permit is granted shall be deemed a violation of this Ordinance and punishable under Section 109 of the Jerome Zoning Ordinance.
10. **Expiration of Approval** - Any use permit issued by the Town Council shall be commenced within six (6) months from the date of Council ratification, and diligently pursued, otherwise it shall become null and void. If necessary, the applicant may request an extension by the approval body, if the extension is submitted prior to approval expiration.

Adopted and approved by a majority vote of the Planning and Zoning Commission on the 15th day of September 2021.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Chairman Lance Schall



TOWN OF JEROME, ARIZONA
600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

File #:

Town Use

General Land Use Application – Check all that apply

- | | | |
|---|---|--|
| <input type="checkbox"/> Site Plan Review \$100 | <input type="checkbox"/> Design Review \$50/\$200 | <input checked="" type="checkbox"/> Conditional Use Permit (CUP) \$100 |
| <input type="checkbox"/> Demolition \$50/\$200 | <input type="checkbox"/> Signage/Awning \$25 | <input type="checkbox"/> Paint/Roofing \$0 |
| <input type="checkbox"/> Time Extension \$0 | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: Denise Maurice	Owner: Chuck and Mimi Romberger
Applicant mailing address: 12200 E. Hwy 69, Lot 41, Dewey, Az 86327	Property owner mailing address: 416 Hull Avenue, Jerome, Az
Applicant role/title:	
Applicant phone: (443) 487-2955	Owner phone: (928) 239-9330
Applicant email: deemaurence65@yahoo.com	Owner email: chuck.romberger@gmail.com
Project address: 416 Hull Avenue, Jerome, AZ	Parcel number: 401-06-078D
Describe project: Microbrewery with tap room brewing and serving on site	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: Denise Maurice Date: 08/30/2021
Property Owner Signature: Chuck Romberger Date: 08/30/2021

For Town Use Only	
Received from: <u>Rosa Keith Castro</u>	Date: <u>8/30/21</u>
Received the sum of \$ <u>100</u> as: <input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	
By: <u>Rosa</u>	For: <u>John Knight</u>
Tentative Meeting Date/s - DRB: _____	P&Z: _____

Barn Star Brewery, LLC
Denise Maurice and Keith Castro
12200 E. Hwy 69, Lot 41
Dewey, AZ 86327

RE: Intent for Use for House of Joy
416 Hull Avenue, Jerome, AZ 86331

Dear Mr. Knight,

We are seeking a permit to allow us to operate a microbrewery in the town of Jerome.
Here are the details of our intent for use:

1. **Lessee:** Denise Maurice DBA Barn Star Brewery, LLC
2. **Property:** 416 Hull Avenue, Jerome, AZ 86331
3. **Description:** Approximately 450 square feet of usable commercial space on the 1st floor with a residence on the second floor and full basement.
4. **Use:** Basement will be used for brewing, 1st floor will be the tap room in which guest can sit and enjoy a cold craft brewed beer, 2nd floor will be used by the business owners as their place of residence.
5. **Hours of Operation:** Friday 3pm -10pm, Saturday 12pm-10 pm, Sunday 12-6
6. **# Employees:** Initially 2 (just us) but potential to hire 1 or 2 more employees
7. **Commencement:** Approximately Jan 1, 2022
8. **Term of Lease:** 36 Months

We look forward to working with you and the City of Jerome. Please let us know if you need further information.

Sincerely,

Denise Maurice and Keith Castro
Barn Star Brewery, LLC

John Knight

From: Denise Maurice <deemaurice65@yahoo.com>
Sent: Wednesday, September 8, 2021 7:54 PM
To: John Knight
Subject: Requested info

Hi John,

Here are some points Keith and I came up with:

Micro Breweries are very similar to wine tasting establishments.

The most popular order in a microbrewery is a beer flight.

Beer flights are 4-6 small servings (3-5 oz) of various beers that have been brewed on site and patrons will have an opportunity to purchase crowlers or growlers of beer to go which is similar to a wine tasting room in which patrons taste wine and purchase bottles of wine to go.

The series 3 liquor license will only allow serving of beers that are PRODUCED on-site. No outside beer, wine, mead, liquor is allowed which is vastly different than a bar or restaurant/bar.

The building we have chosen has a seating area of 438 sq feet.

A taproom is a place where on site brew is served and the name is interchangeable with a tasting room for wine. Essentially a taproom is tasting room but for beer.

A series 3 microbrewery license also allows beer that has been brewed on site to buy and take home in growlers and crowlers. These are to-go sales in which the visitor is not staying to drink unlike a bar where the patrons are there to stay to drink.

Many patrons who visit Jerome will most likely be visiting Jerome to eat and shop and tour the city. The brewery will not be the only destination but we will offer merchandise and beer available to go so that visitors to Jerome will essentially be in and out

We also will be living in the same building where we work unlike the wine tasting places in which most owners do not live and work in Jerome.

I am also curious about the high school parking. Is the high school owned by the town or is it privately owned. Just thinking that it would be a good place to add parking and have the free shuttle make stops there.

Let me know what you think or if you need anything else. Fingers crossed.

Thanks for all your help,

Denise and Keith

Drain

11'11"

Cleaning room

Storage Area

24'2"

Brew Room

5'2"

Fermenting room

11'2"

10'7"

Opens to out doors

29'9"

11'11"

(Kitchen

Stairs to 2nd floor)

11' 6"

Apartment

9' 7"

Cold
Room for
beer kegs

hall

Bath
room

tap
wall

Seating
Taproom

Seating
Taproom

24' 4"

18' 5"

10' 7"

~~11' 6"~~

11' 5"

