



# 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

## AGENDA

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).

***Due to the length of this meeting, the Commission may recess and reconvene at the time and date announced.***

**Before calling the meeting to order the oath of office will be administered to Joe Testone.**

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

**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 step to the podium, 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: Minutes of Executive Session December 5, 2018

If necessary, Commission may enter into executive session, pursuant to A.R.S. §38-431.01(A)(2), for the discussion or consideration of records exempt by law from public inspection.

#### Discussion/Possible Action/ Possible Direction to Staff

### ITEM 4: APPROVAL OF MINUTES: Minutes of Regular Meetings December 5<sup>th</sup> and January 2, 2019

#### Discussion/Possible Action/ Possible Direction to Staff

### \*\*\*\*OPENING OF PUBLIC HEARING\*\*\*\*

### ITEM 5: PUBLIC COMMENT: ZONING ORDINANCE ARTICLE III PROCEDURES, SECTION 304. DESIGN REVIEW, ADDITION OF REFERENCE TO A PREVIOUSLY APPROVED SOLAR GUIDELINE.

The Commission shall conduct a public hearing on a proposed amendment to the Jerome Zoning Ordinance, Section 304 considering addition of a reference to a previously approved solar guideline to the Design Review Procedures and Criteria. 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.

#### \*\*\*\*CLOSE OR CONTINUATION OF PUBLIC HEARING\*\*\*\*

### 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 may, after the public hearing and discussion, make any desired changes to the proposed amendment, and may recommend to Council adoption of an ordinance effecting the text amendment as written or as so amended, or may recommend to Council that the proposed text amendment not be adopted.

#### Discussion/Possible Action/Possible Direction to Staff

# TOWN OF JEROME

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

## \*\*\*\*OPENING OF PUBLIC HEARING\*\*\*\*

**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. The Commission may continue the Public Hearing to a time and place certain if necessary.

## \*\*\*\*CLOSE OR CONTINUATION OF PUBLIC HEARING\*\*\*\*

**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 may, after the public hearing and discussion, make any desired changes to the proposed amendment, and may recommend to Council adoption of an ordinance effecting the text amendment as written or as so amended, or may recommend to Council that the proposed text amendment not be adopted.

**Discussion/Possible Action/Possible Direction to Staff**

## **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.

**Discussion/Possible Action/Possible Direction to Staff**

## **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.

**Discussion/Possible Action/Possible Direction to Staff**

## **ITEM 11: 701 HULL RD., 2<sup>ND</sup> STORY ADDITION ON GARAGE**

APPLICANT: Don & Kathi Feher

ADDRESS: PO Box 244

OWNER OF RECORD: Don & Kathi Feher

ZONE: R1-5

APN: 401-08-011A & 011B

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

**Discussion/Possible Action/Possible Direction to Staff**

## **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

OWNER OF RECORD: Jerome Clubhouse, LLC

ZONE: C-1

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 lot design. Legal was consulted and recommended conditions if approved, including each tandem lane would be specifically assigned to one individual apartment and signed. Neighborhood Meeting Report is included in the packet for review and/or discussion.

**Discussion/Possible Action/Possible Direction to Staff**

# TOWN OF JEROME

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

## **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 & Fire input.

**Discussion/Possible Direction to Staff**

## **ITEM 14: R-2 REZONING: INFO FROM JEROME WASTEWATER MANAGEMENT & 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.

**Discussion/Possible Direction to Staff**

## **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.

**Discussion/Possible Direction to Staff**

## **\*\*\*\*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: Petitioner 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.

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

## **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, ITEM 21 above. 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.

**Discussion/Possible Action/Possible Direction to Staff**

## **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.

**Discussion/Possible Action/Possible Direction to Staff**

## **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.

**Discussion/Possible Action/Possible Direction to Staff**

## **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.

**Discussion/Possible Direction to Staff**

## **ITEM 22: FUTURE AGENDA ITEMS**

**Discussion/Possible Direction to Staff**

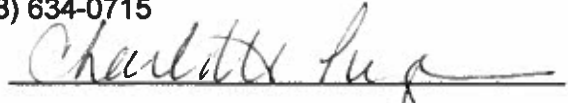
## **ITEM 23: ADJOURN**

**Discussion/Possible Action**

# TOWN OF JEROME

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

600 Clark Street, Jerome Town Hall, exterior posting case  
120 Main Street, Jerome Post Office, interior posting case



*Charlotte Page, Zoning Administrator, Attest*

*Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the Deputy Town Clerk Joni Savage at (928) 634-7943. Requests should be made as early as possible to allow sufficient time to make arrangements. Anyone needing clarification on a P&Z Commission agenda item may call Jerome Town Hall at (928) 634-7943 and ask to speak with Charlotte Page, Zoning Administrator.*



# 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, January 2, 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).

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

Chair Margie Hardie called the meeting to order at 7:00 p.m.

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

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

### **7:02 (2:15) ITEM 2: APPROVAL OF MINUTES: Minutes of Executive Session December 5, 2018**

Ms. Page explained she did not have the copies prepared and asked that they be approved at the next regular meeting.

Chair Hardie said they would be tabled until the February meeting.

### **7:03 (3:20) ITEM 3: APPROVAL OF MINUTES: Minutes of Regular Meeting December 5, 2018**

Chair Hardie referred to Item 5 and said, "After reading through the minutes online, I found there were a lot of things not in the minutes but considering the importance of that discussion I would like to see them verbatim. That would include a motion made by Mr. Vincent that's not in the current minutes, it didn't go through, but I believe it is very important to show it." She would like to table this item and review at the February meeting.

Vice Chair Schall asked if they needed a motion to table.

Chair Hardie responded she didn't think so but made a motion.

### **Motion to Table Item 3 Minutes of the Regular Meeting of December 5<sup>th</sup> to Table to Review and Approve at the February Regular Meeting.**

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

# TOWN OF JEROME

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

**7:06 (6:40) ITEM 4: PETITIONS FROM THE PUBLIC** – There were no petitions from the public.

**7:07 (7:12) ITEM 5: ADDITIONAL INFORMATION/DISCUSSION REGARDING PROPOSED ZONING CHANGE FROM R1-5 TO R-2 ALLOWING MULTIPLE FAMILY DWELLINGS.**

The Commission may continue discussion for recommendations to Council about this matter. The Commission may act to extend or limit the boundaries of the proposed zone. The Commission may continue to review documents related to this proposed zone change any may set a date for a public hearing.

Ms. Page explained that the public hearing is to be rescheduled because there was an error in the notice. It had to be reposted.

Chair Hardie asked, "Would you like to explain how the posting worked, what happened there."

Ms. Page responded, "It was posted as Tuesday, January 2<sup>nd</sup> and today is indeed Wednesday. So legally that does not cover it, it's confusing and needs to be absolutely correct. At this point a notice in Sunday paper would have had to have been submitted today so the next regular newspaper is Wednesday and two weeks from then would be the earliest we could have a public hearing."

Chair Hardie asked, "While we're at it explain how that will affect Item 5, not having had a public hearing."

Ms. Page explained, "There will be no discussion since we're not having a public hearing and she would recommend they wait for the public hearing prior to making recommendations to the council."

Chair Hardie asked, "Legally can we vote on anything forward to the council without having had a public hearing."

Ms. Page explained she thought the only thing could be direction to staff.

Chair Hardie asked what new information she had.

Ms. Page explained she had asked Chief Muma for traffic studies. She did some legwork regarding voluntary down-zoning. There are eight landowners, eight people in the proposed zone and four additional applicants that wish to be included. She has a draft of waiver for prop 207. There is a handout included from the Arizona League of Cities.

Chair Hardie said we have quite a bit to discuss. And then asked Commissioner Vincent if he had anything.

Commissioner Vincent commented about the list Chair Hardie had forwarded to the zoning administrator, six questions, he is fine to discuss those.

Chair Hardie said she'd like to do that, but she's asking if he would like to start out with anything.

Commissioner Vincent said he's fine to discuss her questions.

Vice Chair Schall said he had nothing else to add.

Chair Hardie said, "I realized earlier today, is the fact that according to the Arizona Revised Statute, which they can trump ours. In the Arizona Revised Statute, we are told to, under ARS 9462.01 zoning regulations, on F. it says, "All zoning and re-zoning ordinances or regulations adopted under this article shall be consistent with and conform to the adopted General Plan of the municipality." We have a general plan that was passed it 2018 on how to deal with the Town's future and we're supposed to use it as our guide. The ARS says we should be consistent, and we haven't gone into that at this time in any of our discussions. She would like to say to the other commissioners to see how the General Plan relates to this re-zoning.

Commissioner Vincent asked, "Are you saying that the General Plan takes exception to this zoning request?"

# TOWN OF JEROME

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

Chair Hardie explained, "Not specifically, no. It says we should, whatever we wrote in the General Plan is supposed to be used as our guide."

Commissioner Vincent said, "Does this re-zoning request conflict with the General Plan adopted by this municipality?"

Chair Hardie said, "It could be considered in conflict in certain areas, it could also be considered a big plus."

There was further discussion regarding the General Plan and rezoning.

Vice Chair Schall doesn't believe there will be a problem, however they should do their due diligence and take a look at the General Plan.

Ms. Page added, Chair Hardie asked her to add information about the General Plan and she did include a couple of pages. She compared the R1-5 and R-2 zones. On page 40 of the General Plan she quoted it said, "We encourage affordable housing."

Chair Hardie referred to the "Land Use Element" within the General Plan that will give them a guide. She asked for an outline and asked staff to reference the items corresponding to the General Plan.

**7:21 (21:28)** Carol Anne Teague, a Jerome resident said, "You have twice said the word commercial. We're confused about your use of the word commercial in the text of this rezone."

Chair Hardie said in the conditional uses there's a number of uses which could be considered commercial.

Ms. Teague asked her to please elaborate.

Chair Hardie asked Ms. Page to read the R1-2 current description. At this time, she informed the audience that she had not opened it up to the public.

Ms. Page read hospitals, clinics, medical and dental offices, nursing homes and convalescent homes.

Chair Hardie said you're right and that's what I am referring to.

**7:22 (22:55)** Heather Doss, one of the petitioners spoke. "To elaborate, when you say commercial are you referring to across the street commercial/industrial at the high school that is currently there."

Chair Hardie responded, "I am clearly referring to exclusively your request to do rezoning."

Ms. Doss asked, "For R-2."

Chair Hardie responded, "According to the current R-2 description."

Ms. Doss said, "Because I think, us petitioners, the way that we look at it is, across the street, what your concerns and fears are can already happened..."

Chair Hardie interjected, "I don't really have concerns, don't call them fears, they're not."

Ms. Doss said, "Okay, then concerns; they can do nightclubs, hotels, daycare, there possibilities are huge. If we're still doing the limitations do you still need all this information from her (Ms. Page?)."

Chair Hardie responded, "I need to have further discussion with the attorney, I can't answer all of your questions. I'm trying to be objective."

**7:24 (24:35)** Ms. Doss said it's happening right now, furniture factory, conditional use on an apartment, there is so much going on around us.

**7:25 (25:01)** Robert Doss said across the street we have a furniture factory, a cell phone tower, a sewage plant behind us a cemetery beside us. He doesn't understand what the issue is. There are three vacant lots in our area, saying hospitals, these are 50 x 100 lots, it's a far stretch to build a hospital. This is crazy.

Ms. Doss said we feel like there is just always something new and different.

Mr. Doss interjected, "A little to thorough on this particular subject. We're not talking about mega-structures. "

Ms. Doss said they're frustrated

# TOWN OF JEROME

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

Mr. Doss stated this is crazy. "You're being a little to thorough on this. We're not talking about mega structures here."

Chair Hardie read her questions:

1) Review and discuss Prop 207 waiver.

Chair Hardie asked if the commissioners had reviewed this and they confirmed they had, and they didn't have comments. She had comments about it. Her changes should be, where it says, "Petitioning owners who have requested the town to rezone property in the R-1." add the word "ZONE." "Whereas in order to allow petitioning owners," she asked, "How many family dwellings will be in the waiver?" Next page where it says...this agreement applies to property located at such and such...her thoughts are, Section 6 answered the questions. If the waiver does or does not go through, it goes with the land, not the owner.

Ms. Page noted it was to be recorded with the county and attached to the deed.

Chair Hardie asked Mr. and Mrs. Doss, when you sell your home would that run with the new owner.

**7:30 (30:25)** The Dosses responded yes, absolutely, whatever the new owners would want to do.

Chair Hardie said if the Council were to approve a change then you would present that area as a duplex. That's what your application says, is there any change to that application?

**7:31 (31:32)** Ms. Doss explained, "Actually we are applying for an R-2, a zone change. We are not allowed to apply for a duplex yet.

Chair Hardie asked, "If and when that R-2 is applied what would happen to your application if it hasn't been completed and you sell the house, will you cancel it?"

**7:32 (32:21)** Mr. Doss responded no. Ms. Doss continued and said, "This is not about us this is for everyone in the neighborhood. This is there plan B to get income, plan A was to sell it."

Ms. Page said, "It seems almost that this process would still be completed. It seems if there was a new owner and this petition was not processed, it's possible the new owner could say they didn't want to be involved, but we still have seven other land owners."

Chair Hardie asked when the Doss family sells there home, even without their petition there is a sufficient percentage for it to go through.

Ms. Page said if this commission advances it to Council it will continue, she doesn't see it stopping.

Chair Hardie referred to page 2 of the document. "On the final page is referencing the two bys: would be the owner of the property and the Town. It's on the last page."

Ms. Page said she didn't believe that the Town would sign. It is recorded and attached to the deed of the land.

Chair Hardie believes she may have more questions.

Commissioner Vincent asked, "Are you saying that your questions posed have been answered adequately in the zoning administrator's memorandum she submitted to us."

Chair Hardie responded she would probably have more questions, and this is not our last discussion.

Ms. Page asked if they would like to set a date for a public Hearing.

The Commission agreed to schedule it at the next regular meeting.

Ms. Page commented, "There are members in the audience that are representing properties that are not in this zone but are asking to be considered. At least one of them doesn't live in town so you may want to open the floor to those people before you move on."

Chair Hardie responded, "Not at this time."

Vice Chair Schall asked if there was a difficulty to expand the zone for the additional new applicants.

Ms. Page read from the zoning code, "As part of the procedure the commission may, on its own motion may limit or extend the boundaries of such area so as to constitute a more reasonable zone district boundary."



# TOWN OF JEROME

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

Vice Chair Schall said if he didn't have an objection to the R-2 zoning, he wouldn't have an objection to expanding it slightly.

Ms. Page said that we are asking them to voluntarily down-zone and we would expect them to sign the 207 waiver. She believes there would need to be another neighborhood meeting.

Commissioner Vincent asked if they should hold a neighborhood meeting prior to the public hearing in order to embrace these folks.

Ms. Page questioned why they would add more people when we don't have a clear expectation of the recommendation this body will give to council. She believes the original proposal should be addressed and forward it to council with recommendation that adjacent properties be allowed to petition later.

Vice Chair Schall is inclined to look favorably on expanding the rezoning.

Chair Hardie said, "There is an item in the agreement that says at this time, with this application it says: "Before rezoning property to allow multiple-family dwelling in the town's residential district, the town desires to determine what the impact such dwellings would have on the Town and to determine impact could take the town considerable time." That's the attorney's words." She believes they should finish what they have in front of them first. She believes we could continue this after the public hearing in February. She's sorry about people wanting to make comments and are unable to come to the public hearing, they may send in a letter.

Commissioner Vincent referred to item 5. "You asked for feedback from a public safety personnel, the police chief wrote back, did we hear anything from the fire chief? And I'd like to place on the record that the fire chief is married to the Chair."

Ms. Page said she had not received a response from Chief Blair.

Chair Hardie said you could remind the fire chief.

Ms. Page said the police chief said there has never been an accident, the speed has been reduced from 35 mph to 20 mph. Since the speed limit has been lowered there has not been an accident.

Chair Hardie gave direction to staff to set up the public hearing for rezoning and discussion subsequent to the public hearing.

## **7:47 (47:50) ITEM 6: 728 EAST AVE., JEROME**

APPLICANT: Jamie & Darryl Williams

ADDRESS: PO Box 1295

ZONE: R1-5

OWNER OF RECORD: Darryl & Jamie Williams

APN: 401-07-090K

Applicant will present preliminary plans for outdoor deck, exterior stairs for access to lower guest rooms. Proposed project includes landscaping and exterior accessory structures.

Ms. Page introduced the preliminary proposed plans. She directed the Commission to look at the site plan.

**7:51 (51:29)** Jamie Williams, the applicant, approached the podium and explained the project. This new project would remove what is existing and build a structurally sound deck and stairway. She showed the commission her drawings and explained them.

Vice Chair Schall asked if the building inspector had seen the spiral staircase yet.

**7:54 (0:54:36)** Ms. Williams said no, if they didn't use a prefabricated spiral staircase, they would use a stairway that would take up more space.

Vice Chair Schall asked if the elevations on the topographical map were accurate.

**7:55 (0:55:35)** Ms. Williams said the dimensions and surveys were done from the topographical survey.

# TOWN OF JEROME

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

Vice Chair Schall said they sometime make those elevation numbers up.

7:55 (0:55:57) Ms. Williams said she didn't know, she would assume, but she can't answer.

Vice Chair Schall said it really wasn't relevant, he was just wondering.

Chair Hardie said the zoning administrators report mentions a discrepancy or rather a conflict with the setback.

7:56 (0:56:52) Ms. Williams said the draftsman said it was 5-foot 9-inches from the lot line. We will get clarification and if we need to make scale adjustments that is not a problem.

Ms. Page referred to an area where the neighbors lot line is close to the deck.

7:57 (0:57:55) Ms. Williams said she would have her person reach out to Ms. Page and she will make sure there are setbacks on the drawings.

## Approval of Preliminary Plans for an Outdoor Deck and Exterior Stairs.

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

Chair Hardie asked if they would go to DRB preliminary as well. Ms. Page confirmed they would.

## **8:00 (1:00:35) ITEM 7: R-2 ZONE INITIAL 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 be specific to duplex, triplex, fourplex and apartment dwellings.

Ms. Page explained this is a chance to change it and perhaps consider adding new zones. You can't eliminate fourplexes and apartments unless you create another residential zone that incorporates duplex, triplex, fourplex. Correct the definition with multi-family.

Chair Hardie said you included the Article II definitions. You included the "i.e." She doesn't know why we do that. If we're actually changing this, she doesn't know why we would have "i.e." in there.

Ms. Page said prior to this a multi-family says four or more families.

Vice Chair Schall said he doesn't care one way or the other.

Chair Hardie said she would rather those specific words be included everywhere. Her idea is to strike duplex, triplex and fourplex. Her suggestion is to strike it or define it. In the definition it would read two, three, four or more families living together and no "i.e."

Chair Hardie said scratch duplex, triplex and fourplex and just leave apartment. She likes the word apartment there, it is there, and she would like to keep it there.

Commissioner Vincent said she's speaking of the amendments to the R-2 zone on the next page.

Ms. Page said they were talking about definitions. In the use regulations for Section 506 R2 zone, strike multiple and multifamily. If we do consider opening this R-2 zone to triplex, we might consider adding this Chair Hardie referred to "Permitted Uses" number two (2), she was under the impression we were producing a zone to accommodate people wanting duplexes. That was the initial petition, right?

Ms. Page explained the initial petition is for the R-2 zone.

Chair Hardie said, "They presented a petition to develop into a duplex, that's in writing, all over the place."

# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

(928) 634-7943 FAX (928) 634-0715

Ms. Page said, "In the tentative development plan they did state that they were wanting to add a separate kitchen." The draft agreement from Mr. Sims does say, one, two or three families. We're trying to write an R-2 zone that will fit the needs of the town in the future.

Chair Hardie said we've talked about this before and she believes everyone was working toward a new R-2 zone that would allow for a duplex. Now, we've expanded that to include a triplex in this new R-2 zone.

Ms. Page explained again, "Right now we have an R-2 zone that allows hospitals and large apartment buildings. This is the only zone option they have. We have people petitioning for a zoning change, we are asking, trying to negotiate where the Town and petitioners agree and move forward with a better R-2 zone and possibly other zones.

Chair Hardie said right now we need to focus on the definitions for R-2. She referred to Permitted uses number 2, she would like it to read two or three family dwellings and leave apartment houses. She would like to remove the words duplex, triplex and fourplex. If the council should decide to incorporate a definition of a new zone there are all sorts of possibilities. They can tear down their house and build an apartment building. On the next page Article V use regulations, section 507 is commercial, are you aiming at making a new 508.

Ms. Page responded yes.

Chair Hardie said 507 shouldn't be there. Under permitted uses instead of multi-family she wants to put two and three family, she would like it to match the definitions. Scratch multi-family. Use two, three and not four.

Ms. Page said this would be a new zone and it is necessary that we offer that. She explained to the commission when you remove something from one zone you must offer it in another zone. We cannot eliminate any of the other options. She explained again, the new zone is basically the old R-2.

Vice Chair Schall explained it again.

Ms. Page said if we take conditional uses out of one zone they needed to be added to another zone. We cannot take opportunities away.

This was discussed in further detail.

Chair Hardie said the Property Development standards, having a 5000 square foot lot and to say you could have a hospital, it doesn't seem to equate. She would like to review this Article V again and research how other Towns zone that. She asked Ms. Page to research it and come up with examples. So, we're going to clean up R-2, do we have to add a new zone at this time.

Ms. Page explained yes, it's the best idea.

Vice Chair Schall said, basically the attorney says we can't eliminate an opportunity in town, we can't make something disappear.

Chair Hardie said she would like to have a big discussion on that. She would like to see more options and property development standards from other towns.

Ms. Page explained how Prop 207 protects the property owner from the town taking away their opportunities, so if the town no longer allows apartment buildings, then we could be held liable for the property owner if they lose their rights.

Chair Hardie gave direction to staff, prep for the next meeting, a new zone and what property development standards are for other towns.

**8:23 (1:23:29)** Ms. Doss said in her research a lot of other towns with industrial/commercial, they define it as "combined zoning."

Chair Hardie asked Ms. Page for more information on adding a new zone. It was determined that the Property Development Standards had not been changed.

**8:26 (1:26:58)** Mr. Doss asked if you develop a new zone, what happens to our progress? We put in for an R-2.

# TOWN OF JEROME

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

Chair Hardie said it is simultaneous, two different processes entirely. The R-2 we're working on is to allow for a duplex, triplex and that's what you're petitioning for. At the same time, we don't want to prevent, under the right circumstances, people from having a hospital, nursing home or boarding house. It's a different zone. We will have a public hearing at the next regular P & Z meeting.

**8:28 (1:28:45)** Mr. Doss asked how many meetings are we looking at?

Chair Hardie responded she couldn't tell him that.

**8:28 (1:28:55)** Mr. Doss said we're looking at loss of revenue now.

Chair Hardie responded she didn't know what could come up at the public hearing.

**8:29 (1:29:03)** Mr. Doss said, "It's been your concern Marge, every time."

Chair Hardie said she would like to move on. She doesn't mean to shut him down, but she can't honestly answer his questions. She is not alone, this is a commission. "You're addressing your questions to me, I'm one person on a five-person commission."

**8:30 (1:30:30)** Mr. Doss said, "I understand where you're coming from Marge, but at the last meeting they tried for a motion and you shut it down."

Chair Hardie told him it wasn't an allowed motion. The item would have had to say "Public/Possible Action" and it didn't therefore we couldn't entertain a motion.

Commissioner Vincent asked, "And how is it that that was stricken from the agenda?"

Chair Hardie said, "And if you read the ordinance, we have to have a public hearing, it's the law."

**8:31 (1:31:05)** Mr. Doss said we had a public hearing.

Chair Hardie said, "No we didn't, it got cancelled, ask Charlotte about that."

Commissioner Vincent asked again how that item was stricken from the agenda.

Chair Hardie said she would move on. That public hearing will be next month, unfortunately there was a clerical error and it had to be cancelled.

## **8:32 (1:32:45) ITEM 8: INITIAL REVIEW ZONING ORDINANCE CHANGE, ARTICLE III, PROCEDURES, WITH REGARD TO PUBLIC HEARING**

Commission may discuss how to modify the Zoning Ordinance to consider adding a reference to require the Zoning Administrator to review current A.R.S. 9-462.04 to assure compliance with current and future state public hearing statutes.

Ms. Page explained there is a problem with a text amendment that had been forwarded to Council that had not been advertised correctly in the newspaper. She wants to add a statement that the zoning administrator will review the procedures to concur with State statutes.

None of the Commission had an objection with it.

Chair Hardie said her only concern is, does that bind her to do everything that is in there.

Ms. Page said we just don't want to be out of compliance.

Chair Hardie said just make sure it says 9-462.04 and the title, because they may change the number. Could you be specific to the posting part of it? It talks about what type of things you have to have special notifications for.

Chair Hardie considered a motion and then gave direction to staff to have the attorney review this and set up so that we could vote and then forward on to the council.

Ms. Page said she would schedule a public hearing.

# TOWN OF JEROME

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

## 8:37 ITEM 9: FUTURE AGENDA ITEMS

Chair Hardie would like to know how the recommendations to council stand. Anything we've forwarded to council, if we could be informed where they are at, even by email.

Ms. Page summarized, member absences, home occupations, height of accessory buildings, signs to be reviewed again by DRB and Solar Guidelines are with Planning and Zoning. It should have been on a public hearing this month; however, she did not advertise in the paper.

## ITEM 10: ADJOURN

*The meeting adjourned at 8:39 p.m.*

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

*Approval on next page.*

# 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, January 2, 2019 TIME: 7:00 pm**  
**PLACE: JEROME CIVIC CENTER**  
**600 Clark St., JEROME, ARIZONA 86331**

*Respectfully submitted by Joni Savage on February 6, 2019*

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
*Planning & Zoning Commission Chair*

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
*Planning & Zoning Commission Vice Chair*



# 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, December 5, 2018 TIME: 7:00 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 7:08 p.m.

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

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

#### 7:09 (2:00) ITEM 2: P&Z DISCUSSION OF RIGGINS RULES

Chair Hardie acknowledged the information received and its pertinence. There was no discussion.

#### 7:10 (3:11) ITEM 3: APPROVAL OF MINUTES: Minutes of October 3, November 7 and 26, 2018

Chair Hardie gave her changes to staff to be made to the minutes.

#### Approval of the Minutes of October 3, November 7 and 26, 2018 with amendments.

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

#### 7:20 (12:05) ITEM 4: PETITIONS FROM THE PUBLIC - There were no petitions from the public.

#### 7:20 (12:20) ITEM 5: COMMISSION DISCUSSION OF REZONING R1-5 TO R-2

*(Chair Hardie requested this item be transcribed verbatim.)*

Chair Hardie said, "We have been working on this, rezoning issue and this is new to this commission. We've been diligent about keeping up with all the hard work Ms. Page is doing. We've been provided with information that will help us in working on this. We will not be having any votes tonight, it's a discussion. Direction to staff that we will continue with the process and any new documents, requirements and requests made that we (Planning and Zoning Commission) will be kept up-to-date." She asked Ms. Page what the next step would be.

Ms. Page said the next step is to have a public hearing to solicit input from the community.

# TOWN OF JEROME

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

Chair Hardie said, "And that's not an issue of voting or anything like that. We get to hear what the public feels about the rezoning. Is that correct?"

Ms. Page responded, "If we have public come forward then we will hear from them."

Chair Hardie said, "And that has a very specific, is this the kind of public hearing you have to notify in the newspaper?"

Ms. Page responded, "Yes, I believe that this type of rezoning requires a display add in the paper, at a minimum. A higher level of public presence, we'll do another posting on the property that will show the boundaries. And I would like those signs to be quite a bit larger based on what I read in the statutes.

Chair Hardie asked, "Do you see a timeline for this?"

Ms. Page responded, "At a minimum, those items need to be posted 15 days in advance and notify neighbors within 150 feet; we'd probably use the same list as before for the neighborhood meeting of 300 feet.

Commissioner Vincent asked Chair Hardie if he could ask the applicants a question.

Chair Hardie responded, "Of course."

Commissioner Vincent asked Heather and Robert Doss, "Are you willing to limit the change of use to only duplexes?"

Heather Doss, the applicant, explained, "The only reason I brought this up is I wanted to put a stove downstairs. I was told in order to do that, a legal duplex, I would have to become an R2. We only have so many levels."

Commissioner Vincent said, "I think we're talking about the entire zone, all lots within the proposed changed area. I'm just asking, perhaps rhetorically, would the property owners be willing to limit the change of use to only duplexes?"

Ms. Doss responded, "To be honest with you that is all we're shooting for, that's all they know, is duplex."

Commissioner Vincent said, "My other question would be, "Would the property owners; Prop 207 says that if we rezone the property to your detriment then you can come after the municipality, my interpretation, anyway. So, my other question is would all of the other property owners be willing to sign a Prop 207 waiver saying you're not going to come after us (the Town) for taking away other property rights, if we were able to vote in favor of only duplexes in the zone."

Ms. Doss then asked, "Is that changing it to R2 zone, is R2 defined differently than duplex, because I know it's not R3 for apartments or condominiums."

Commissioner Vincent responded, "I think the sentiment, I don't even know if I can comment on the sentiment of the other commissioners, but the thought that I have had is can we limit the use to duplexes."

Ms. Doss replied, "I think that's what everyone around us is thinking."

Mr. Doss said, "We were under the impression that condominiums and apartments were R3."

Commissioner Vincent said, "I think the Chair is hung-up on the conditional uses in the existing ordinance include hospitals, for example."

Mr. and Mrs. Doss both agreed they would sign a waiver, all they want is a duplex.

Chair Hardie asked if there were any questions of the other commissioners, there were none.

Commissioner Vincent said, "I would move that we approve the change, or push the process along in terms of the change of zone with the conditions that all of the property owners in the zone would sign a Prop 207 waiver. And that the use of the properties would be limited to duplexes and that all the property owners would sign a limitation document to be prepared by the Town's attorney."

Chair Hardie said, "Henry, we don't have possible action on this item. There will be no motions on this item. It is only for discussion. We will proceed like you said, Ms. Page. After hearing what is necessary would you say it



# TOWN OF JEROME

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

could be two months to do everything you need to do to have the public hearing. All the requirements, the time frame you'll need."

Ms. Page responded, "If this commission is willing to schedule a public hearing at the next meeting? Do I hear instruction to staff about gathering information about Prop 207 waivers?"

Chair Hardie said, "We're going to have to have a lot of that, I am looking forward to public input."

Jayne "Burt" Doss, resident of the rezoning area, asked, "Do we need to have an attorney, since you're seeking information from your attorney about Prop 207, do we need legal people with us as well?"

Chair Hardie said, "I can't answer that, I'm sorry."

Jayne Doss responded, "Okay, so that's probably a yes then."

Chair Hardie responded, "No, I honestly can't answer that. No assumptions, I don't know. That is the end of the discussion for now, for the rezoning. We'll be in touch and it sounds like we'll have that public hearing in January." She then asked the applicants if they had any further questions.

Heather Doss and Robert Doss asked questions: Ms. Doss asked, "Have we turned in a complete packet, do you need anything else from us?"

Chair Hardie responded, "Ms. Page is in charge of the paperwork, and I think there may be some more. It's going to be clerical. She'll be in touch with you on anything required. She'll get a hold of you."

Mr. Doss said, "Is this topic hitting a particular snag with you guys? Living in Jerome, I care about this Town very much so. I've been here my whole life and I will be here for years to come. The well-being of this Town is very important to me also, as of all of you. But I'm trying to figure out where the snag is because it seems like it keeps kind of slowing down with you. I'm curious because if you have a concern that I don't know about I would like to hear about it. He stated, "We want to do what everybody else is doing, legally!"

Chair Hardie responded, "What I could say is, I hate to say this, but we're all new to this process. I don't want to say this is what's going to happen up here, but I've called other communities to get as much information about this as I can. What I've heard from other communities, and I'm not saying this is here, Clarkdale, six months. We're learning and as we learn it may sound, maybe it feels like we're pulling back, but we're really trying to push forward.

Ms. Heather Doss said, "I see that, I just don't want to be in the process four months down the road. I just wanted to know what more you need. I understand now the 207, I'm totally on-board with that."

Chair Hardie said, "I'll give you an example, I've been wondering about this process. I've asked documentation, from Charlotte, on each and every property owner, an affidavit of ownership. We don't have a piece of paper, we never have generated one in this town."

Mr. Doss said, "We get approved for R2, we still have to come in and ask permission for everything we do. It's not like we're R2 and all of a sudden, 'oh, I hope they don't do that.' It's just that (Interrupted)"

Chair Hardie said, "No, you're right, it'll still be. (Interrupted)"

Mr. Doss said, "Living in town, I'm worried, I hear people talk and they get concerned with how much time they're going to spend doing things right, so they do it wrong. There are two kinds of people, once they go under the table, they're either going to do it right, because they care or they're going to get it done however they can. I don't want to live next to the house that did whatever they could because they didn't want to tell."

Chair Hardie said, "It sounds like we need to communicate more so that we can ease your feelings. Whatever we need to communicate with the petitioners, maybe that would set your minds at rest about the process. I don't want to speak for Ms. Page, but I know she appreciates getting calls. At this time that's about all I can offer. The Town is paying attention to your request."

Ms. Page summarized the next steps, "I think what we would do is draft something that is a Prop 207 waiver and supply the Arizona revised statute of Prop 207 to the owner, so everyone has the chance to look at those. That

# TOWN OF JEROME

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

could be the affidavit of ownership. Then 30 days after the public hearing this commission will make a recommendation to Council. Does that help?"

Mr. and Ms. Doss said, "Yes that helped, a lot."

Ms. Page said, "Without hearing from the public we don't know what other concerns may come from them."

Chair Hardie thanked everyone.

## **7:35 (27:30) ITEM 6: FINAL PLAN REVIEW 160 NORTH DR., JEROME**

APPLICANT: Jerald Pate

ADDRESS: 160 North Dr.

ZONE: R1-5

OWNER OF RECORD: Jer Rome Holdings, LLC

APN: 401-11-012H

Applicant will have final plans for residential project that received preliminary approval from P&Z, minutes are provided in the packet from the P&Z meeting indicating Commission approval of preliminary plans.

Mr. Pate and his representative Les Smutz approached the dais, explained the project and answered questions from the Commission.

Chair Hardie stated, "The parking is not in the setback."

Mr. Smutz referred to the drawing and showed the 20 feet of parking on the side.

Chair Hardie explained, "You know you have your setback and you have to establish space; there needs to be two 8 x 20 spaces that don't sit in the setback."

Vice Chair Schall explained to Chair Hardie that he can park in the setback.

Commissioner Vincent asked what the distance was from the house to North Drive.

Mr. Smutz said it was 45 feet.

Chair Hardie advised them that they must pull the permits within six months.

Mr. Pate said he was aware and has already begun the process with Barry Wolstencroft.

Mr. Smutz said since the preliminary approval the original setback was further from the road at 54 feet and it is now 45 feet.

Chair Hardie asked if they had any plans for solar.

Mr. Pate said he is open to solar but did not confirm that he was using solar.

Chair Hardie asked for a motion.

### **Motion to Approve the Final Plan for 160 North Drive.**

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

## **7:46 (38:40) ITEM 7: P&Z REVIEW OF ZONING ORDINANCE SECTION 304.F DESIGN REVIEW, INSERTING A REFERENCE TO SOLAR DESIGN GUIDELINES ADOPTED BY COUNCIL 2015.**

As requested by Design Review Board and Town Council

Ms. Page showed the Commission the pamphlet she had made for use as a handout to solar applicants.

# TOWN OF JEROME

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

Chair Hardie suggested this was done in 2015 and now it is 2018. She wonders how much change has occurred. SHPO and the National Park Service has concerns and guidelines regarding solar technology. She thinks it is a great idea, but instead of inserting this specific booklet and the reference to it and we directed them to the National Park Service website link that this information was taken from. That URL would have the most current information.

Vice Chair Schall stated, "I think websites disappear." He would prefer to keep our own document and have control over it.

The Commission discussed this for some time.

Ms. Page informed them the link Chair Hardie was referring to is included in the pamphlet.

**Motion to Include a Reference to the Solar Design Guidelines as Adopted by Council in 2015 in the Zoning Ordinance Section 304.F.**

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

Ms. Page added she would take this to a public hearing next.

**7:56 (48:55) ITEM 8: P&Z REVIEW OF ZONING ORDINANCE 509 IN REGARD TO SIGNS**

Town Council did not adopt proposed text amendments in regard to temporary sign, based on public input at the final Council reading. Council suggests P&Z consider input received from public and review proposed text amendments.

Ms. Page explained the opposition from the public received at the Council meeting.

Chair Hardie wanted to know some of the specifics.

Ms. Page said there was a question about menu signs and sandwich boards.

Vice Chair Schall said he was at the meeting and gave his interpretation. Originally, he had thought a temporary sign was a canvas sign. The business owners questioned whether menu boards and sandwich boards (kept off the sidewalk) would need permission.

Commissioner Vincent had thought the goal was to eliminate clutter. He expressed his disappointment that no one had shown up for the public hearing but then go to the Council meeting.

The Commission discussed this topic amongst themselves.

Chair Hardie gave direction to staff to get further clarification and then tabled Item 8.

Ms. Page said she would take this up with Design Review.

Commissioner Vincent said he would bring it up to the Design Review Board.

**8:15 (1:08:00) ITEM 9: PROPOSED MEETING SCHEDULE 2019**

Zoning requests review of 2019 meeting schedule. November meeting will fall on public holiday, consider alternate dates.

Ms. Page informed the Commission of the schedule for next year. This item was just for informational purposes.

# TOWN OF JEROME

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

## 8:17 (1:09:00) ITEM 10: FUTURE AGENDA ITEMS

The Commission discussed having a neighborhood meeting about the Club House project.

## ITEM 11: ADJOURN

*The meeting adjourned at 8:18 p.m.*

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

*Approval on next page.*

# 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, December 5, 2018 TIME: 7:00 pm

PLACE: **JEROME CIVIC CENTER**

600 Clark St., JEROME, ARIZONA 86331

*Respectfully submitted by Joni Savage on February 6, 2019*

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
                  *Planning & Zoning Commission Chair*

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
                  *Planning & Zoning Commission Vice Chair*





**TOWN OF JEROME**  
POST OFFICE BOX 335, JEROME, ARIZONA 86331  
OFFICE (928) 634-7943 FAX (928) 634-0715  
**ZONING ADMINISTRATOR ANALYSIS  
PLANNING & ZONING COMMISSION  
February 6, 2019**

**ITEM 6: P&Z REVIEW OF PUBLIC COMMENT AND TEXT AMENDMENT PROPOSED TO ZONING ORDINANCE SECTION 304.F DESIGN REVIEW, TO INSERT A REFERENCE TO SOLAR DESIGN GUIDELINES ADOPTED BY COUNCIL IN 2015.**

Council approved the adoption of a Solar Guideline in 2015, and the DRB recently requested amending the Zoning Ordinance to reference the document. Council minutes and adopted Solar Guidelines are included in this packet.

A draft of a possible reference for Section 304.F Design Review is included. This draft of the reference was reviewed and approved to be set for public hearing by P&Z Commission in December 2018.

Charlotte Page, Zoning Administrator

**Text Amendment to support a reference to the Solar Design Guidelines adopted by Council in June 2015**

**Additions**

**SECTION 304. DESIGN REVIEW**

**F. REVIEW PROCEDURES AND CRITERIA**

i. ACCESSORY FEATURES – Garages, carports, sheds, fences, walkways, decks, stairways, lighting, antenna and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.

**j. SOLAR INSTALATIONS – Refer to Solar Design Guidelines as adopted by Town of Jerome in 2015 using ‘best practices’ for installing solar on historical buildings, as recommended by the Department of Interior. The Solar Design Guideline is available on the town website and from the Town of Jerome offices.**

k. LANDSCAPING – Landscaping shall be visually compatible with the landscaping around the buildings, structures, and places to which it is visually related.

l. SCREENING – The proposed addition, alteration or other changes shall be screened with appropriate materials and in an appropriate design so as to be visually compatible with related properties, when, in the opinion of the Design Review Board, all other means of assuring visual compatibility are not reasonably possible



## Charlotte Page

---

**From:** Bill Sims <wjsims@sims-murray.com>  
**Sent:** Thursday, October 4, 2018 12:57 AM  
**To:** Candace Gallagher; Charlotte Page  
**Cc:** Bill Sims  
**Subject:** Re: Solar Guidelines Proposed by DRB 2015

Candace and Charlotte:

I agree with Candace's suggestion in yellow below. I think, however, that to amend the zoning code would require an ordinance

---

**From:** Candace Gallagher <c.gallagher@jerome.az.gov>  
**Sent:** Tuesday, October 2, 2018 4:06 PM  
**To:** Charlotte Page  
**Cc:** Bill Sims  
**Subject:** Re: Solar Guidelines Proposed by DRB 2015

Charlotte -

Perhaps 304.F.1 of the ZO could be amended to add new paragraph L, "Solar Installations," to simply state that "Solar installations shall comply with Solar Installation Guidelines as adopted by Resolution of the Jerome Town Council and as amended from time to time." Council approved them by motion previously, but could do it formally now by Resolution, and amend the ZO to reference that.

CC'ing to Bill for his comments.

- Candace

<p>7:22</p>	<p><b>ITEM #8B: SOLAR DESIGN GUIDELINES</b></p> <p>Council will continue their review of, and may approve, Solar Design Guidelines which have received prior approval from both the Planning &amp; Zoning Commission and the Design Review Board.</p> <p>Mayor Currier stated, "Council was not too enthused by this."</p> <p>Councilmember Vander Horst commented that the research Mayor Currier had done included some very good points that should be adopted.</p> <p>Mr. Sengstock said that these are nationally accepted guidelines that can give the Boards something to follow when dealing with solar installations. He said that this would be a good intermediary instrument to use in the meantime. We can continue to look at this, he said, and eventually adopt it as an ordinance. In the short term, however, "we are winging it," and these nationally accepted guidelines would assist the Board with these applications when they come to them.</p> <p>Mayor Currier said that, if possible, solar installations should match the color of the roof and should be on the back side of the house. Mr. Sengstock said that the guideline is that they are to have the least visual impact. The panels themselves are pretty much the color that they are, he said, but the framing colors could be changed.</p> <p>Councilmember Vander Horst stated that he believes that Jerome is different from the rest of the nation, and he would prefer more specific guidelines.</p> <p>Vice Mayor Freund said that he was glad to hear that we are heading toward an ordinance, and, as an interim tool, he believes that this is a worthy document.</p> <p>Mr. Sengstock said that this will serve as a base document, which can evolve, with more specific language, into an ordinance. Right now, he said, we have no specific criteria to turn someone down. With the guidelines in place, the Design Review Board could deny an applicant.</p> <p>Mayor Currier asked Mr. Sengstock if he could deliver an ordinance to Council within six months. Mr. Sengstock confirmed that he could, with assistance from Ms. Gallagher and input from the Town Attorney.</p> <p>Councilmember Stewart asked if the ordinance would include other alternative energy sources, such as wind. Mr. Sengstock said that wind technology is really good, and they are small and quiet now. He will look into that.</p> <p>Mayor Currier stated that Council could accept these guidelines on a short term basis and look for an ordinance from Mr. Sengstock within the next six months.</p> <p>Ms. Gallagher asked for a formal motion to approve the guidelines.</p> <p><b>Motion:</b> Vice Mayor Freund made a motion to accept the Solar Design Guidelines. It was seconded by Councilmember Barber. The motion passed with 5 ayes, 0 nays and 0 abstentions.</p>
<p>7:32</p>	<p><b>ITEM #8C: VERDE RIVER STRING OF PEARLS PROJECT</b></p> <p>Council will review and may approve funding in the amount of \$500 toward the Verde River String of Pearls project.</p> <p>Mayor Currier explained that Jerome has been asked to contribute \$500 in support of the Verde River String of Pearls project. Discussion ensued.</p> <p>Vice Mayor Freund pointed out that, on a per resident basis, Jerome is being asked to contribute much more than the other Verde Valley towns (\$1.13 per Jerome resident, as compared to 20 to 28 cents per resident in the other towns) ... "five times as much per resident and we're not on the river."</p> <p>Councilmember Barber noted that we are not on the river, but we do enjoy it.</p> <p>Councilmember Stewart asked if the other Verde Valley towns are all contributing. Mayor Currier did not know. He noted that they are also asking that Jerome have a seat on their committee, and asked if any Council members were interested in that. Councilmember Vander Horst commented that it would be a moot point if we don't contribute.</p> <p>Mayor Currier said he that he would take the seat at the moment, and will convey the Council's concerns to the group.</p>

**ITEM #9:**

**UNFINISHED BUSINESS**

**ITEM #9A: SOLAR DESIGN GUIDELINES**

Council will review and may approve Solar Design Guidelines which have been approved by both the Planning & Zoning Commission and the Design Review Board.

*Mr. Sengstock noted that much of the work on these guidelines had been done by his predecessor. The Design Review Board and Planning and Zoning Commission have each reviewed and approved the guidelines, he said, and noted that they are just that – guidelines, not law. It is a template used in many historical communities, and they have already been using it with the solar installers for approved projects. "This is all about the impact on surrounding property owners," he said. Older homes, he added, will sometimes require engineering reports to determine if they can support the weight of the panels.*

*Councilmember Vander Horst asked how well the current installations fit into this guideline. Mr. Sengstock said that we will always be looking for the least visually negative impact.*

*Mayor Currier said that he believes solar installations are hostile to our historic image, and asked if we can simply say no to them. Mr. Sengstock replied that we cannot. It is a utility, and a property owner's legal right. "The best we can do is work with them," he said.*

*Councilmember Stewart recalled that some solar projects had been denied in the past, and Mr. Sengstock said that he was not familiar with that.*

*Mayor Currier stated that, before taking any action, he would like a legal opinion regarding whether we can deny solar installations in Jerome. While he said that he likes the idea of them, he does not believe they are suitable for Jerome.*

*Vice Mayor Freund supported the request for a legal opinion, and Councilmember Vander Horst said that he, too, believes that our historic status should allow us to limit solar panels in Jerome. Councilmember Barber expressed concern about losing our historic status.*

*Mr. Sengstock said that he will talk with the attorney. He will also re-engage SHPO and make sure that it does not affect our historic status.*

*Vice Mayor Freund asked Mr. Sengstock who would comprise the "project team" mentioned on the first page of the guidelines. Mr. Sengstock said that he assumed this would be the contractor, Building Inspector and Design Review Board.*

**Motion:** Councilmember Vander Horst made a motion to table this discussion. It was seconded by Vice Mayor Freund. The motion passed with 5 ayes, 0 nays and 0 abstentions.

**ITEM #9B: THE LEANING WALL**

Council will review proposals received from engineers for the preparation of sealed plans for stabilization of the leaning wall, and may approve an agreement for same.

*Ms. Gallagher reported that she sent informal Requests for Proposals to four engineering firms: Brent Maupin, Bill Kantor, Tom Pender and Jim Binick's new firm, Granite Basin Engineering. The latter was the only firm that responded. Their proposal specified \$1,000 for a survey, \$4,000 for preparation of the plans and \$1,000 for post design services (inspections and as built plans).*

*Ms. Gallagher clarified that Core Structure Group, if engaged, would bill Shephard Wesnitzer, and we in turn would pay them. Core Structure Group had previously proposed a price of \$4,200 for preparing the plans.*

*Councilmember Stewart asked if Mr. Binick used Core Structure Group's structural analysis. Ms. Gallagher said that they did, and read from Mr. Binick's response: "We have reviewed the structural report on the wall and agree with the condition assessment. We have also reviewed the recommendations section and we believe that modifications can be made in the approach so that costs of the mitigation can be reduced without compromising the structural integrity of the final product."*

# **ZA REVIEW/ANALYSIS**

## **SOLAR DESIGN GUIDELINES**

**April 19, 2015**

**Al Sengstock, Zoning Administrator**

**During our last meeting there were concerns regarding our authority to prohibit solar panels in our Town. After consultation with our Attorney, we agree that the installation of Solar panels cannot be summarily prohibited, and in fact the only way that this use could be turned down, is if the applicant chooses to ignore established guidelines.**

**It should be understood that the base information used for the creation of these guideline were taken from a template provided by The Department of Interior, specifically dealing with "best practices" for installing Solar panels on historical buildings within historical districts, and which SHPO recommends as a guide. This template is used by many communities around the country as their guide.**

**I recommend adopting these guidelines, so that we can at least have a limited impact on how solar panels are installed in Jerome.**

# **Solar Energy System Design Guidelines**



**Jerome Design Review Board**

**May 2015**



# Purpose of These Guidelines

The purpose of this guideline is to provide direction to Jerome's citizens, Boards and Commission members in the use of solar energy technology. This guideline is intended to:

*Encourage solar energy system installation designs which are compatible with Jerome's neighborhoods and which preserves the Town's historic and visual resources.*

## Introduction

A number of trends point toward continued growth of new photovoltaic (PV) installations. People are looking for opportunities to reduce their utility bills, and to minimize their carbon footprint. Historic preservationists maintain that preserving, reusing, and maintaining historic structures is a key to sustainable design strategy, while also recognizing the importance of accommodating renewable energy technologies. Providing guidance regarding solutions and best practices is an important step toward resolving or eliminating barriers to solar energy system installations.

Jerome faces special challenges due to its mountainside location, and the key challenge in Jerome, is locating solar systems in such a way that the system is efficient and productive, while still protecting our historic town site. The ideal solar installation is located in sunny, south-facing location, with optimum tilt angle, which will supply maximum electricity to the site. Not all sites will be suitable for solar technologies.

The project team should encourage outcomes which will meet solar criteria, while maintaining the integrity of our historic resources. Every effort must be made to minimize the negative visual impact of solar panels; always working to protect and maintain our historic Town.

### Types of Systems:

#### Photovoltaic (PV)

A photovoltaic system is a system which uses one or more solar panels to convert sunlight into electricity. It consists of multiple components, including the photovoltaic modules, mechanical and electrical connections and mountings and means of regulating and/or modifying the electrical output.

### **Solar Shingles**

Also called photovoltaic shingles, are solar cells designed to look like conventional asphalt shingle. There are several varieties of solar shingles, including shingle-sized solid panels that take the place of a number of conventional shingles in a strip, semi-rigid designs containing several silicon solar cells which are sized more like conventional shingles, and newer systems using various thin film solar cell technologies which match conventional shingles both in size and flexibility.

### **Freestanding**

Freestanding PV panels or freestanding arrays allow the benefits of renewable solar power without disrupting the roofline or altering a structure. They are placed away from the residence and connected through underground wiring. When a roof may be blocked by trees or not receiving direct sunlight, the mobility of a freestanding panel allows the ability to move it into optimal sunlight areas which may change seasonally.

## **Design Considerations:**

All solar panel installations must be considered on a case by case basis recognizing that the best option will depend on the characteristics of the property. All solar panel installations should conform to the *Secretary of the Interior's Standards for Rehabilitation*. Applicable Standards are:

**“Standard Two:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property should be avoided.”

**“Standard Nine:** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

**Note:** see <http://www.nps.gov/tps/standards/rehabilitation/guidelines/solar-technology.htm> for complete federal guidelines.

Publicly visible solar energy systems which do not use building integrated technologies require special attention to placement and design to ensure a pleasing appearance. For a mounted solar system design to be considered well integrated with a historic building, it should meet criteria in all of the following categories:



- Appropriate Size
- Least Visible High-Performance Location
- Panel Arrangement and Design
- System Infrastructure Screening
- Frame Color
- Glare
- Mounting

## System Size

Avoid unnecessarily large, publicly visible projects, by taking steps to improve the building's current energy efficiency. It is far less expensive to reduce heating, cooling and lighting demand, than it is to satisfy that demand with a high-tech solar energy system.

## Least Visible High-Performance Location

Choose the least visible location where performance decreases by no more than 15% using the following guidelines:

1. Locate the panel system on the west or east side of the site if it is less publicly visible than the south side, and there are appropriate shading factors. Locating panels on the east or west side of a site results in only a modest, acceptable decrease in system output as long as the panels are close to horizontal. Flat panels are not always feasible because they may collect water; a 5 percent angle may be sufficient instead. Panels installed at a 5 percent angle can perform approximately 85-90% as well as if they were installed at an optimal 30 degree angle, regardless of whether they are on the south, east or west side of a site.
2. Locate systems on the rear façade of a building, on accessory structures or in other less visible locations if shade patterns would not significantly compromise system performance.
3. Only mount panels on the roof. Do not consider projecting panels from walls or other parts of structures, *unless it is a commercial structure creating a well designed "awning" with the solar panels.*
4. Consider whether shadow-tolerant panels would make a less visible location feasible.

## Panel Arrangement and Design

Roof-mounted systems can be highly visible in a hillside town like Jerome. Panel systems mounted on sloped roofs should be incorporated or integrated into the structure design.

This is a critical topic when considering a solar energy project and how it will fit within the community.

1. Consider the panels as part of the overall design composition. Match the shape and proportions of the array with the shape and proportions of the roof.
2. Installations on single-plane roofs are preferable because arrays can create a disjointed appearance on multi-plane roofs (e.g., roofs with dormers).
3. Consistently cover the roof face with the array if possible, leaving the prescribed safety pathways at eaves, ridge, hips and valleys. If full coverage is not possible, either:
  - a. Aim for a regularly shaped rectangle of panels; or
  - b. Use custom panel shapes to match the shape of the roof. Allow roof elements to remain which have enough size to appear intentional and hold their visual “weight” in the overall design composition.
4. Avoid interrupting arrays with rooftop projections such as vents or skylights. Solid rectangular array configurations are visually cohesive, versus a scattered array which is not as visually pleasing.
5. Avoid breaking up systems into multiple panel areas. Try to limit the array to one rectangular panel section on each side of the structure.
6. In some cases, placing an array along the lowest edge of the roof may make it less visible from a distance.
7. Coordinate roof and building color and pattern as much as feasible with the color and pattern of the collection array. Darker roofing colors can better compliment mounted solar energy systems.

## **System Infrastructure Screening**

Use appropriate facades, walls, fences or landscaping to screen the system’s supporting framework from view. Walls and other screening materials should be fully integrated with the overall site and building design. Wall colors should complement those of the site and building.

Some tree trimming to avoid panel shadowing is appropriate, but trimming should not be more extensive than necessary.

Avoid exposing equipment, conduits or pipes to public view. Place conduits in inconspicuous locations such as underneath the roof if possible. Locate equipment in a discreet location in the rear yard or in an accessory building rather than placing it within view of the public.

## Frame Color

If frames are not blocked from view, colored frames may be used to match or complement the roof or building colors. Use finished trim materials to reduce contrast and glare.

## Glare

Use panels with non-reflective coatings. Exposed frames and components should have a non-reflective surface. Reflection angles from collector surfaces should be oriented away from neighboring windows and, to the extent possible, away from public areas.

## Mounting

Photovoltaic panels are generally less visible when they are installed as close to the roof or ground as possible, with no more than 8 inches and no less than 1.5 inches between the roof and the panels. A possible exception may be panels that are located on the east or west side of a site in order to reduce visibility. These panels may need to be close to horizontal (5 percent) rather than parallel to the roof slope, in order to maximize system performance. Panels should never project above the roof ridge line.

The following sloped-roof mounting methods are NOT preferred mounting methods

- Flush or direct mounting, where the panel is installed directly on top of the roof.
- Standoff mounting greater than 8 inches. This adds to the mass, bulk and scale of the building and focuses attention on the solar panel.
- Frame or rack mounting. This is highly visible and greatly adds to the mass, bulk and scale of the building. It is the least preferred roof-mounting method.
- Any method that removes defining elements of a historic structure.

The Town of Jerome Design Review Board shall use the US Department of the Interior ***'Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings'*** as a basis for review of solar energy projects.

### Recommended:

1. Consider on-site solar technology, *only* after implementing all appropriate treatments to improve energy efficiency of the building, which often have greater life-cycle cost benefit than on-site renewable energy.
2. Determine whether the use of solar technology will be successful, and if it will

benefit a historic building without compromising its character, the character of the site or surrounding historic district.

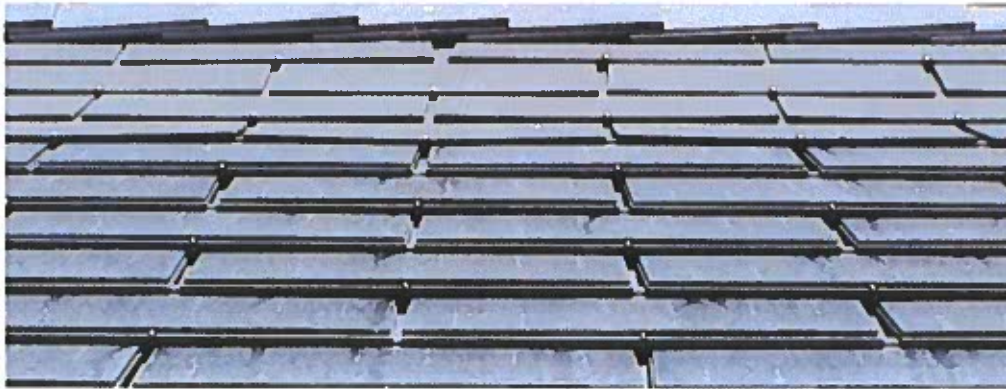
3. If possible, consider installing a solar device on a non-historic building or addition located on the site, where it will have the least impact on the historic building and its site.
4. Install a solar device on a historic building, only after all other locations on the site have been investigated and determined infeasible.
5. Install low-profile solar devices on the historic building so they are the least visible from any public right of way; such as a low profile flat roof, or where they may be hidden by a parapet.
6. Determine whether solar devices can be installed on a historic building in a manner which does not damage the historic roofing material, negatively impact the building's historic character, and that any such work is reversible.
7. Make every effort to install solar roof panels horizontally,
8. Maintain the historic, character-defining roof slope when installing solar panels.
9. Place solar roof panels where they are the least visible as an effort to maintain the historic character of the building.

### **Safety Considerations for Residential Solar Energy Installations**

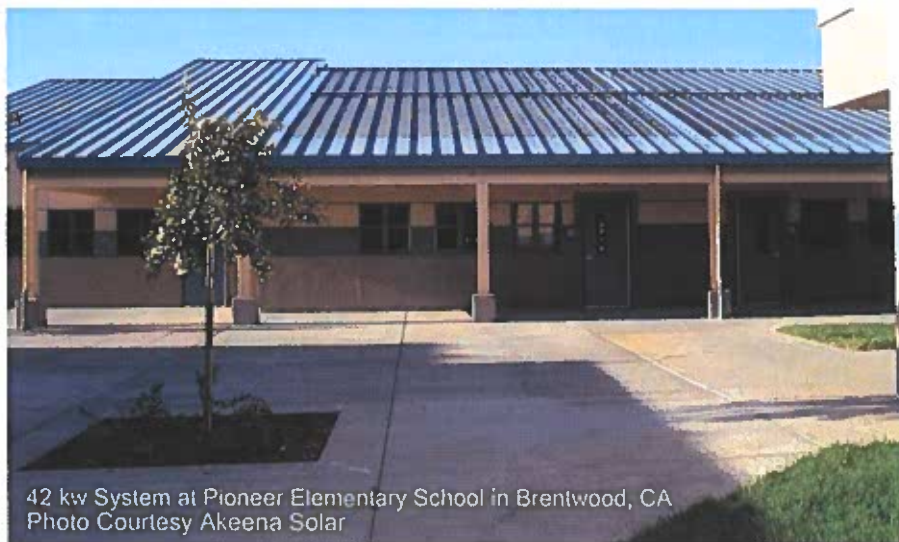
When planning a roof mounted solar energy system, additional measures for fire safety should be considered. Roof access and clearance requirements are critical in order to: provide emergency access to and egress from the roof, provide areas for smoke ventilation opportunities and provide pathways to specific areas of the roof.

Panels placed on residential roofs should be located in such a way that a three-foot wide clear access pathway is created from eave to the ridge on every roof slope where panels are located. The access pathway should be located at a structurally strong location on the building (such as a bearing wall). For residential roofs with hips and valleys, panels should be located no closer than one and one-half feet to a hip or a valley, if panels are to be placed on both sides of a hip or valley. If the panels are to be located only on one side of a hip or valley which is of equal length, then the panels may be placed directly adjacent to the hip or valley.

## Solar Roof Examples



Solar shingles attached to the front exterior of the shingle. Photo courtesy City of Santa Barbara





Solar shingles. Photo courtesy of Atlantis Energy Systems



Well planned array. Photo courtesy REM Technologies



Two examples of roof arrays designs which detract from the integration with the roof.

Photo's courtesy REC Solar



# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

## ZONING ADMINISTRATOR ANALYSIS PLANNING & ZONING COMMISSION FEBRUARY 6, 2019

### ITEM 8: P&Z REVIEW PUBLIC COMMENT AND ZONING ORDINANCE ARTICLE III, PROCEDURES IN REGARD TO PUBLIC HEARING.

Jerome's Zoning Ordinance, Article III is used to initiate changes to the document itself and to petition for physical zoning changes. The requirements for public hearing in this Zoning Ordinance do not match requirements currently outlined by Arizona State Statute, specifically, "**A.R.S. 9-462.04 Public Hearing Required: Definition**". The State Statute can change. To assure compliance, the P&Z Commission could amend Article III requiring Zoning Administrator to review A.R.S. 9-462.04, for changes when a public hearing is scheduled.

A draft of a possible reference is provided with a copy of the current "**A.R.S. 9-462.04 Public Hearing Required: Definition**".

Charlotte Page, Zoning Administrator

**ADDITIONS:** ALL CAPS UNDERLINED TEXT BLUE

**DELETIONS:** ~~Regular text strikethrough text red~~

## **ARTICLE III PROCEDURES**

### **SECTION 301. AMENDMENTS OR ZONE CHANGES**

#### **C. COMMISSION ACTION**

1. Upon receipt of any complete application for, and prior to holding a public hearing on, rezoning or ordinances that impose a new land use regulation or modify an existing land use regulation, a Neighborhood Meeting shall be required in accordance with Section 306 of this zoning ordinance. The Commission shall then fix a reasonable time for the hearing of the proposed zone change, amendment, or addition and shall give notice thereof to interested parties and to the public by publication of a notice in the official newspaper of the Town, and by posting the area included in the proposed change, not less than fifteen (15) days prior to the hearing. The notice shall set forth the time and place of the hearing including a general explanation of the matter to be considered and including a general description of the area affected. The Commission may for any reason, when it deems such action necessary or desirable, continue such hearing to a time and place certain. Within thirty (30) days after the close of the hearing, the Commission shall render its decision in the form of a written recommendation to the Council. The recommendation shall include the reasons for the recommendation.

2. PRIOR TO SCHEDULING A PUBLIC HEARING THE ZONING ADMINISTRATOR SHALL REVIEW A.R.S. 9-462.04 PUBLIC HEARING REQUIRED; DEFINITION, FOR CURRENT PRACTICES TO ASSURE COMPLIANCE WITH STATE STATUTES.

~~3-2.~~ Prior to publishing a petitioned Zoning Map change, the Commission may, on its own motion, delimit or extend the boundaries of such area, so as to constitute a more reasonable zone district boundary.



9-462.04. Public hearing required; definition

A. If the municipality has a planning commission or a hearing officer, the planning commission or hearing officer shall hold a public hearing on any zoning ordinance. Notice of the time and place of the hearing including a general explanation of the matter to be considered and including a general description of the area affected shall be given at least fifteen days before the hearing in the following manner:

1. The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality, or if there is none, it shall be posted on the affected property in such a manner as to be legible from the public right-of-way and in at least ten public places in the municipality. A posted notice shall be printed so that the following are visible from a distance of one hundred feet: the word "zoning", the present zoning district classification, the proposed zoning district classification and the date and time of the hearing.

2. In proceedings involving rezoning of land that abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice of public hearing shall be transmitted to the planning agency of the governmental unit abutting such land. In proceedings involving rezoning of land that is located within the territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, the municipality shall send copies of the notice of public hearing by first class mail to the military airport. In addition to notice by publication, a municipality may give notice of the hearing in any other manner that the municipality deems necessary or desirable.

3. In proceedings that are not initiated by the property owner involving rezoning of land that may change the zoning classification, notice by first class mail shall be sent to each real property owner, as shown on the last assessment of the property, of the area to be rezoned and all property owners, as shown on the last assessment of the property, within three hundred feet of the property to be rezoned.

4. In proceedings involving one or more of the following proposed changes or related series of changes in the standards governing land uses, notice shall be provided in the manner prescribed by paragraph 5 of this subsection:

(a) A ten percent or more increase or decrease in the number of square feet or units that may be developed.

(b) A ten percent or more increase or reduction in the allowable height of buildings.

(c) An increase or reduction in the allowable number of stories of buildings.

(d) A ten percent or more increase or decrease in setback or open space requirements.

(e) An increase or reduction in permitted uses.

5. In proceedings governed by paragraph 4 of this subsection, the municipality shall provide notice to real property owners pursuant to at least one of the following notification procedures:

(a) Notice shall be sent by first class mail to each real property owner, as shown on the last assessment, whose real property is directly governed by the changes.

(b) If the municipality issues utility bills or other mass mailings that periodically include notices or other informational or advertising materials, the municipality shall include notice of the changes with such utility bills or other mailings.

(c) The municipality shall publish the changes before the first hearing on such changes in a newspaper of general circulation in the municipality. The changes shall be published in a "display ad" covering not less than one-eighth of a full page.

6. If notice is provided pursuant to paragraph 5, subdivision (b) or (c) of this subsection, the municipality shall also send notice by first class mail to persons who register their names and addresses with the municipality as being interested in receiving such notice. The municipality may charge a fee not to exceed five dollars per year for providing this service and may adopt procedures to implement this paragraph.

7. Notwithstanding the notice requirements in paragraph 4 of this subsection, the failure of any person or entity to receive notice does not constitute grounds for any court to invalidate the actions of a municipality for which the notice was given.

B. If the matter to be considered applies to territory in a high noise or accident potential zone as defined in section 28-8461, the notice prescribed in subsection A of this section shall include a general statement that the matter applies to property located in the high noise or accident potential zone.

C. After the hearing, the planning commission or hearing officer shall render a decision in the form of a written recommendation to the governing body. The recommendation shall include the reasons for the recommendation and be transmitted to the governing body in such form and manner as may be specified by the governing body.

D. If the planning commission or hearing officer has held a public hearing, the governing body may adopt the recommendations of the planning commission or hearing officer without holding a second public hearing if there is no objection, request for public hearing or other protest. The governing body shall hold a public hearing if requested by the party aggrieved or any member of the public or of the governing body, or, in any case, if a public hearing has not been held by the planning commission or hearing officer. In municipalities with territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, the governing body shall hold a public hearing if, after notice is transmitted to the military airport pursuant to subsection A of this section and before the public hearing, the military airport provides comments or analysis concerning the compatibility of the proposed rezoning with the high noise or accident potential generated by military airport or ancillary military facility operations that may have an adverse impact on public health and safety, and the governing body shall consider and analyze the comments or analysis before making a final determination. Notice of the time and place of the hearing shall be given in the time and manner provided for the giving of notice of the hearing by the planning commission as specified in subsection A of this section. A municipality may give additional notice of the hearing in any other manner as the municipality deems necessary or desirable.

E. A municipality may enact an ordinance authorizing county zoning to continue in effect until municipal zoning is applied to land previously zoned by the county and annexed by the municipality, but in no event for longer than six months after the annexation.

F. A municipality is not required to adopt a general plan before the adoption of a zoning ordinance.

G. If there is no planning commission or hearing officer, the governing body of the municipality shall perform the functions assigned to the planning commission or hearing officer.

H. If the owners of twenty percent or more of the property by area and number of lots, tracts and condominium units within the zoning area of the affected property file a protest in writing against a proposed amendment, the change shall not become effective except by the favorable vote of three-fourths of all members of the governing body of the municipality. If any members of the governing body are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the governing body, provided that such required number of votes shall in no event be less than a majority of the full membership of the legally established governing body. For the purposes of this subsection, the vote shall be rounded to the nearest whole number. A protest filed pursuant to this subsection shall be signed by the property owners opposing the proposed amendment and filed in the office of the clerk of the municipality not later than 12:00 noon one business day before the date on which the governing body will vote on the proposed amendment or on an earlier time and date established by the governing body.

I. In applying an open space element or a growth element of a general plan, a parcel of land shall not be rezoned for open space, recreation, conservation or agriculture unless the owner of the land consents to the rezoning in writing.

J. Notwithstanding section 19-142, subsection B, a decision by the governing body involving rezoning of land that is not owned by the municipality and that changes the zoning classification of such land may not be enacted as an emergency measure and the change shall not be effective for at least thirty days after final approval of the change in classification by the governing body.

K. For the purposes of this section, "zoning area" means both of the following:

1. The area within one hundred fifty feet, including all rights-of-way, of the affected property subject to the proposed amendment or change.
2. The area of the proposed amendment or change.



# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

## ZONING ADMINISTRATOR ANALYSIS PLANNING & ZONING COMMISSION

February 6, 2019

**ITEM 9: 728 EAST AVE., JEROME**  
**APPLICANT: Jamie & Darryl Williams**

**ZONE: R1-5**  
**APN 401-07-090K**

Applicant is submitting a landscaping plan that includes staircases, decking and landscaping on multiple levels to complement the use of the home.

The design was reviewed at the January P&Z meeting. Questions regarding the scale on drawings have been resolved. The required side yard of 5' is met in this design.

If approved by P&Z, this project will be subject to building permits and inspection for all phases of development.

Charlotte Page, Zoning Administrator



# TOWN OF JEROME, ARIZONA

Founded 1876  
Incorporated 1899

Jerome Town Hall and Civic Center  
600 Clark Street  
P.O. Box 335, Jerome, AZ 86331  
(928) 634-7943 FAX (928) 634-0715

## APPLICATION FOR PLANNING & ZONING COMMISSION

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT'S NAME: Jamie + Darryl Williams

MAILING ADDRESS: Po Box 1295 Jerome Ariz

TELEPHONE: 541 207-6952 EMAIL: jaidamaxx@gmail

PROJECT ADDRESS: 728 East Avenue

PARCEL NUMBER: 401-07-090X ZONE DISTRICT: R1-5

APPLICATION FOR (Please describe the project.): Outdoor deck, new stair access to guest rooms

- I hereby apply for consideration and conditional approval by the above Planning & Zoning Commission.
- I understand that any approval is not valid until application fees are received by the Town.
- I have obtained and reviewed information on the criteria used in evaluation by these bodies and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT'S SIGNATURE: [Signature] DATE: 12-17-18

### TOWN USE BELOW

RECEIVED FROM: Jamie + Darryl Williams DATE: 12-17-18

Received the sum of \$ 100 as:  Check No. 2807  Cash  Credit Card  
Per Fee schedule - Ordinance 332

BY: CP/JS FOR: P+Z submission

**PLANNING & ZONING** – Please review ZONING ORDINANCE, ALL OF SECTION §303. Conditional Use Permits must also be approved by Council.

ZONING DISTRICT: RT-5 PROPOSED USE: \_\_\_\_\_

PERMITTED USE?:  CONDITIONAL USE?:

**PROPERTY DESCRIPTION**

1. Nonconforming lot of record? No

2. Name of connecting public street East Avenue

3. Public water (domestic)? yes Public Sewer? yes

Public water (fire suppression)? yes Public Septic? no

4. Lot area 1/4 acre Required for zone 5000 sq ft.

5. Lot width \_\_\_\_\_ Required for zone 50 wide

6. Square footage of building \_\_\_\_\_ Required for zone \_\_\_\_\_

Square footage of footprint of building

7. Percentage of lot covered % of sq ft. total lot

8. Yards

Front 10 ft. deep Front of buildings within 100' existing

Side yard (1) 5 ft. wide Side yard (2) existing

Rear yard 20 ft. deep

Single or double frontage single

9. Building height from median NA Maximum face \_\_\_\_\_

*Engineering may be required on Items 10 and 11.*

10. Fill required? \_\_\_\_\_ Evidence of safety of fill \_\_\_\_\_

11. Excavation required? minimum Evidence of safety of excavation \_\_\_\_\_

12. Design Review required? 2

Sign proposed? \_\_\_\_\_

13. Performance Standards -- Please review and indicate compliance with the following:

Standard	Compliance Guaranteed
Noise	_____
Smoke	_____
Glare or heat	_____
Vibration	_____
Fly ash, dust, fumes, vapors, gases or other forms of air pollution	_____
Liquid and solid waste	_____
Odoors	_____

14. Is land suitable for building? (Engineering verification may be necessary.) deck on pylon

Slope \_\_\_\_\_

Engineering report submitted? \_\_\_\_\_

15. Home occupation? No

16. Exterior lighting? yes (on plan)

17. ~~Walls and fences?~~ yes

18. Accessory building(s)? N/A

Square footage \_\_\_\_\_ Height \_\_\_\_\_

19. Projections from building (type of projection in feet) \_\_\_\_\_

**PARKING AND LOADING** – Please review ZONING ORDINANCE, SECTION §510.

1. Use \_\_\_\_\_

2. Is this a change of use or a new use of a preexisting structure? \_\_\_\_\_

3. Loading requirement \_\_\_\_\_

How will requirements be fulfilled? \_\_\_\_\_

4. Parking requirement \_\_\_\_\_

How will requirement be fulfilled? \_\_\_\_\_

5. Off-street parking

Spaces required \_\_\_\_\_

Spaces provided \_\_\_\_\_

Access from public street (which street) \_\_\_\_\_

Dimensions \_\_\_\_\_

Grading required \_\_\_\_\_

Surface \_\_\_\_\_

Circulation pattern and exiting procedure \_\_\_\_\_



**PLAN REVIEW**

Each application for design approval will be filed with the Zoning Administrator to be forwarded to the Planning & Zoning Commission. The application for approval shall be submitted with eight (8) identical copies of the plan. Each copy shall be on one or more sheets of paper, not measuring more than twenty-four (24) inches by thirty-six (36) inches, drawn to a scale not smaller than forty (40) feet to the inch, which show the features referenced in Section 303 I.C. 1-11 of the Zoning ordinance. The following checklist is provided for the applicant's convenience to ensure inclusion of all necessary data.

- \_\_\_\_\_ Eight (8) copies of the site plan enclosed *(North Arrow)*
- \_\_\_\_\_ North arrow *Site plan*
- \_\_\_\_\_ Scale *existing*
- \_\_\_\_\_ Lot dimensions
- \_\_\_\_\_ Street dedications
- \_\_\_\_\_ Easements
- \_\_\_\_\_ Utilities
- \_\_\_\_\_ Property lines
- \_\_\_\_\_ Location of all buildings and structures and number of stories (building height)
- \_\_\_\_\_ ~~Vicinity sketch~~
- \_\_\_\_\_ Adjacent properties and their uses *- pictures of samples*
- \_\_\_\_\_ Dimensions of all required yards
- \_\_\_\_\_ Lot coverage
- \_\_\_\_\_ ~~Space between buildings~~
- \_\_\_\_\_ Dimensions of all proposed walls and fences
- \_\_\_\_\_ Exterior lighting *(stairwell) key on site plan*
- \_\_\_\_\_ Parking and loading
  - \_\_\_\_\_ Location of spaces
  - \_\_\_\_\_ Number of spaces
  - \_\_\_\_\_ Dimension of spaces
  - \_\_\_\_\_ Circulation patterns
  - \_\_\_\_\_ Surface materials
- \_\_\_\_\_ Existing and proposed drainage *Nothing changes*
- \_\_\_\_\_ Existing natural features (rock outcroppings, washes, etc.) *topography copy*
- \_\_\_\_\_ Existing man-made features (roads, walkways, stairways, etc.)
- \_\_\_\_\_ Existing and proposed grades *not changing*
- \_\_\_\_\_ Slope of property *(Take grading plan)*
- \_\_\_\_\_ Proposed excavation and grading *(Take)*
- \_\_\_\_\_ Engineering reports where needed *(Take)*

PLAN REVIEW CHECKLIST CONTINUED ON NEXT PAGE

- \_\_\_\_\_ ~~Driveways - proposed~~
- \_\_\_\_\_ ~~Location~~
- \_\_\_\_\_ ~~Number~~
- \_\_\_\_\_ ~~Dimensions~~
- \_\_\_\_\_ ~~Circulation patterns~~
- \_\_\_\_\_ ~~Surface materials~~
- \_\_\_\_\_ ~~Other access ways - proposed~~
- \_\_\_\_\_ ~~Location~~
- \_\_\_\_\_ ~~Number~~
- \_\_\_\_\_ ~~Dimensions~~
- \_\_\_\_\_ ~~Circulation patterns~~
- \_\_\_\_\_ ~~Surface materials~~
- \_\_\_\_\_ Pedestrian walkways and stairways - proposed
- \_\_\_\_\_ Location
- \_\_\_\_\_ Number
- \_\_\_\_\_ Dimensions
- \_\_\_\_\_ Circulation patterns
- \_\_\_\_\_ Surface materials
- \_\_\_\_\_ Legal description of property to be developed *lot #*
- \_\_\_\_\_ Additional information requested by Zoning Administrator
- \_\_\_\_\_ Additional information requested by Design Review Board

*401-27-090K  
on 1st page*

**PLEASE NOTE:**

After Planning & Zoning Commission approval and Design Review Board approval, building projects must then be submitted to the Building Inspector for review, approval, and issuance of building permit(s).

**REGARDING BUILDING PERMITS:**

Additional fees are required for building permits to reimburse the Town for costs of providing plan review and construction inspection services. Please refer questions to the Building Inspector. Commercial projects and some residential projects generally require plans to be prepared and/or sealed by an Arizona registrant, such as a licensed architect or engineer, per A.R.S. §32-144. Licensed contractors are required for construction projects per A.R.S. §32-1121.



**STAFF CONTACT:**  
[c.page@jerome.az.gov](mailto:c.page@jerome.az.gov)

**WEBSITE:**  
[www.jerome.az.gov](http://www.jerome.az.gov)

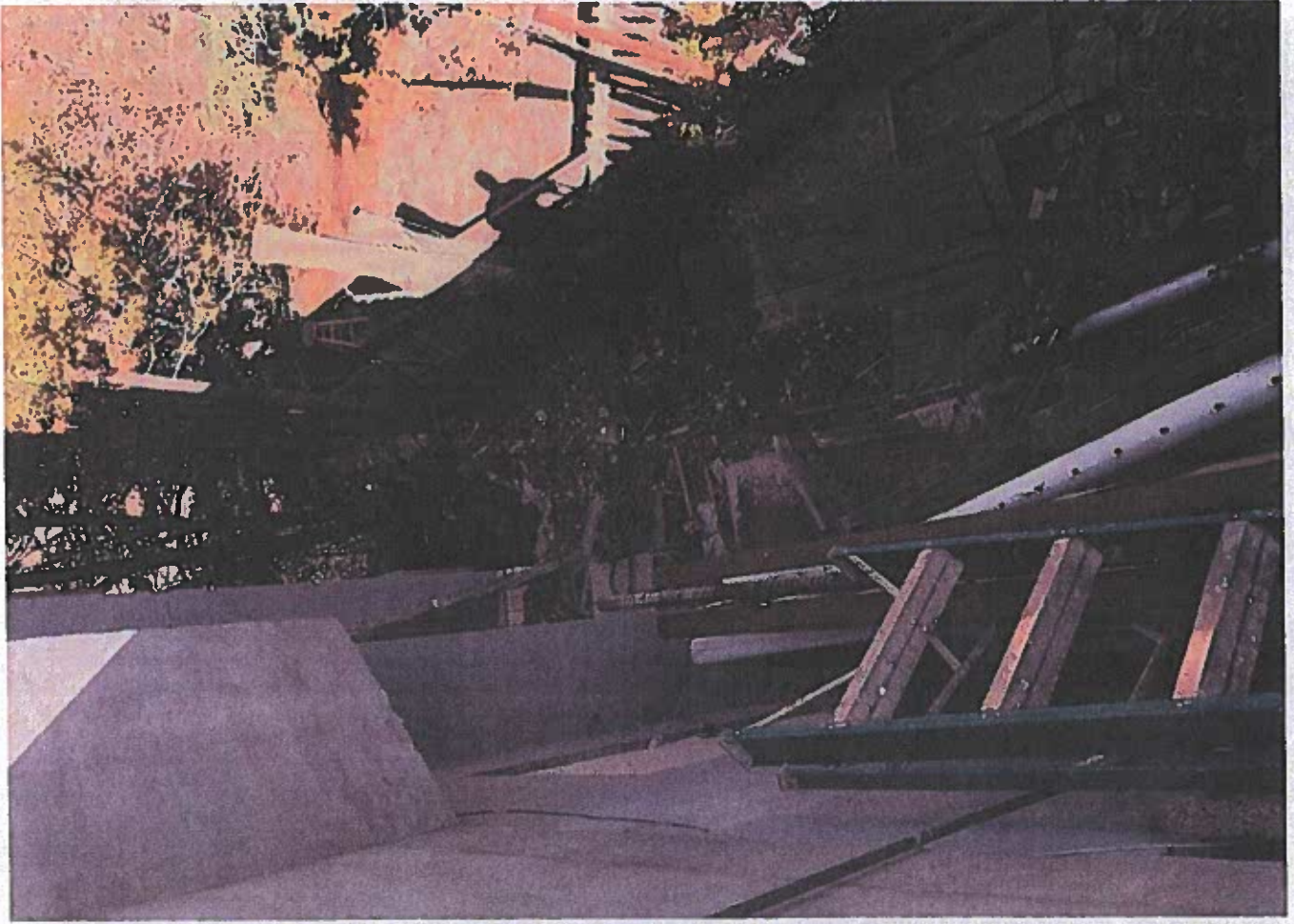
**OFFICE PHONE:**  
928-634-7943

**TOWN HALL ADDRESS:**  
600 CLARK STREET





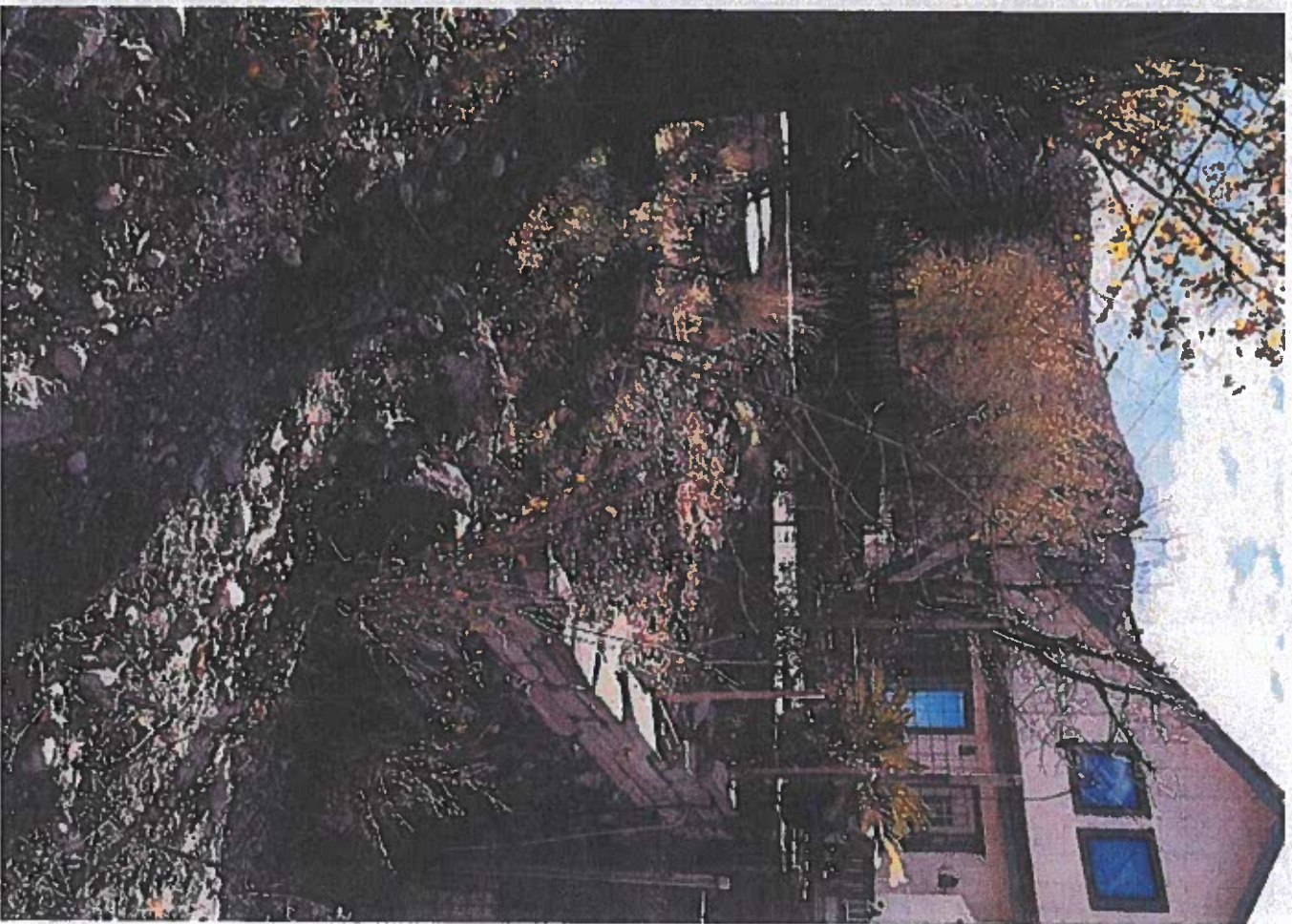
Neighbor Dillenbery from Driv



Neighbor Welch



Neighbour Dillenbery



Neighbour Dillenbery



# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

## ZONING ADMINISTRATOR ANALYSIS PLANNING & ZONING COMMISSION

February 6, 2019

**ITEM 10: DECK, 222 FIRST AVE.**

**APPLICANT: Andrea Allen**

**ZONE:C-1**

**APN 401-06-072A**

Applicant presents a design for a deck built at the lower level of the property, on the northwest side of the building facing Diaz Street. The deck as designed meets required setbacks for the C-1 Zone.

Zoning Ordinance reference:

### 5. YARDS:

#### a. Front Yard:

1) There shall be a front yard of not less than ten (10) feet in depth except when the following conditions prevail:

The front yard is required equal to that established by any commercial building within one hundred (100) feet on either or both sides of the lot. Where more than one such building is within one hundred (100) feet of the lot then the front yard of the nearest such building shall be the required front yard of the lot, except that where the lot is between two (2) such buildings, each within one hundred (100) feet of a lot, then the front yard of this lot shall be that established by a line joining the nearest front corner of the other such building. Nothing in the above shall require that a front yard in this district exceed twenty (20) feet.

2) Where lots have a double frontage on two (2) streets, the required front yard shall be provided on both streets.

It is pre-constructed and was brought to the attention of Zoning by citizen complaint. The owner was advised by previous Zoning Administrator this structure would not require permit and believed it would not require review either.

The structure is placed with no permanent anchoring in an area that could be utilized for parking. Zoning Administrator has instructed owner to demonstrate adequate parking for three unit apartment building for this P&Z submission.

Parking required for three apartments is five (5) spaces, and is indicated on the site plan in this packet.

Uniform Building Code requires a permit and inspection of the structure.

Charlotte Page, Zoning Administrator



# TOWN OF JEROME, ARIZONA

Founded 1876  
Incorporated 1899

Jerome Town Hall and Civic Center  
600 Clark Street  
P.O. Box 335, Jerome, AZ 86331  
(928) 634-7943 FAX (928) 634-0715

## APPLICATION FOR PLANNING & ZONING COMMISSION

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT'S NAME: Andrea Allen

MAILING ADDRESS: PO Box 1151 Jerome 86331

TELEPHONE: 303-518-1217 EMAIL: andreaallen@me.com

PROJECT ADDRESS: 222 First Ave

PARCEL NUMBER: 401-06-072A ZONE DISTRICT: C1

APPLICATION FOR (Please describe the project.): Wooden Platform (Deck) measuring 16.5'x16.5x8" install on lower level of property

- I hereby apply for consideration and conditional approval by the above Planning & Zoning Commission.
- I understand that any approval is not valid until application fees are received by the Town.
- I have obtained and reviewed information on the criteria used in evaluation by these bodies and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT'S SIGNATURE: [Signature] DATE: 1-21-19

### TOWN USE BELOW

RECEIVED FROM: Andrea Allen DATE: 1/29/19

Received the sum of \$ 100<sup>00</sup> as:  Check No. \_\_\_\_\_  Cash  Credit Card

Per Fee schedule - Ordinance 332

BY: [Signature] FOR: Charlotte Page

**PLANNING & ZONING** – Please review ZONING ORDINANCE, ALL OF SECTION §303. Conditional Use Permits must also be approved by Council.

ZONING DISTRICT: C1 PROPOSED USE: Platform (Deck)

PERMITTED USE?:  CONDITIONAL USE?:

**PROPERTY DESCRIPTION**

1. Nonconforming lot of record? 401-06-072A

2. Name of connecting public street First Ave

3. Public water (domestic)? yes Public Sewer? yes

Public water (fire suppression?) yes Public Septic? yes

4. Lot area 14,550 (approx) Required for zone \_\_\_\_\_

5. Lot width Varies Required for zone \_\_\_\_\_

6. Square footage of building 4,830 (approx) Required for zone \_\_\_\_\_

Square footage of footprint 2,016

7. Percentage of lot covered 14%

8. Yards

Front 0 Front of buildings within 100' None

Side yard (1) 0 Side yard (2) 0

Rear yard 11,909

Single or double frontage Double

9. Building height from median Historic Building Maximum face —  
Platform/Deck 8 inches  
*Engineering may be required on Items 10 and 11.*

10. Fill required? No Evidence of safety of fill —

11. Excavation required? No Evidence of safety of excavation —

12. Design Review required? Completed + Approved pending P+Z approval



Sign proposed?     

13. Performance Standards – Please review and indicate compliance with the following:

Standard	Compliance Guaranteed
Noise	<u>NA</u>
Smoke	<u>NA</u>
Glare or heat	<u>NA</u>
Vibration	<u>NA</u>
Fly ash, dust, fumes, vapors, gases or other forms of air pollution	<u>NA</u>
Liquid and solid waste	<u>NA</u>
Odors	<u>NA</u>

14. Is land suitable for building? (Engineering verification may be necessary.) yes

Slope     

Engineering report submitted?     

15. Home occupation? yes - Existing

16. Exterior lighting? yes - Existing

17. Walls and fences? yes - Existing

18. Accessory building(s)? - yes - Existing

Square footage 160 sq. ft Height 12 ft

19. Projections from building (type of projection in feet)

**PARKING AND LOADING** – Please review ZONING ORDINANCE, SECTION §510.

1. Use Residential

2. Is this a change of use or a new use of a preexisting structure? NO

3. Loading requirement NA

How will requirements be fulfilled? —

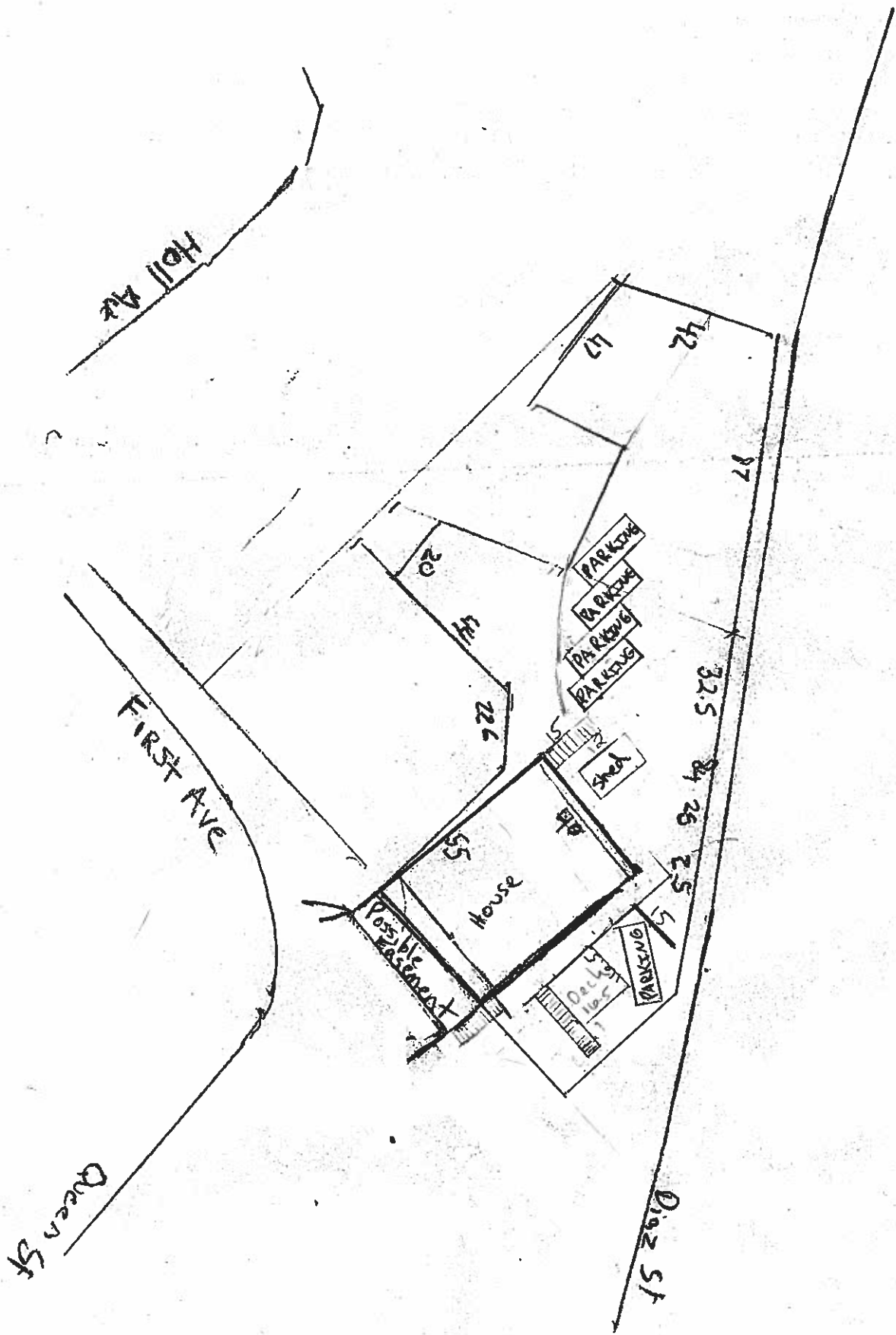
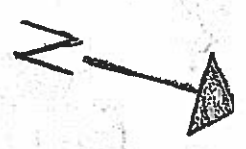
4. Parking requirement 5

How will requirement be fulfilled? 1 space on lower level 4 spaces in back driveway

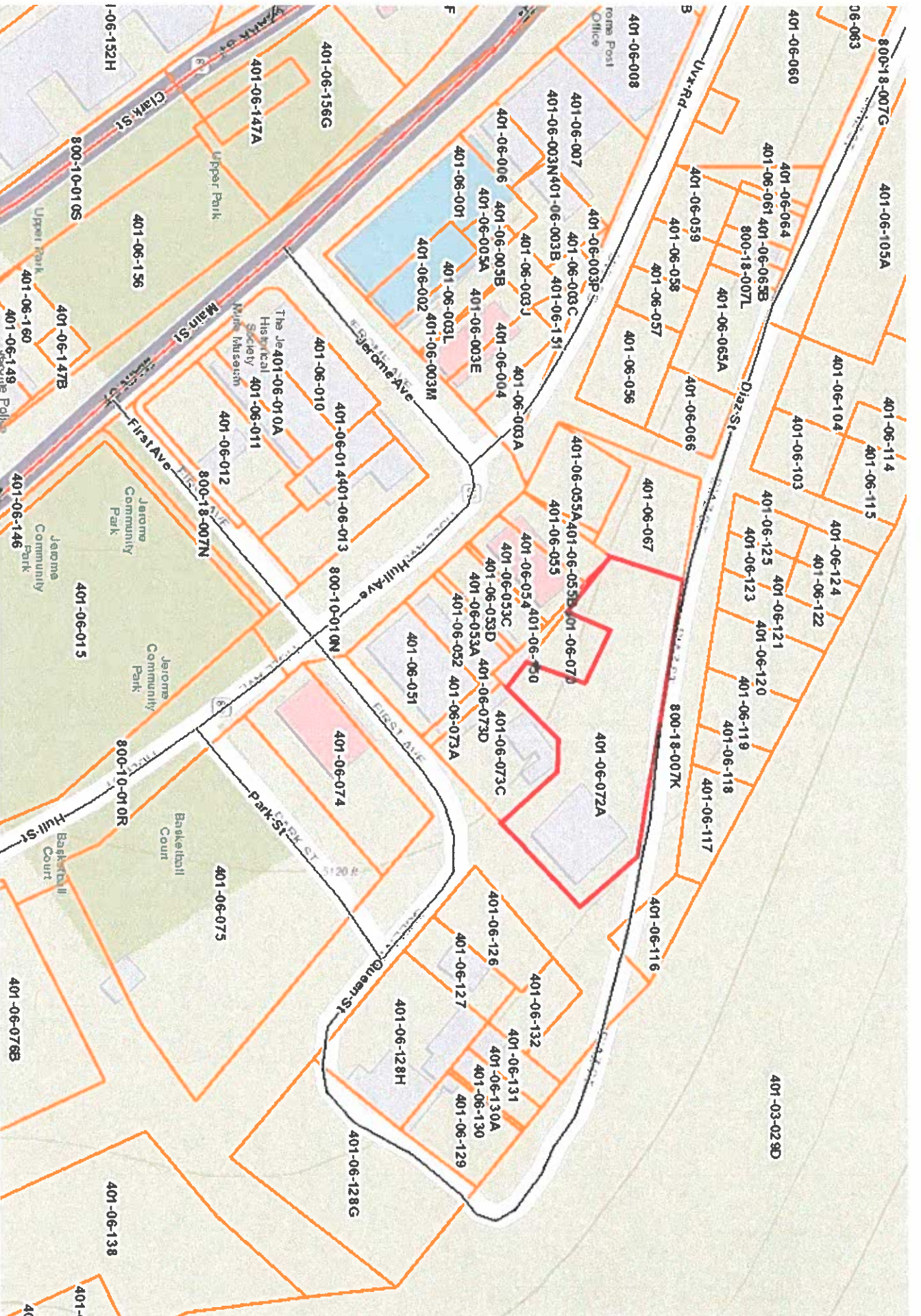
5. Off-street parking

Spaces required	<u>5</u>
Spaces provided	<u>5</u>
Access from public street (which street)	<u>Diaz</u>
Dimensions	<u>8x20</u>
Grading required	<u>No</u>
Surface	<u>Asp, Pkt</u>
Circulation pattern and exiting procedure	<u>NA</u>

Scale: 1" = 40'  
222 FIRST AVE  
TERRONE, AZ 86331



222 FIRST ST, VICINITY MAP



**222 First Ave- Platform (Deck)**



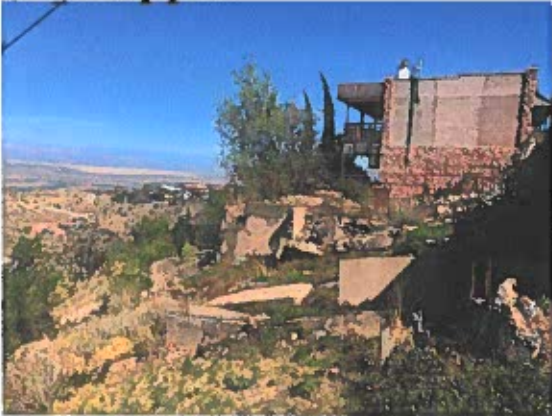
**EXISTING STRUCTURE**



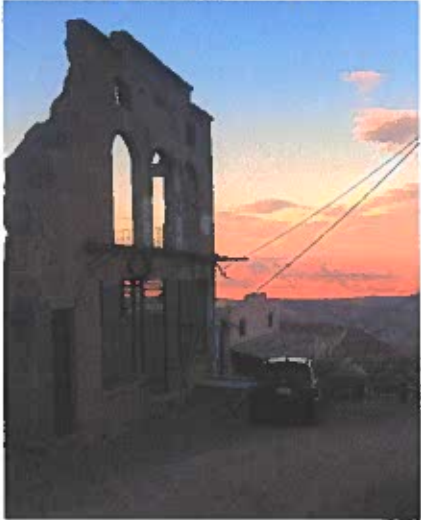
**ADJOINING PROPERTIES**

**NORTH: NA**

**EAST: Empty Lot**



**SOUTH: La Victoria Glass Blowing Studio**



**WEST: Driveway, Empty Lots**





# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

## ZONING ADMINISTRATOR ANALYSIS Planning & Zoning Commission February 6, 2019

**ITEM 11: 2<sup>ND</sup> FLOOR ADDITION, STORAGE ROOM ADDITION OVER EXISTING GARAGE**  
**701 HULL ROAD**  
**APPLICANT: DON & Kathi Feher**

**ZONE: R1-5**

**APN: 401-08-011A & 011B**

Applicant presents a design for preliminary review and consideration. A second story addition over existing garage. The property is considered a contributor in the historic overlay, the owner reports both the home and garage were constructed in 1917.

This garage is considered a legal non-conforming building. Increasing the height of this structure to allow a storage shed at the level of the terrace above would be within the current height restrictions allowed in the Zoning Ordinance.

To consider a non-conforming situation refer to this portion of Jerome's Zoning Ordinance:

### **SECTION 501. NONCONFORMING SITUATIONS**

#### **A. DEFINITIONS**

A nonconforming situation is a condition that occurs when, on the effective date of this Ordinance or a previous Ordinance or on the effective date of an Ordinance text amendment or rezoning an existing lot, structure, building, sign, development or use of an existing lot or structure does not conform to one or more of the regulations currently applicable to the district in which the lot, structure, building, sign, development or use is located.

#### **B. PURPOSE**

While permitting the use and maintenance of nonconforming structures, this section is intended to limit the number and extent of nonconforming uses and structures by prohibiting their being moved, altered, enlarged or restored after destruction in a manner which would increase the discrepancy between conditions existing at the time of adoption of the Ordinance and the standards prescribed in this Ordinance, except as provided for by A.R.S. 9-462.02.

#### **C. APPLICATION**

6. A nonconforming building may not be reconstructed or structurally altered during its life to an extent which would increase the discrepancy between conditions existing at the time of the adoption of this Ordinance and the standards prescribed in this Ordinance.

7. No repairs, alterations or additions shall be made to any building used for a



nonconforming use or a nonconforming building which has been damaged by fire, flood, wind, earthquake, explosion or other calamity, act of God or act of the public enemy or which has been dismantled or demolished by the owner, to an extent which would increase the discrepancy between conditions at the time of such damage and the standards prescribed in this Ordinance.

8. A nonconforming use shall not be extended, but the extension of a lawful use to any portion of a nonconforming building which existed prior to the enactment of this Ordinance shall not be deemed the extension of such nonconforming use.

ZA – In this case, the historical discrepancy is the lot size and the location of the buildings on the lot. Increasing the footprint of the building would be an increase in the discrepancy. Building a second story that is within the historic existing footprint will not increase the discrepancy. The code reference and the expression of this discrepancy have been reviewed by the town's attorney, this analysis is supported by legal review.

The use of this accessory building is conforming with accessory building use in the R1-5 Zone. The building is currently in use as a hobby shop/garage/storage. Additional storage at the proposed 2<sup>nd</sup> level would have access only at the patio level and is proposed with a 33 square foot floorplan and a 7 ft. maximum ceiling height. The historic garage structure has no water or sewer hookup and has not had electricity in the past. No utilities are proposed for this development.

If constructed, the total height of the garage with the proposed addition would be well within the current height restriction. It is a relatively small building, subordinate to the associated residence. Both the current use of the existing structure and the proposed addition are customary and incidental to the primary residential use.

If approved by P&Z for construction, Jerome's Building Inspector would inspect the site prior to issuing a building permit. A building permit and inspection for all phases of this construction is required.

Charlotte Page, Zoning Administrator



Founded 1876  
Incorporated 1899

# TOWN OF JEROME, ARIZONA

\$100-

Jerome Town Hall and Civic Center  
600 Clark Street  
P.O. Box 335, Jerome, AZ 86331  
(928) 634-7943 FAX (928) 634-0715

## APPLICATION FOR PLANNING & ZONING COMMISSION

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT'S NAME: DON + KATHI FEHER

MAILING ADDRESS: P.O. BOX 244 JEROME AZ 86331

TELEPHONE: 562 225 4498 EMAIL: feher.sailing@gmail.com

PROJECT ADDRESS: 701 HULL ROAD

PARCEL NUMBER: 401-08-011A and 011B ZONE DISTRICT: R 1-5

APPLICATION FOR (Please describe the project.): STORAGE ROOM ADDITION OVER  
EXISTING GARAGE

- I hereby apply for consideration and conditional approval by the above Planning & Zoning Commission.
- I understand that any approval is not valid until application fees are received by the Town.
- I have obtained and reviewed information on the criteria used in evaluation by these bodies and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT'S SIGNATURE: Don Feher DATE: JAN 7, 2019

### TOWN USE BELOW

RECEIVED FROM: Kathy Feher DATE: 1/7/19

Received the sum of \$ \$100<sup>00</sup> as:  Check No. \_\_\_\_\_  Cash  Credit Card

Per Fee schedule - Ordinance 332

BY: Rosa FOR: Charlotte Page

**PLANNING & ZONING** – Please review ZONING ORDINANCE, ALL OF SECTION §303. Conditional Use Permits must also be approved by Council.

ZONING DISTRICT: R1-5 PROPOSED USE: STORAGE

PERMITTED USE?:  CONDITIONAL USE?:

**PROPERTY DESCRIPTION**

1. Nonconforming lot of record? N/A

2. Name of connecting public street HULL ROAD

3. Public water (domestic)? N/A Public Sewer? N/A

Public water (fire suppression?) N/A Public Septic? N/A

4. Lot area N/A Required for zone \_\_\_\_\_

5. Lot width N/A Required for zone \_\_\_\_\_

6. Square footage of building existing 183 sq ft Required for zone \_\_\_\_\_

Square footage of footprint existing 183 sq ft

7. Percentage of lot covered N/A

8. Yards

Front N/A Front of buildings within 100' N/A

Side yard (1) N/A Side yard (2) N/A

Rear yard N/A

Single or double frontage N/A

9. Building height from median 15'6" Maximum face 19'3"

*Engineering may be required on Items 10 and 11.*

10. Fill required? NO Evidence of safety of fill \_\_\_\_\_

11. Excavation required? NO Evidence of safety of excavation \_\_\_\_\_

12. Design Review required? YES

Sign proposed? NO

13. Performance Standards – Please review and indicate compliance with the following:

Standard	Compliance Guaranteed
Noise	<u>YES</u>
Smoke	<u>YES</u>
Glare or heat	<u>YES</u>
Vibration	<u>YES</u>
Fly ash, dust, fumes, vapors, gases or other forms of air pollution	<u>YES</u>
Liquid and solid waste	<u>YES</u>
Odors	<u>YES</u>

14. Is land suitable for building? (Engineering verification may be necessary.) N/A

Slope \_\_\_\_\_

Engineering report submitted? \_\_\_\_\_

15. Home occupation? N/A

16. Exterior lighting? N/A

17. Walls and fences? N/A

18. Accessory building(s)? N/A

Square footage \_\_\_\_\_ Height \_\_\_\_\_

19. Projections from building (type of projection in feet) AWNING OVER DOOR 3'0"

**PARKING AND LOADING** – Please review ZONING ORDINANCE, SECTION §510.

1. Use N/A \_\_\_\_\_

2. Is this a change of use or a new use of a preexisting structure? \_\_\_\_\_

3. Loading requirement N/A \_\_\_\_\_

How will requirements be fulfilled? \_\_\_\_\_

4. Parking requirement N/A \_\_\_\_\_

How will requirement be fulfilled? \_\_\_\_\_

5. Off-street parking

Spaces required \_\_\_\_\_

Spaces provided \_\_\_\_\_

Access from public street (which street) \_\_\_\_\_

Dimensions \_\_\_\_\_

Grading required \_\_\_\_\_

Surface \_\_\_\_\_

Circulation pattern and exiting procedure \_\_\_\_\_

**PLAN REVIEW**

Each application for design approval will be filed with the Zoning Administrator to be forwarded to the Planning & Zoning Commission. The application for approval shall be submitted with eight (8) identical copies of the plan. Each copy shall be on one or more sheets of paper, not measuring more than twenty-four (24) inches by thirty-six (36) inches, drawn to a scale not smaller than forty (40) feet to the inch, which show the features referenced in Section 303 I.C. 1-11 of the Zoning ordinance. The following checklist is provided for the applicant's convenience to ensure inclusion of all necessary data.

<u>✓</u>	Eight (8) copies of the site plan enclosed
<u>✓</u>	North arrow
<u>✓</u>	Scale
<u>      </u>	Lot dimensions
<u>N/A</u>	Street dedications
<u>N/A</u>	Easements
<u>N/A</u>	Utilities
<u>✓</u>	Property lines
<u>✓</u>	Location of all buildings and structures and number of stories (building height)
<u>✓</u>	Vicinity sketch
<u>N/A</u>	Adjacent properties and their uses
<u>N/A</u>	Dimensions of all required yards
<u>N/A</u>	Lot coverage
<u>N/A</u>	Space between buildings
<u>N/A</u>	Dimensions of all proposed walls and fences
<u>N/A</u>	Exterior lighting
<u>N/A</u>	Parking and loading
<u>      </u>	Location of spaces
<u>      </u>	Number of spaces
<u>      </u>	Dimension of spaces
<u>      </u>	Circulation patterns
<u>      </u>	Surface materials
<u>N/A</u>	Existing and proposed drainage
<u>✓</u>	Existing natural features (rock outcroppings, washes, etc.)
<u>✓</u>	Existing man-made features (roads, walkways, stairways, etc.)
<u>N/A</u>	Existing and proposed grades
<u>N/A</u>	Slope of property
<u>N/A</u>	Proposed excavation and grading
<u>N/A</u>	Engineering reports where needed

PLAN REVIEW CHECKLIST CONTINUED ON NEXT PAGE

N/A Driveways - proposed  
\_\_\_\_\_ Location  
\_\_\_\_\_ Number  
\_\_\_\_\_ Dimensions  
\_\_\_\_\_ Circulation patterns  
\_\_\_\_\_ Surface materials

N/A Other access ways – proposed  
\_\_\_\_\_ Location  
\_\_\_\_\_ Number  
\_\_\_\_\_ Dimensions  
\_\_\_\_\_ Circulation patterns  
\_\_\_\_\_ Surface materials

N/A Pedestrian walkways and stairways - proposed  
\_\_\_\_\_ Location  
\_\_\_\_\_ Number  
\_\_\_\_\_ Dimensions  
\_\_\_\_\_ Circulation patterns  
\_\_\_\_\_ Surface materials

N/A Legal description of property to be developed  
\_\_\_\_\_ Additional information requested by Zoning Administrator  
\_\_\_\_\_ Additional information requested by Design Review Board

**PLEASE NOTE:**

After Planning & Zoning Commission approval and Design Review Board approval, building projects must then be submitted to the Building Inspector for review, approval, and issuance of building permit(s).

**REGARDING BUILDING PERMITS:**

Additional fees are required for building permits to reimburse the Town for costs of providing plan review and construction inspection services. Please refer questions to the Building Inspector. Commercial projects and some residential projects generally require plans to be prepared and/or sealed by an Arizona registrant, such as a licensed architect or engineer, per A.R.S. §32-144. Licensed contractors are required for construction projects per A.R.S. §32-1121.



STAFF CONTACT:  
[c.page@jerome.az.gov](mailto:c.page@jerome.az.gov)



WEBSITE:  
[www.jerome.az.gov](http://www.jerome.az.gov)

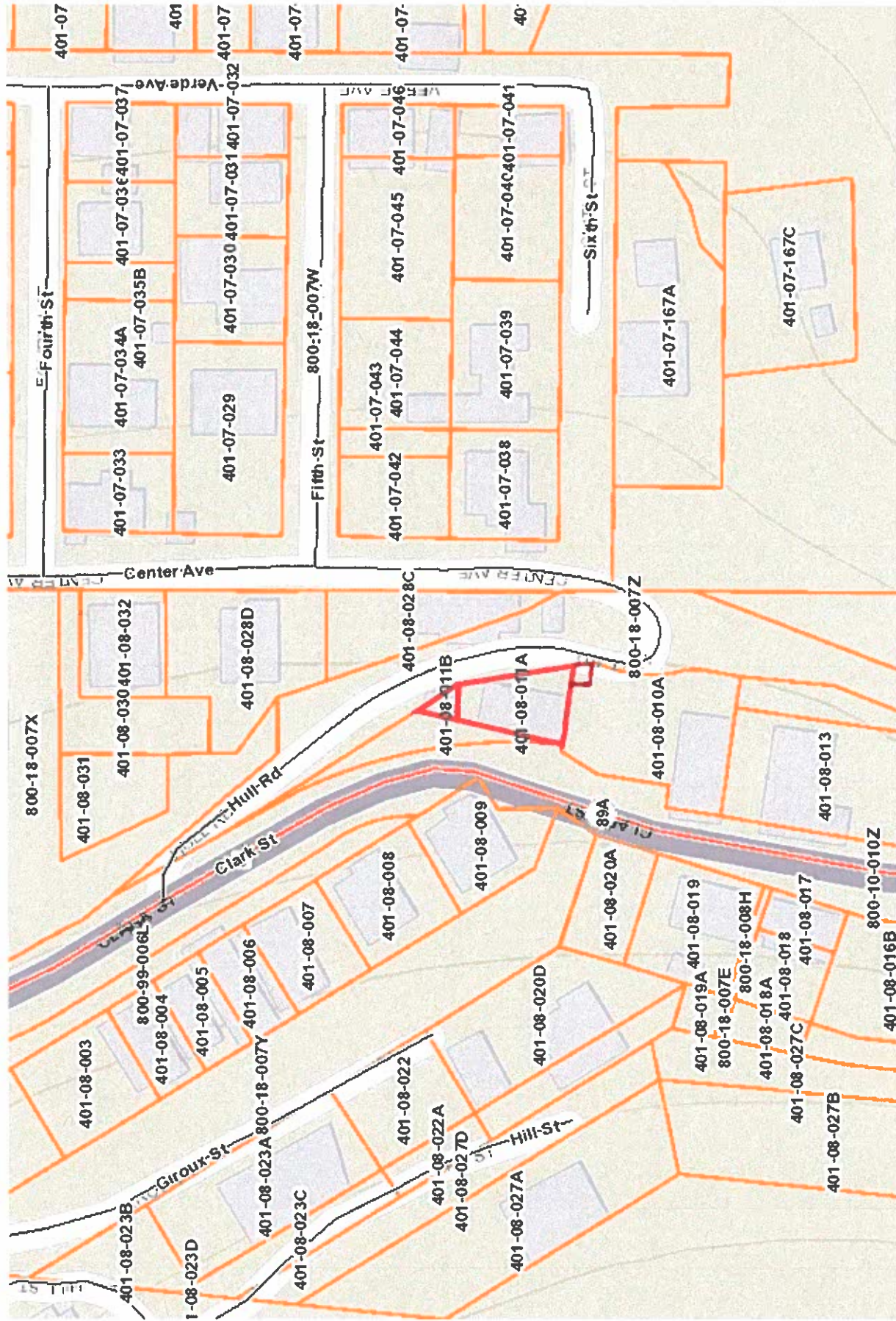


OFFICE PHONE:  
928-634-7943



TOWN HALL ADDRESS:  
600 CLARK STREET

701 Hull Rd., vicinity map





# SITE PLAN

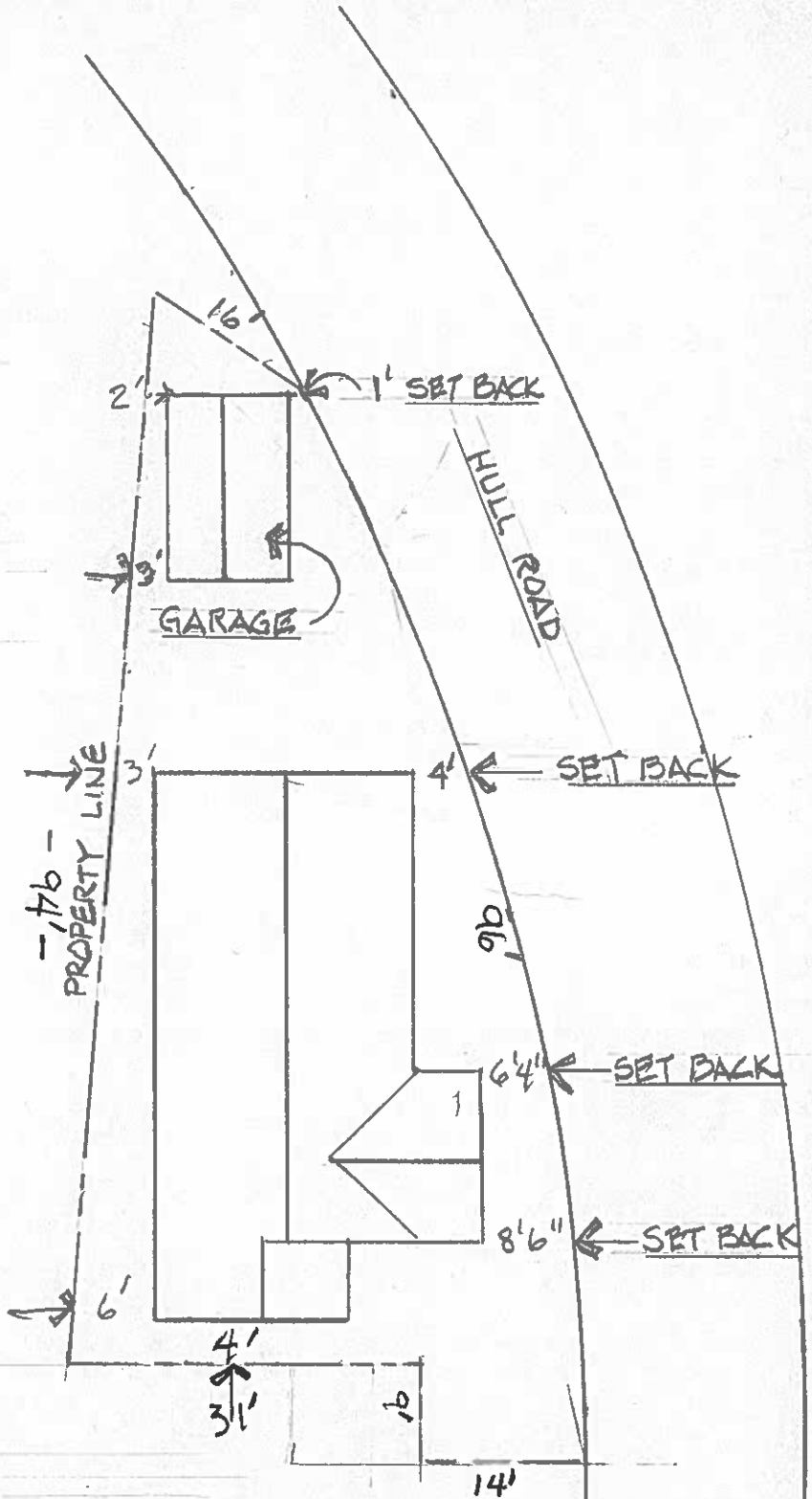
701 HULL ROAD

JEROME, AZ 86331

SCALE: 1" = 16'

DATE: 01-28-2019

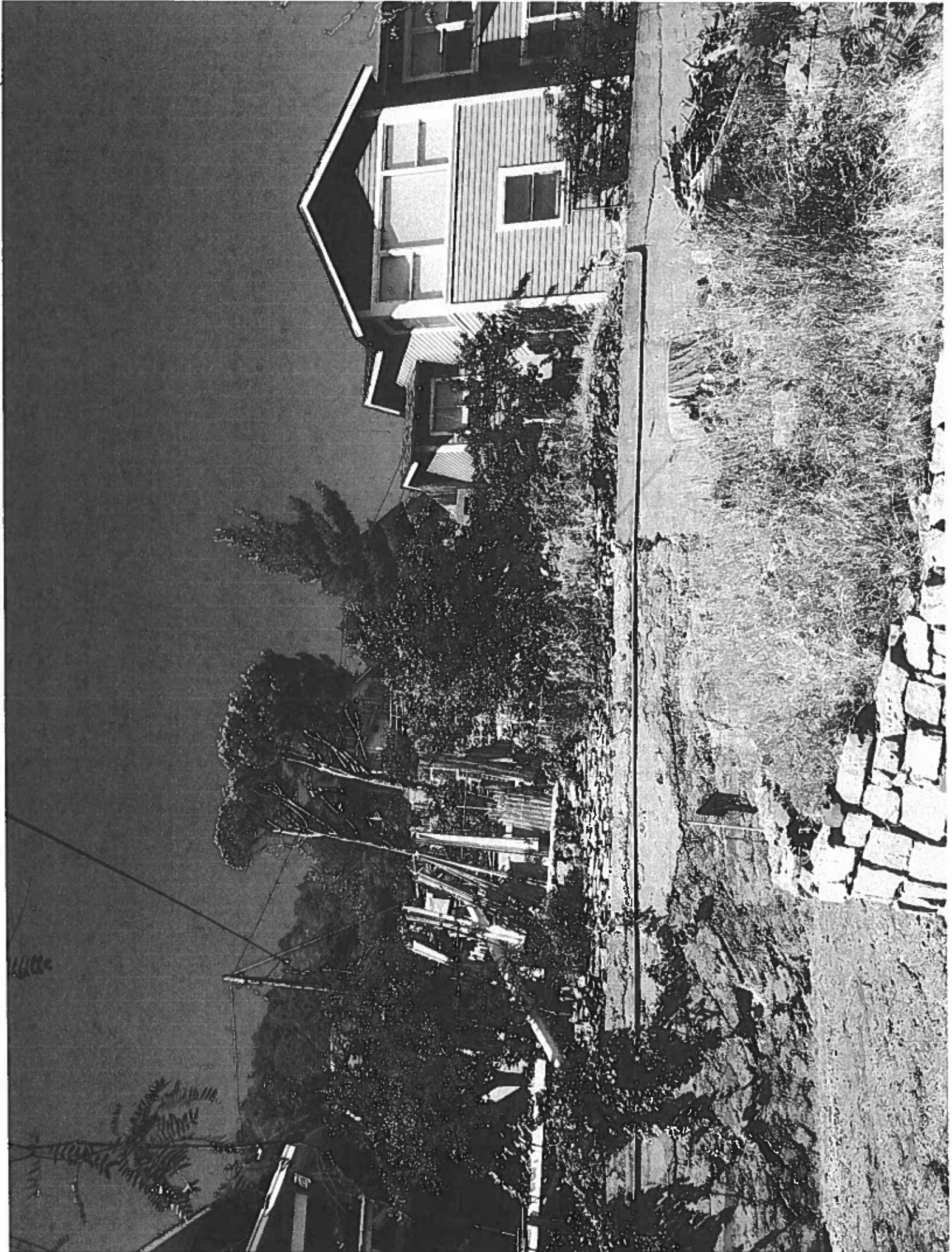
DON FEHER

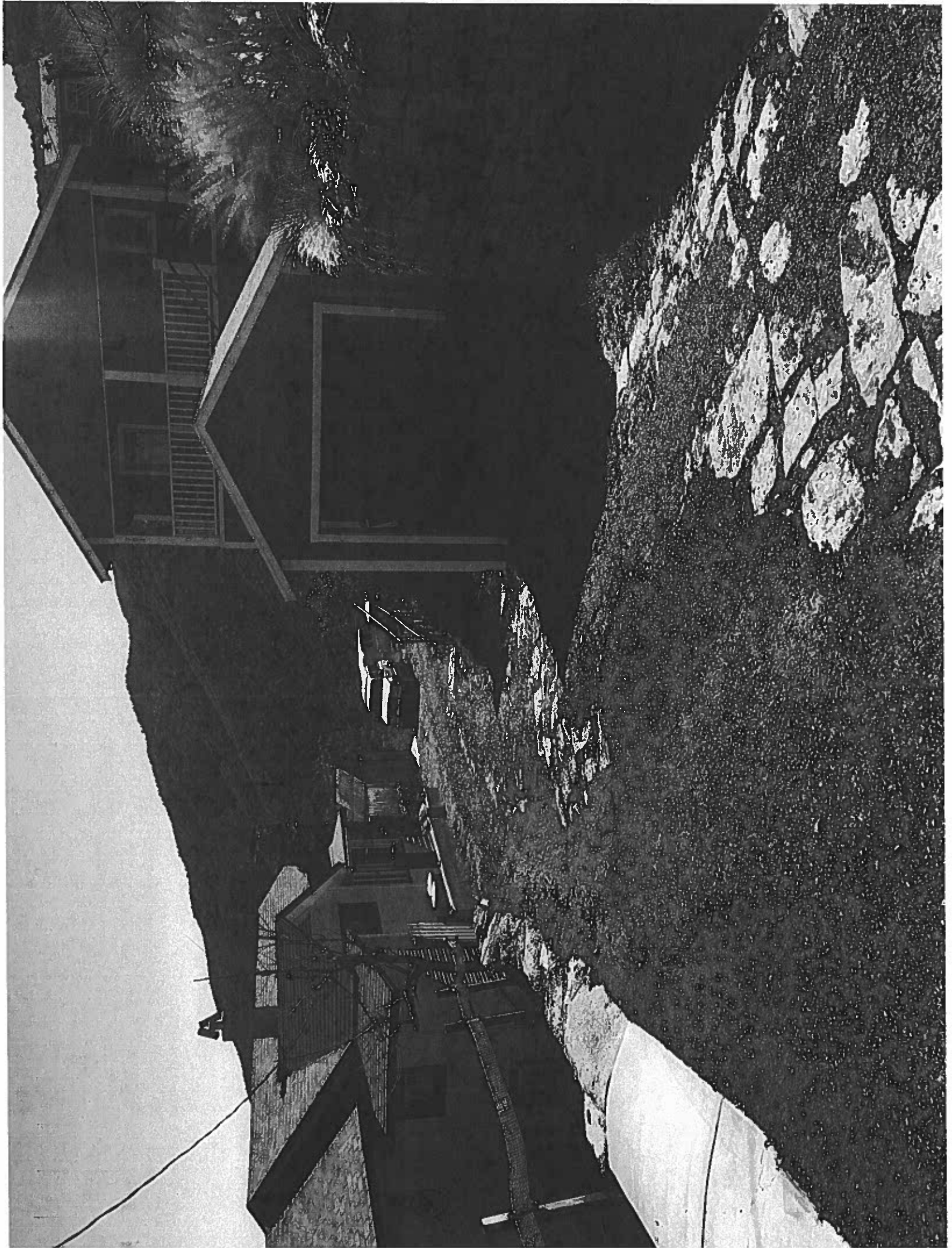


FOR:  
SECOND FLOOR ADDITION  
ABOVE GARAGE











# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

## ZONING ADMINISTRATOR ANALYSIS Planning & Zoning Commission February 6, 2019

### 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

OWNER OF RECORD: Jerome Clubhouse, LLC

ZONE: C-1

APN: 401-07-169A

Applicant requests review and Commission preliminary decision for tandem parking. A fire lane was added to the lot design at the request of Jerome Fire Chief. This recommendation for fire safety is in the packet.

Legal was consulted and recommended conditions if approved, including each tandem lane would be specifically assigned to one individual apartment and will be signed.

A Neighborhood Meeting was conducted on January 23, 2019, as requested by P&Z and a report is included in the packet for review and/or discussion.

Charlotte Page

Zoning Administrator



# TOWN OF JEROME, ARIZONA

Jerome Town Hall and Civic Center  
600 Clark Street  
P.O. Box 335, Jerome, AZ 86331  
(928) 634-7943 FAX (928) 634-0715

Founded 1876  
Incorporated 1899

## APPLICATION FOR PLANNING & ZONING COMMISSION

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT'S NAME: Percy Woodworth  
MAILING ADDRESS: 830 S. Main St Suite 2D Cottonwood AZ 86326  
TELEPHONE: 928-274-1216 EMAIL: ctwdn1159@gmail.com  
PROJECT ADDRESS: 123 Hill St Jerome AZ 86331  
PARCEL NUMBER: 401-07-169A ZONE DISTRICT: C-1  
APPLICATION FOR (Please describe the project.): Mixed Residential

- I hereby apply for consideration and conditional approval by the above Planning & Zoning Commission.
- I understand that any approval is not valid until application fees are received by the Town.
- I have obtained and reviewed information on the criteria used in evaluation by these bodies and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT'S SIGNATURE: [Signature] DATE: 1-30-2019

### TOWN USE BELOW

RECEIVED FROM: Jerome Clubhouse LLC DATE: 10-23-18

Received the sum of \$ 100 as:  Check No. 1025  Cash  Credit Card

Per Fee schedule - Ordinance 332

BY: [Signature] FOR: P+Z Prelim Plan Review

**PLANNING & ZONING** – Please review ZONING ORDINANCE, ALL OF SECTION §303. Conditional Use Permits must also be approved by Council.

ZONING DISTRICT: C-1 PROPOSED USE: RESIDENTIAL

PERMITTED USE?:  CONDITIONAL USE?:

**PROPERTY DESCRIPTION**

1. Nonconforming lot of record? \_\_\_\_\_

2. Name of connecting public street HILL Street

3. Public water (domestic)? Yes Public Sewer? Yes

Public water (fire suppression?) Yes Public Septic? N/A

4. Lot area .9 Acres 39,145 <sup>#</sup> Required for zone \_\_\_\_\_

5. Lot width \_\_\_\_\_ Required for zone \_\_\_\_\_

6. Square footage of building 12,690 <sup>#</sup> Required for zone \_\_\_\_\_

Square footage of footprint 4,785 <sup>#</sup>

7. Percentage of lot covered 12.2%

8. Yards

Front 10' Front of buildings within 100' \_\_\_\_\_

Side yard (1) None Side yard (2) 5'

Rear yard 10'

Single or double frontage GIROUX Street on West Property Line

9. Building height from median \_\_\_\_\_ Maximum face \_\_\_\_\_

*Engineering may be required on Items 10 and 11.*

10. Fill required? EXIT Slabs Evidence of safety of fill \_\_\_\_\_

11. Excavation required? Parking Area Evidence of safety of excavation \_\_\_\_\_

12. Design Review required? \_\_\_\_\_



Sign proposed? \_\_\_\_\_

13. Performance Standards – Please review and indicate compliance with the following:

<i>Standard</i>	<i>Compliance Guaranteed</i>
Noise	_____
Smoke	_____
Glare or heat	_____
Vibration	_____
Fly ash, dust, fumes, vapors, gases or other forms of air pollution	_____
Liquid and solid waste	_____
Odors	_____

14. Is land suitable for building? (Engineering verification may be necessary.) \_\_\_\_\_

Slope \_\_\_\_\_

Engineering report submitted? \_\_\_\_\_

15. Home occupation? \_\_\_\_\_

16. Exterior lighting? LIGHTING AT NEW EXIT STAIRS

17. Walls and fences? RETAINING WALLS FOR PARKING AND  
EXIT STAIRS

18. Accessory building(s)? \_\_\_\_\_

Square footage \_\_\_\_\_ Height \_\_\_\_\_

19. Projections from building (type of projection in feet) \_\_\_\_\_

\_\_\_\_\_

**PARKING AND LOADING** – Please review ZONING ORDINANCE, SECTION §510.

1. Use RESIDENTIAL
2. Is this a change of use or a new use of a preexisting structure? NEW use of EXISTING STRUCTURE
3. Loading requirement \_\_\_\_\_  
 How will requirements be fulfilled? \_\_\_\_\_
4. Parking requirement RESIDENTIAL 12  
 How will requirement be fulfilled? see site PLAN
5. Off-street parking
 

Spaces required	12
Spaces provided	17
Access from public street (which street)	Hill Street
Dimensions	8 X 20
Grading required	yes
Surface	Gravel
Circulation pattern and exiting procedure	see site PLAN

**PLAN REVIEW**

Each application for design approval will be filed with the Zoning Administrator to be forwarded to the Planning & Zoning Commission. The application for approval shall be submitted with eight (8) identical copies of the plan. Each copy shall be on one or more sheets of paper, not measuring more than twenty-four (24) inches by thirty-six (36) inches, drawn to a scale not smaller than forty (40) feet to the inch, which show the features referenced in Section 303 I.C. 1-11 of the Zoning ordinance. The following checklist is provided for the applicant's convenience to ensure inclusion of all necessary data.

- \_\_\_\_\_ Eight (8) copies of the site plan enclosed
- \_\_\_\_\_ North arrow
- \_\_\_\_\_ Scale
- \_\_\_\_\_ Lot dimensions
- \_\_\_\_\_ Street dedications
- \_\_\_\_\_ Easements
- \_\_\_\_\_ Utilities
- \_\_\_\_\_ Property lines
- \_\_\_\_\_ Location of all buildings and structures and number of stories (building height)
- \_\_\_\_\_ Vicinity sketch
- \_\_\_\_\_ Adjacent properties and their uses
- \_\_\_\_\_ Dimensions of all required yards
- \_\_\_\_\_ Lot coverage
- \_\_\_\_\_ Space between buildings
- \_\_\_\_\_ Dimensions of all proposed walls and fences
- \_\_\_\_\_ Exterior lighting
- \_\_\_\_\_ Parking and loading
  - \_\_\_\_\_ Location of spaces
  - \_\_\_\_\_ Number of spaces
  - \_\_\_\_\_ Dimension of spaces
  - \_\_\_\_\_ Circulation patterns
  - \_\_\_\_\_ Surface materials
- \_\_\_\_\_ Existing and proposed drainage
- \_\_\_\_\_ Existing natural features (rock outcroppings, washes, etc.)
- \_\_\_\_\_ Existing man-made features (roads, walkways, stairways, etc.)
- \_\_\_\_\_ Existing and proposed grades
- \_\_\_\_\_ Slope of property
- \_\_\_\_\_ Proposed excavation and grading
- \_\_\_\_\_ Engineering reports where needed

*PLAN REVIEW CHECKLIST CONTINUED ON NEXT PAGE*

- \_\_\_\_\_ Driveways - proposed
  - \_\_\_\_\_ Location
  - \_\_\_\_\_ Number
  - \_\_\_\_\_ Dimensions
  - \_\_\_\_\_ Circulation patterns
  - \_\_\_\_\_ Surface materials
- \_\_\_\_\_ Other access ways – proposed
  - \_\_\_\_\_ Location
  - \_\_\_\_\_ Number
  - \_\_\_\_\_ Dimensions
  - \_\_\_\_\_ Circulation patterns
  - \_\_\_\_\_ Surface materials
- \_\_\_\_\_ Pedestrian walkways and stairways - proposed
  - \_\_\_\_\_ Location
  - \_\_\_\_\_ Number
  - \_\_\_\_\_ Dimensions
  - \_\_\_\_\_ Circulation patterns
  - \_\_\_\_\_ Surface materials
- \_\_\_\_\_ Legal description of property to be developed
- \_\_\_\_\_ Additional information requested by Zoning Administrator
- \_\_\_\_\_ Additional information requested by Design Review Board

**PLEASE NOTE:**

After Planning & Zoning Commission approval and Design Review Board approval, building projects must then be submitted to the Building Inspector for review, approval, and issuance of building permit(s).

**REGARDING BUILDING PERMITS:**

Additional fees are required for building permits to reimburse the Town for costs of providing plan review and construction inspection services. Please refer questions to the Building Inspector. Commercial projects and some residential projects generally require plans to be prepared and/or sealed by an Arizona registrant, such as a licensed architect or engineer, per A.R.S. §32-144. Licensed contractors are required for construction projects per A.R.S. §32-1121.



**STAFF CONTACT:**  
[c.page@jerome.az.gov](mailto:c.page@jerome.az.gov)



**WEBSITE:**  
[www.jerome.az.gov](http://www.jerome.az.gov)



**OFFICE PHONE:**  
928-634-7943



**TOWN HALL ADDRESS:**  
600 CLARK STREET



# Jerome Fire Department

P.O. Box 1025 Jerome, AZ 86331 Tel. (928) 649-3034 Fax (928) 649-3039  
e-mail: [blair@jeromefire.us](mailto:blair@jeromefire.us)

11-27-18

IFC 2012 dictates that fire lanes should be a minimum of 20 feet. However there are limited areas in Jerome where these requirements can be met. Fire Department has allowed for a minimum of 12 feet where these requirements cannot be met. The clubhouse has access in the front and on 2 sides of the structure. However we would not be placing apparatus on the sides of this structure. We would still require access to the South East of the structure with at least 10 feet distance from the structure, so the Fire Department can make access the back the structure. There are also exceptions if the dwelling is equipped throughout with an approved automatic sprinkler system.

Fire Chief  
Rusty Blair

Attached is appendix D  
Fire apparatus access roads  
IFC 2012

## APPENDIX D

# FIRE APPARATUS ACCESS ROADS

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

### SECTION D101 GENERAL

**D101.1 Scope.** Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

### SECTION D102 REQUIRED ACCESS

**D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

### SECTION D103 MINIMUM SPECIFICATIONS

**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

**D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.

**Exception:** Grades steeper than 10 percent as *approved* by the fire chief.

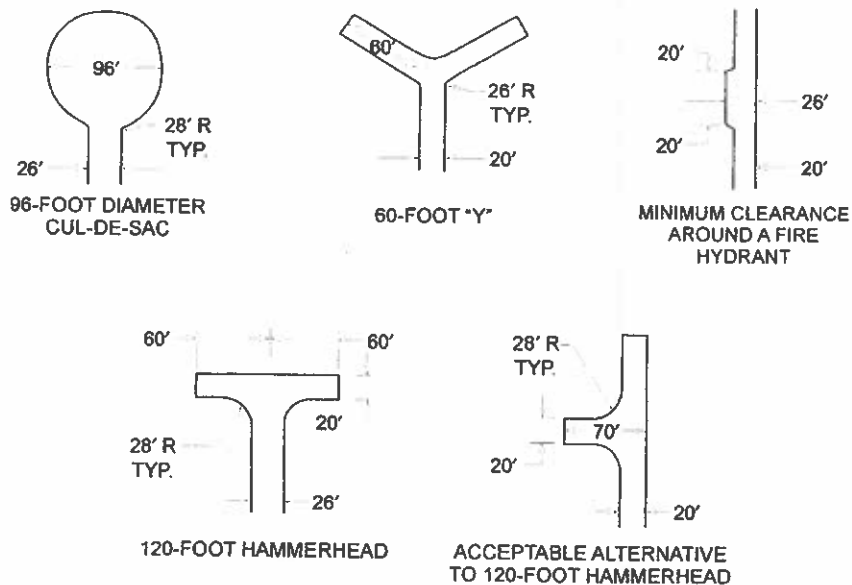
**D103.3 Turning radius.** The minimum turning radius shall be determined by the *fire code official*.

**D103.4 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4  
REQUIREMENTS FOR DEAD-END  
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

**D103.5 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

**D103.6 Signs.** Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

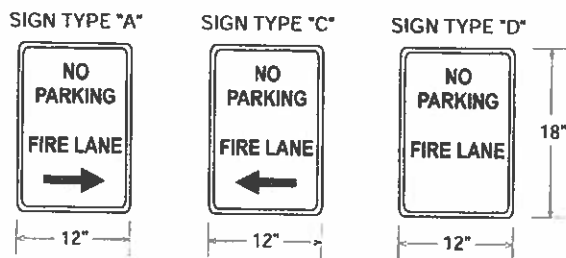


FIGURE D103.6  
FIRE LANE SIGNS

**D103.6.1 Roads 20 to 26 feet in width.** Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

**D103.6.2 Roads more than 26 feet in width.** Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

### SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

**D104.1 Buildings exceeding three stories or 30 feet in height.** Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

**D104.2 Buildings exceeding 62,000 square feet in area.** Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m<sup>2</sup>) shall be provided with two separate and approved fire apparatus access roads.

**Exception:** Projects having a gross building area of up to 124,000 square feet (11 520 m<sup>2</sup>) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

**D104.3 Remoteness.** Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

### SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

**D105.1 Where required.** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

**D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

**D105.3 Proximity to building.** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

**D105.4 Obstructions.** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

# NEIGHBORHOOD MEETING, January 23, 2019

## Redevelopment 123 Hill St., Jerome Clubhouse

A meeting was conducted at 600 Clark St., in Jerome Town Hall from 3:00 – 6:00 pm to present the project and invite public input.

The following persons were in attendance:

Dewayne Woodworth, Owner 123 Hill St.

Bobby Woods,,Cottonwood

Donn Ungar, Sedona

Rudy & Michelle Stadelman, Cottonwood

Jerome Attendees & comments written at registration

Sharon Watson

Mansel Mathews

Lacey Ritter

Suzy Mound, “very concerned about parking”

Danna Wakefield, owns property in Jerome

Wendy Irving Mills

Ron Mills

Hunter Bachrach, “100% support of preservation

Joni Savage “Town of Jerome, Deputy Clerk”

Mandy Worth, “Town Council”

Richard Johnson

Sage Harvey

Lance Schall

Wendy Schall

Rudy Tucich

Nancy Robinson

Steve Knowlton

Property owners presented a tentative development plan for the building. They plan to develop the building for residential purposes, with a total of eight (8) units.

Questions and input were expressed by attendees, noted as Q below. Answers and other information from the owner and/or architect noted below as A.

Sharon Watson: General Support for the project

Suzy Mound Q: very concerned about parking, and notes that no pictures of the undeveloped site are provided as far as the parking area to be developed

A. Parking will be developed with retaining structures on two existing areas that will be leveled. The requested pictures will be provided for the next P&Z presentation.



Q: S. Mound notes the plan is to include sprinklers and fire escapes and is concerned further about the potential for vacation rental

A. (no response was recorded in regard to vacation rental)

Q. Dana Wakefield, is supportive and thinks it can be a beautiful project, expresses need to preserve windows and historic appeal

A. Replica windows, with bronze frames similar to neighbor properties, columns to be preserved, stucco color and finishes to be matched as close as possible

Q. Wendy Irving Mills – notes the fire lane and questions about tandem parking and how the neighbor, surgeon's house, will be affected by parking, also questions backing onto street.

A. Every attempt to accommodate neighbor is being taken. The parking is backing out on Hill St., they are looking at safety issues, possibly mirrors, speed bumps to slow traffic, considering locating these (speedbumps and/or mirrors) near the corner of the building on the parking lot side.

Q. S. Mound: Traffic is a problem, spaces for waiting with the one lane access are already a problem, is it a Jerome St. or private? Questions the tandem parking? Also, what surface for parking and blocks at rear of lanes?

A. It is private property, (Hill St.) the tandem parking is described as similar to garage with driveway, and lanes will be used by individual apartments. The private street gives the owner ability to use it for backing out which is prohibited on public street. For lot surface, ABC Base with crushed rock generated from excavating, spaces to be indicated with firehose. Retain walls, height to be determined with engineering, they like the aged concrete look. The path level above will be used as outdoor living space. Parking spaces with some type of block/stop at rear of lane spaces.

Q. Lacey Ritter: how tight are the parking spaces?

A. 8' x 20', parallel spaces are spaces 8 x 20' with a four foot space between

Q. S. Mound: What is the current yellow zone, how often is trash pickup scheduled, and how many bathrooms will be added?

A. Yellow zone is currently for parking and loading, the trash pickup is currently once a week, and the total bathrooms planned are 14, the current bathrooms in the building are 6 today. Every fixture is planned to be low flow, they are sensitive to impact and also plan dark sky type lighting.

Q. Richard Johnson: How many people are currently living there

A. five

Q. D. Wakefield: How many people historically were here

A. Describes the Hospital use, no actual data, thinks there may have been up to 20 bathrooms in the hospital

Q. S. Mound: Health & Safety and possible need for sewer updates, asks about utilities, will gas be developed, will there be 'central laundry' ?

A. Marty Boland with Town is meeting with them to go over knowledge of updates to infrastructure and utility locations. They do not plan to have gas, and don't like the venting that would have to be done. They do not want to install any additional electric poles, the apartments will have individual laundry hookups.

Q. R. Johnson: recommends studer vents      A. They know about these also.

Q. L. Ritter: Any more info on apartment layouts or when construction will start & end?

A. No specific on interior yet maybe in about a month, they are still in rough draft

Q. S. Mound: What about the plan to lower some windows, do they have any idea how much rent will be?

A. Trying to avoid lowering the windows, and collecting data regarding typical rent in Jerome, they don't know yet, but plan to offer units first to current residents. It isn't being planned as low-income housing, the investment is too high 1Mil to buy and expect 1Mil to renovate. The building is mostly 1917 sewer and much work will be required.

Owner talks a bit about his family presence in Verde Valley, this is well received.

Q. L. Ritter: Asks about construction, what to expect, noise/ air quality in the building when residents might be asked to move? Will tenants have to relocate during construction?

A. Residents first choice to occupy. They plan to only work Monday – Thursday at the request of Andrea Prince. They want to start in 30-40 days with the roof, the south side plaster and structural repairs and new windows. First apartment will be 2<sup>nd</sup> floor, followed by the first-floor area occupied by the woodshop. They mention the number of units is lower than originally planned. Don't think tenants will have to relocate during construction.

Q. S. Mound: Appreciates they are trying to make it affordable or have that intent. Asks if town engineers are assessing impact on the sewer, mentions getting pictures of the side of the property that the parking is planned. What support are the neighbors giving?

A. Zoning Administrator is not aware if town engineers are involved in assessing infrastructure. Regarding neighbor support, owner says he has support from Andrea Prince, the immediate neighbor and Tony Longhurst (prior owner) is supportive as well. He will have parking lot area actual pictures for the next presentation.

Q. L. Ritter: Asks about the depth of the property, and the owner expectation of how long this project may take.

A. Above the building the lot is almost one acre and goes up to Giroux St. The expectation is the build out will be around 2 years, the Rock Shop has a 1 year lease at this point

Q. S. Mound: Is there going to be an elevator, and comments that the tandem parking (reference to garages and driveways) isn't like Jerome garages, and just hasn't seen a quantity stacked as this proposal.

A. The elevator is planned and will be installed in final phases, it will be hydraulic and made to look more the appropriate period with "access control", only tenants will be able to use it, some type of key or card access. Regarding parking and traffic safety owner talks about already having cameras and an incident that happened in the past year with pedestrian on the one lane road, the fire alarm system will be "smart response" alerting FD as to location of problems not just alarm, but actual link to responders. Fire Department already has emergency access for the building, and this will continue with some type of master key system. Regarding the engineering of the parking, they want a preliminary approval prior to investing in the drainage, retaining & excavation/slope engineering.

Comments from the audience: seem to prefer taller retaining structures with 'more rock'.

**Note: Some attendees arrive at 3pm, some come later, around 4:30 some have left, and others arrive after 5pm. Some questions are repetitive and will still be represented in these notes.**

Q. Wendy Schall: is this planned for apartments or are they condos? Some comments of preservation of the architectural features and questions about the plan for the flow of the project

A. Apartments to start. Intend to start with a 2<sup>nd</sup> floor unit, then next work on a unit where the woodshop is today. The rock shop will have at least one more year maybe 1 ½ years before on their lease. After the first two units they plan to work on the 3<sup>rd</sup> floor and finish with the elevator and gardens, outdoor living spaces.

Q. D. Wakefield: Any other spaces that might be used for parking?

A. The steep hill may not allow, may have to consider alternate angles for the parking than presented depending on the engineering results.

Q. Steve & Nancy Knowlton: A variety of questions on the entire project

Tandem Parking? A. Tandem spaces will be assigned, one lane to single apartment

6 Units? A. 8

Rent or Condo? A. Rent

Excavation plan? A. Has hired the same engineering firm that Jerome uses for Topo Survey and Drainage assessment (prob means excavation as well)

Depth of Property? A. Lot goes up to Giroux

Projected Time? A. 2 years from permit, starting with Roof, South Wall repairs, and fire escape

Roof Garden? A. Not sure but may be able to devote some space for this

Solar? A. Would love to but not planned

Window color? A. Bronze

Other places for parking on Hill St.?

A. Not sure

Rent? Any idea A. Maybe \$900-1000

At this point the conversation becomes more general and the time limit for the meeting is nearly over.

This was an informal gathering of invited neighbors (living within 300' radius of the property) and interested citizens from the town. A Notice was posted at the site and on public notice bulletin boards in Jerome two weeks prior to the meeting date. The meeting was informally requested by Planning and Zoning Commission, Town of Jerome.



# TOWN OF JEROME

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

Founded 1876  
Incorporated 1899

**NOTICE  
NEIGHBORHOOD MEETING  
WEDNESDAY JANUARY 23, 2019  
3:00 – 6:00 PM  
600 CLARK ST, JEROME TOWN HALL**

January 7, 2019



Dear Sir or Madam,

A neighborhood meeting is planned to review the redevelopment plans for 123 Hill St., also known as the 'Jerome Clubhouse'.

Please be advised that property owner, Dewayne Woodworth, APN 401-07-169A, is presenting his proposal for residential redevelopment of 123 Hill St., for use as apartments and to retain retail use on the first floor as the redevelopment progresses. Spaces dedicated to residential use will occupy the second and third floors with eventual development of the first floor as residential apartments.

New construction is planned on the exterior for fire escapes at rear of the building and expanding parking by excavating and installing retaining walls. All zoning requirements have been reviewed by the Zoning Administrator and were reviewed by the P&Z Commission, November 7, 2018, with unresolved questions on the design submitted for parking. On November 14, 2018 Design Review Board approved repair and replacement of windows and repairs to stucco with modest change for exterior color.

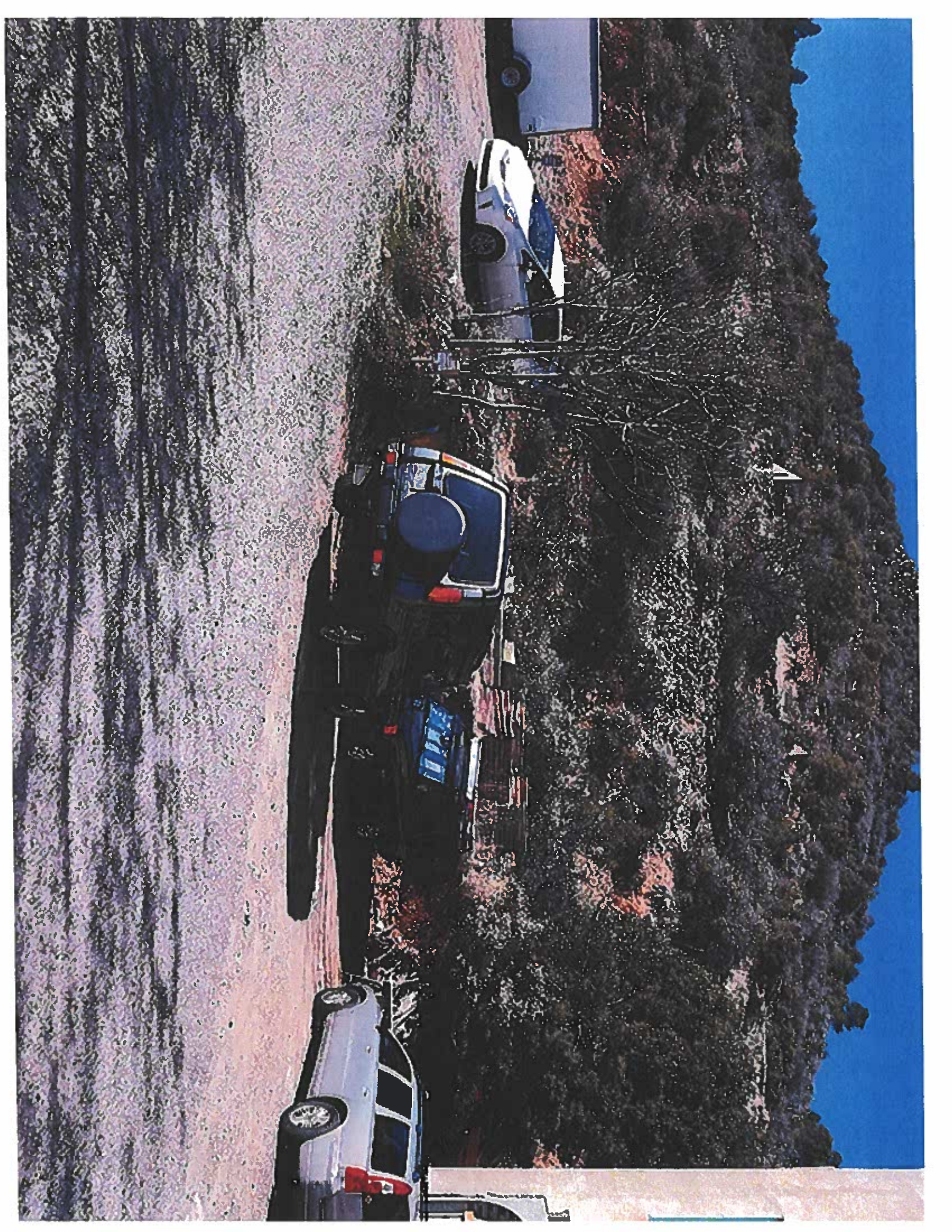
Attending this meeting is recommended. A report will be generated to capture community input and will be reported to Planning & Zoning for consideration in further review of this application.

If you are unable to attend, but would like to submit comments by mail, please send them to the "Zoning Administrator, PO Box 335, Jerome, AZ 86331", or by email to [c.page@jerome.az.gov](mailto:c.page@jerome.az.gov). All comments should be received no later than January 20, 2019.

*Charlotte Page*

Charlotte Page  
Zoning Administrator  
Town of Jerome  
928.634.7943

US Mail 1st Class  
1/7/19  
Property Postal  
1/7/19





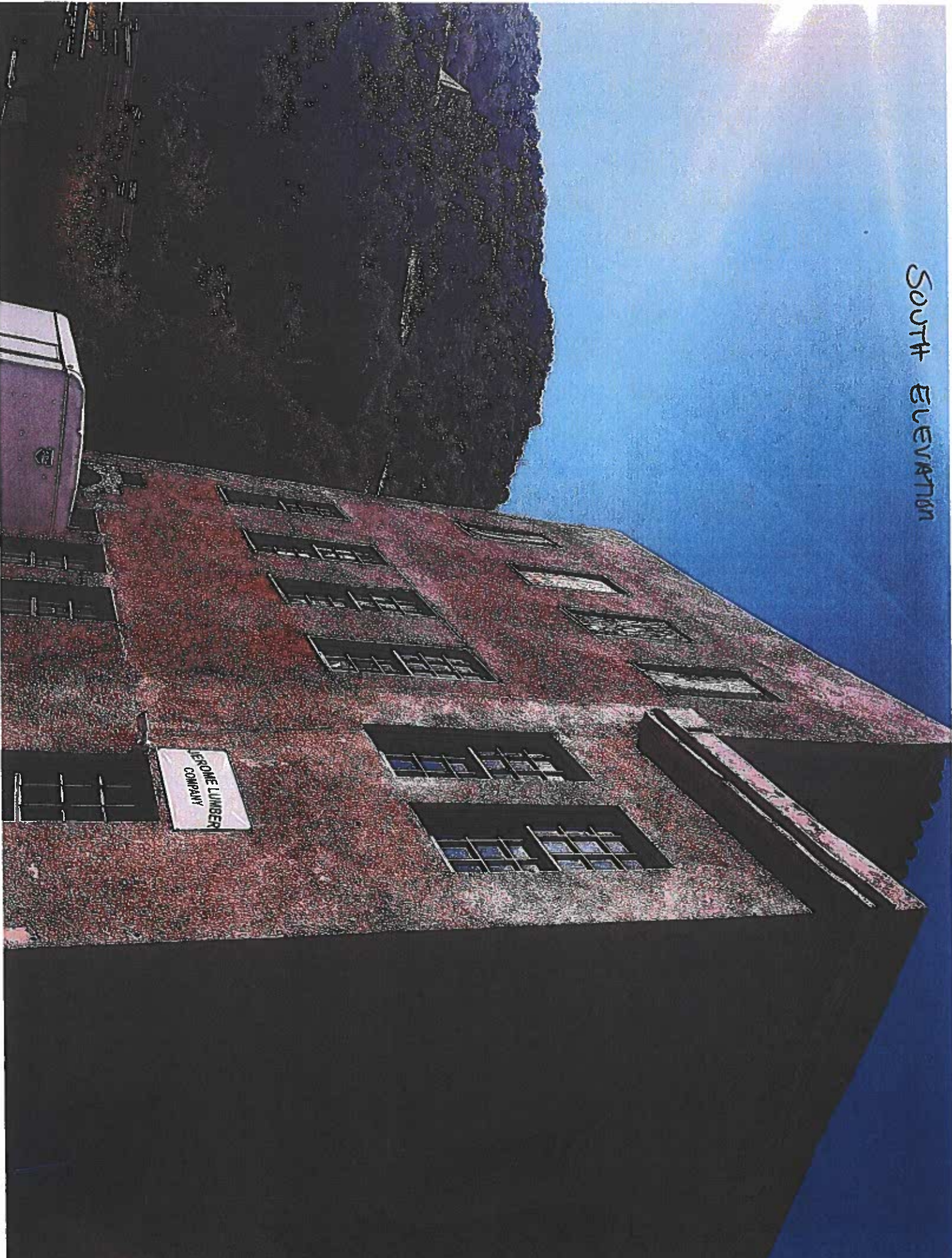


25 MILLERS PL  
BOOK SHOP  
MILLERS PL

BILLY GO FENNIX

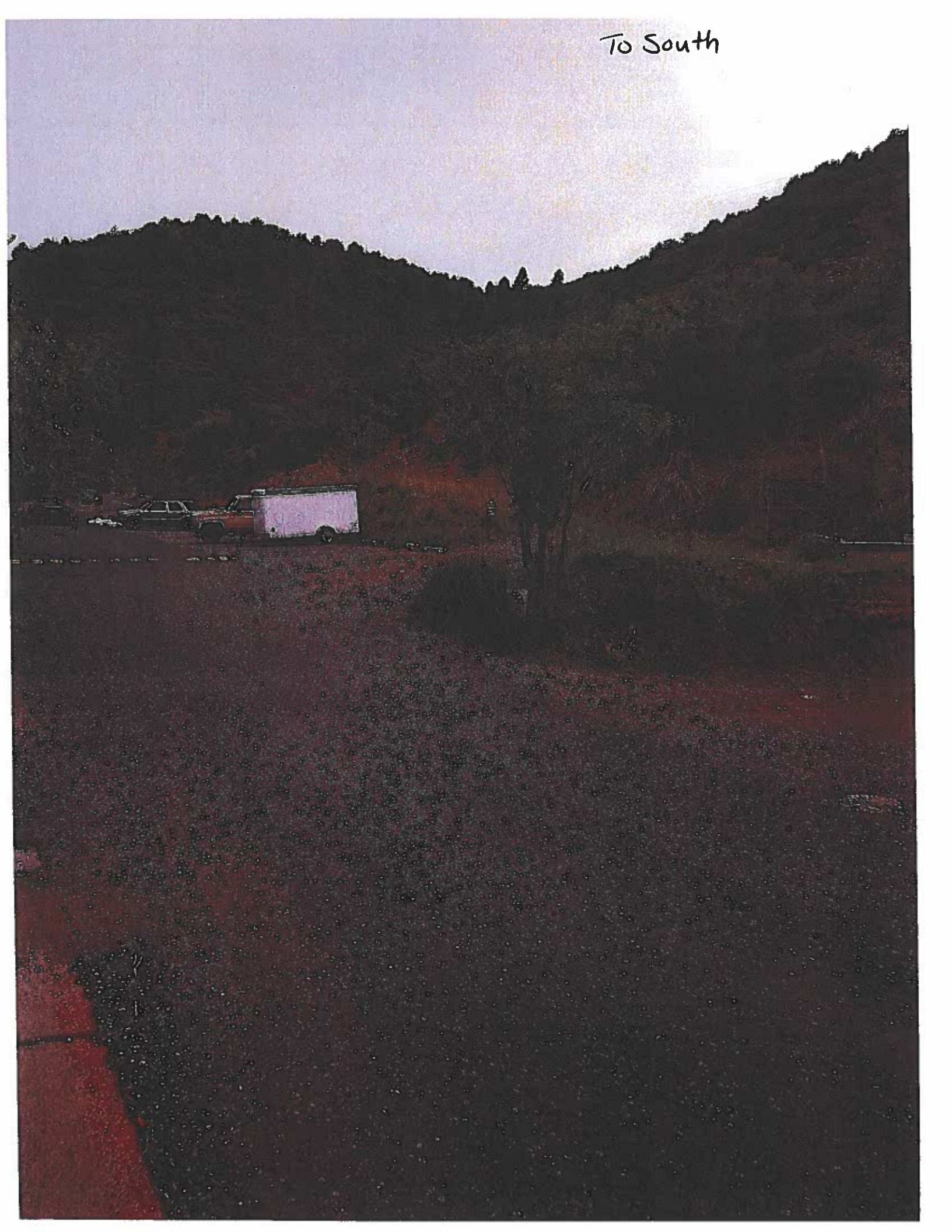
NORTH ELEVATION

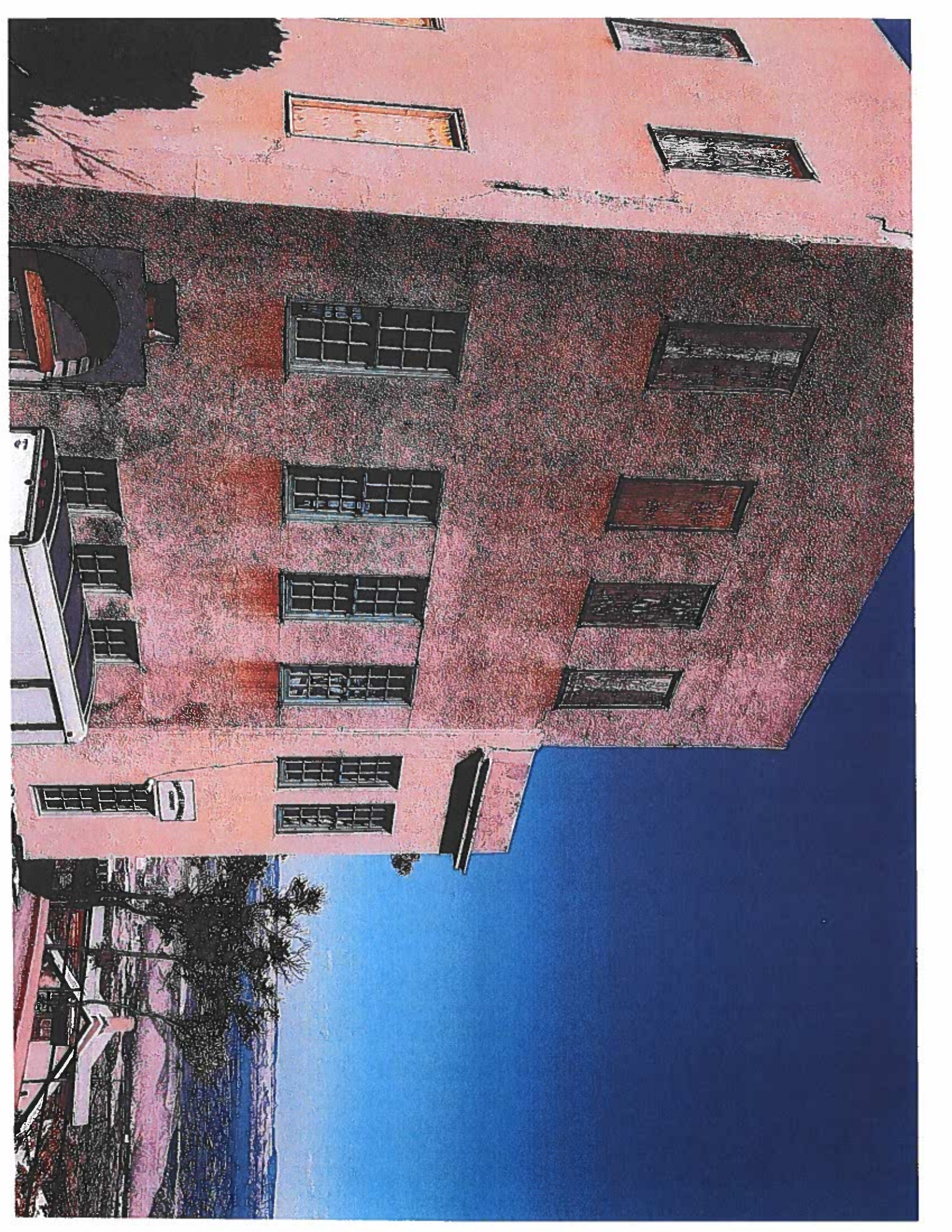
SOUTH ELEVATION



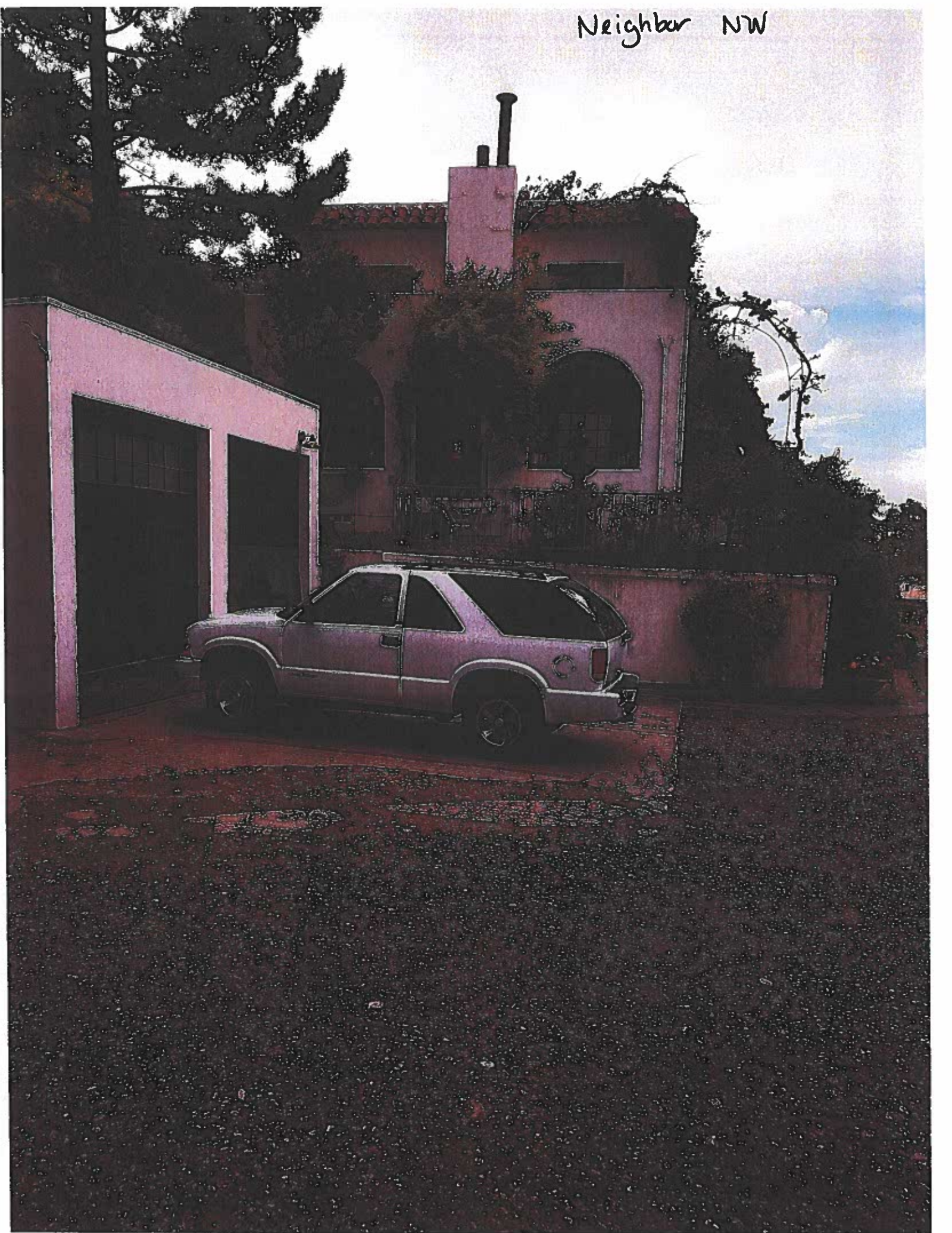


To South

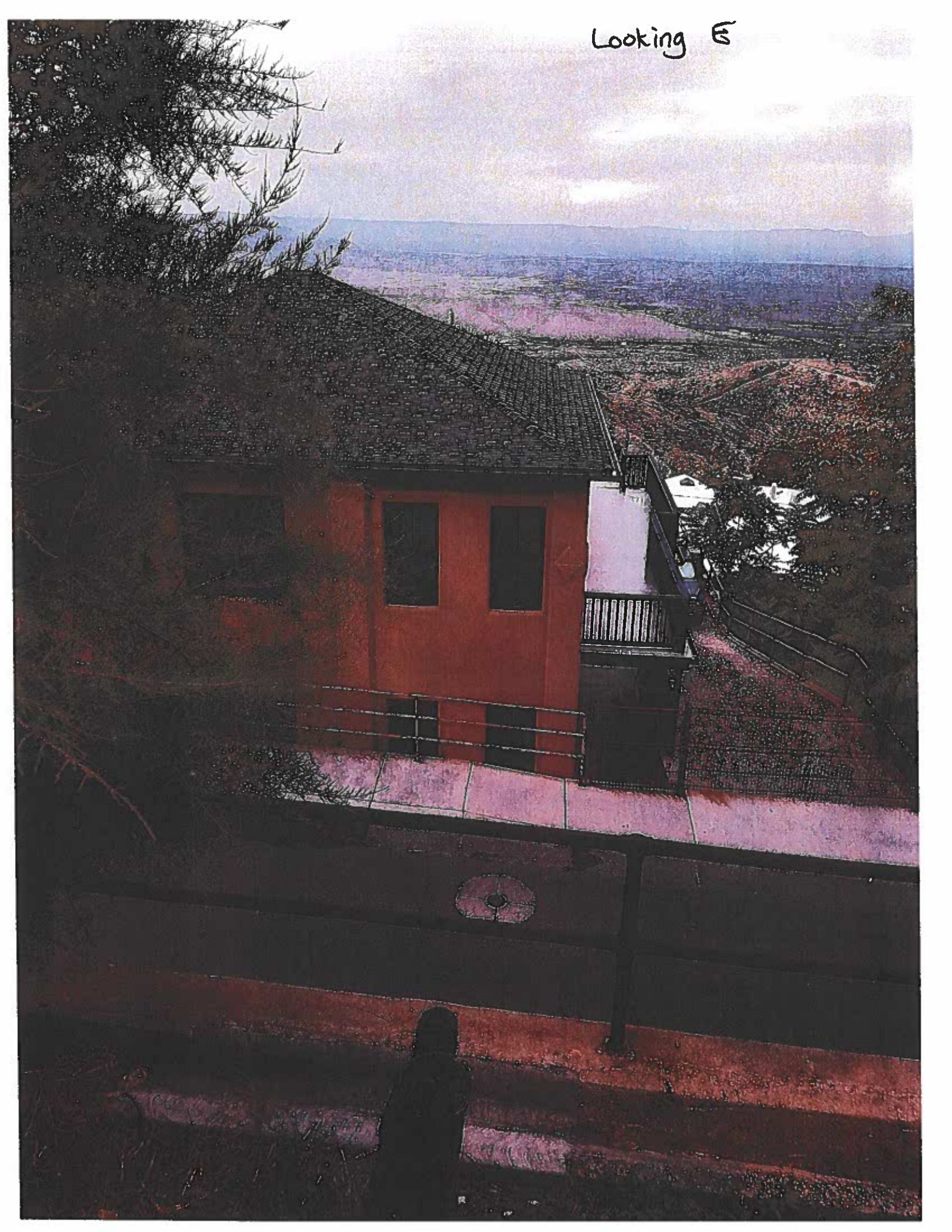




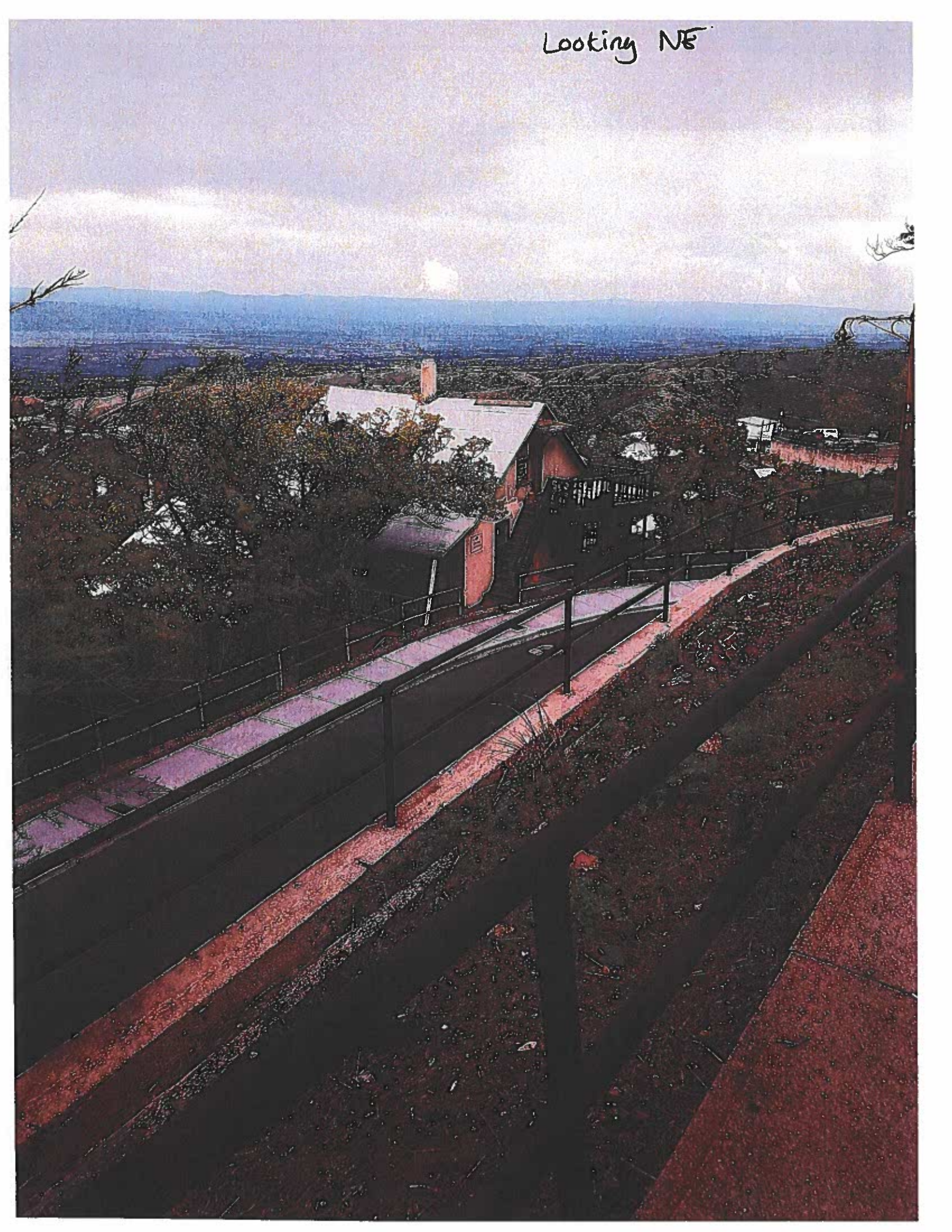
Neighbor NW



Looking E



Looking NE





# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

## ZONING ADMINISTRATOR ANALYSIS Planning & Zoning Commission February 6, 2019

### ITEM 13: R-2 REZONING; COMMISSION REVIEW

The earlier packets have included data from the required neighborhood meeting, tentative development plan and input for safety from police and fire departments. Commission to review and discuss for any direction to staff.

Charlotte Page, Zoning Administrator

# NEIGHBORHOOD MEETING, November 6, 2018

## Proposed R-2 Zone Hampshire Ave. & North Dr.

A meeting was conducted at 896 Hampshire Ave at 6:00 pm on November 6, 2018. The following persons were in attendance:

*Robert McWhirter	[REDACTED] (21 North Dr.)
*Jayne Doss	888 Hampshire Ave.
*Wayne Koller	888 Hampshire Ave.
Brigid McLaughlin	[REDACTED]
*Steve Hanna	894 Hampshire representing Francis & Monique Marcil
Sybil Melody	[REDACTED]
Nancy R. Smith	[REDACTED]
Jane Moore	[REDACTED]
Margie Hardie	[REDACTED]
Carol Anne Teague	[REDACTED]
Lance Schall	659 Giroux
*Robert Doss	896 Hampshire
*Heather Doss	896 Hampshire
Charlotte Page	[REDACTED]

\*Property owners in the proposed R-2 Zone.

Property owners were asked if they have any tentative developments planned for their personal property based on this proposed R-2 Zone. The following input was given:

McWhirter	21 North Dr.	"continue as a duplex"
Robert & Heather Doss	896 Hampshire	"apply for a legal duplex"
Flagg	884, 886 Hampshire	"no plans or changes"
Flagg	401-11-021	"no plans or changes"
Marcil	894 Hampshire	"Single Family Residence"
Doss / Koller	888 Hampshire	"yes, future development, possibly splitting when we are later on in years and unable to maneuver stairs."

These property owners were not present at the Neighborhood Meeting:

Canto	898 Hampshire	no information
Martin	10 North Dr.	no immediate plans, verbal on phone
Weaver	18 North Dr.	no information

Questions were taken from the attendees:

Sybil Melody: Q. She has concern about the traffic, access to North Drive, and was considering the zone change would change all the properties into duplexes. Concern for increase in traffic and danger for access to 89A from the identified properties in the zone and from North Drive.

A. Zoning - First, the zoning change will not change the status of the existing single family homes in the proposed zone. The proposed R-2 Zone allows single family home as the first permitted use, and multi-family use as the second permitted use.

To have a legal duplex or a multi-family status, the individual property owners would also have to submit for a status change and will be required to demonstrate adequate parking and comply with all property development standards in the new zone for the request to be granted. (A handout of the R-2 Zone was available to attendees.)

There was discussion about what parking is required.

Single family homes require 2 spaces, apartment use requires 1.5 per unit. A duplex will require 3 parking spaces.

There was discussion about how newer built properties have been required to provide turn around space to access 89A without backing out of their driveways.

Robert McWhirter: Q. Are garage spaces allowed as a parking space?

A. Zoning - Yes, garages with interior spaces that meet the space requirements are accepted as parking space. The space requirement is 8' x 20', inside or out.

Nancy Smith: Q. What percentage of support does a zone change need to pass and what is the process?

A. Zoning - The land area owners must have 75% agreement. This petition currently has 91% support from the affected land owners with one owner not responding.

There was discussion as to if this owner would be counted as a negative. That the parcels in question are 'for sale' and under contract. There was input about the possible new owner being in support of this zone change as well.

A. Zoning - The current owner has not responded, if the parcel is acquired by others we would ask for support after they close and own the property.

The process for a zone change, in this example the land owner has brought a petition and made an application for the zone change. The petition is representing the land owners' support. The zoning department organized this neighborhood meeting by notifying neighbors within 300' by mail and posting the zone 15 days in advance of the meeting. The next step is the neighborhood meeting we are conducting. The Planning & Zoning commission will review the input from this meeting and either recommend additional information to be supplied or set a date for a public hearing. A public hearing notice will be posted in town and in the local newspaper, at least 15 days in advance of the hearing. The public hearing takes place at the next regular P&Z meeting. After the public hearing, depending on the community input, the P&Z will make a recommendation to Town Council or they may extend or reduce the proposed zone and another neighborhood meeting could be necessary. Eventually the cycle gets to a recommendation to Town Council by P&Z to either adopt or deny the request and will be scheduled on the next regular Town Council agenda for consideration as an Ordinance change. If the Council adopts the zoning change there is a second reading of the proposed Ordinance at a future Council meeting. During all these periods of waiting, public comment is considered. After a second reading, the ordinance can be adopted and would be effective 30 days later. Then, finally, a new zoning map would be drawn to reflect the zoning change.



Sybil Melody comments she is "not hot about this being extended to North Dr., and this is a 'big change for Jerome."

- A. Zoning – the block of properties is selected from one industrial zoned property and includes all properties to 21 North Dr., because the town would not support having any break in the zone. 21 North Dr could not be included unless the three properties indicated are accepted into the proposed zone.

Nancy Smith Q. She had understood this was more of a spot zone change initially and is not in favor of changing single properties. Now she would not oppose this zone change but still will not sign the petition.

- A. Zoning - The town's legal advice is to not have a 'spot' zone. This is why the proposed zone will end at the property that is zoned industrial.

Nancy Smith Q. Will individual properties be required to provide second meters for utilities.

- A. Zoning - Existing homes would have to gut their properties to separate water, electric and gas. This would not be a requirement for changing the legal status of an existing home. New development would be required to provide separate utilities as well as any safety measures required for multi family residential development.

Flagg, comments now days it is very expensive to build. He feels this is the coming trend that if a home has the space to become a duplex and collect supplemental income it covers some of the costs.

Robert Doss, comments he doesn't feel this would cause any real change, they have a large family, often have multiple guests and their property changing into a legal duplex wouldn't be much of an impact. He mentions the industrial wood shop and traffic to the high school with both artist businesses and apartments across the street, the town's maintenance to the sewer plant, tourist traffic to the cemetery, tours that access North Drive and again how newer built homes in this area have been required to provide turn around space so they would not back onto 89A. His input is these things have a greater affect on the neighborhood than the proposed zone change.

The evening concludes Jayne Doss commenting again about a property owner that hasn't responded shouldn't be counted as opposing.

Zoning agrees we will call that a 'no response' and then there are no more questions from the neighbors. Zoning say thank you to attendees and a suggest that input at the P&Z meeting tomorrow (7:00 pm on November 7<sup>th</sup> ) would be welcome.



Founded 1876  
Incorporated 1899

# TOWN OF JEROME

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

## NOTICE NEIGHBORHOOD MEETING TUESDAY NOVEMBER 6<sup>TH</sup> – 6:00 PM

**LOCATION: 896 HAMPSHIRE AVE.**

October 18, 2018

[REDACTED]

Dear Sir or Madam,

A neighborhood meeting is planned to review a proposed zoning change that would affect the following properties: 10, 18 & 21 North Drive and 884, 886, 888, 894, 896, 898 Hampshire Ave., and a vacant lot identified as APN 401-11-002A on Hampshire Ave., in Jerome, Arizona.

A petition has circulated to owners at the properties named above requesting to change the zoning from R1-5 to R-2. The zoning change would allow future development within the proposed R-2 Zone for multi-family or apartment uses. It would not change the status of individual properties currently occupied as single-family residences. **Property owners would have to demonstrate compliance with all code provisions for the R-2 Zone to legally change their use.**

Single family residential use is a permitted use in a R-2 Zone described in Jerome’s Zoning Ordinance.

Attending this meeting is recommended. A report will be generated to capture community input for support, concerns or issues raised by neighbors and other citizens that attend. After this meeting the proposed zoning change will be reviewed by P&Z, a public hearing will be announced and conducted, and the Town Council may grant or deny the request based on data acquired and community input.

Please contact me if you have questions about this, or if you have input and will be unable to attend the meeting.

*Charlotte Page*  
Acting Zoning Administrator  
Town of Jerome  
600 Clark St.  
Jerome, Arizona 86331  
928.634.7943

# TENTATIVE DEVELOPMENT PLAN

- Topography
  - county map was created showing the area's topography, attached
- Proposed street system
  - no changes are proposed
- Proposed block layouts
  - no blocks are proposed
- Proposed reservation for parks, parkways, playgrounds, recreation areas and other open space
  - none are proposed
- Off-Street parking space
  - examples are indicated on attached map
    - 401-11-008 21 North - has available space and exits at North Dr.
    - 401-11-007A & 401-11-007B 18 North - vacant, also exits at North Dr., parking depends on unplanned development
    - 401-11-006 10 North - indicates possible space on the map, this area is currently fenced, seems unlikely to provide adequate parking and turn around for multi family development. It does exit parking onto North Dr., would not back onto ADOT ROW on 89A.
    - 401-11-005B 898 Hampshire - indicates three parking spaces with possibility for adequate turnaround
    - 401-11-005A 896 Hampshire - indicates three spaces with off street turn around developed
    - 401-11-004 894 Hampshire - indicates three spaces on map and has possibility of turn around space at front of lot
    - 401-11-003 888 Hampshire - indicates three spaces on map and was developed with back up and turn around space at the rear of the residence, filed plans show two garage spaces at rear of the residence
    - 401-11-002C 886 Hampshire - indicates three spaces on map and was developed with turn around spaces
    - 401-11-002B 884 Hampshire - indicates three spaces on map and was developed with turn around spaces
    - 401-11-002A - no tentative development plan
- Types and uses of structures
  - these are currently and proposed for continued residential uses
  - no proposals were given for either vacant property
- Locations of structures, garages and/or parking spaces
  - refer to attached map
    - garages indicated with interior parking spaces
- A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed structures.
  - Area of the total number of acres in proposed zone =2.19 acres

- o no additional structures are proposed
  - improvements proposed at 21 North Ave
  - at 21 North the proposed building will increase the footprint with a total lot coverage estimated as 19.33% shown on the plans attached.
- Preliminary plans and elevations of the structure types
  - o preliminary plans for 21 North Ave are attached for review
  - o no additional plans that affect exterior of buildings are available

In summary, this tentative development involves seven (7) developed lots on Hampshire Ave., with current residential use. Two vacant lots are included. One has no plans of development at this time the other is for sale. The lot 'for sale' has not responded to support or not support the proposal. It is under contract and may soon belong to another owner. The final property, 21 North Ave., is in ruin and this owner would re-develop as a duplex if this zoning change is implemented.

Two neighbors nearby have inquired about having properties included in this proposed zone. Neither has a stated plan for additional development, one said they believe it could increase property value to be included in this change. These properties are:

401-11-031A	150 North Drive	owner Melody Sybil M Living Trust
401-11-012E	156 North Drive	owner Moffett Nelle



# TOWN OF JEROME

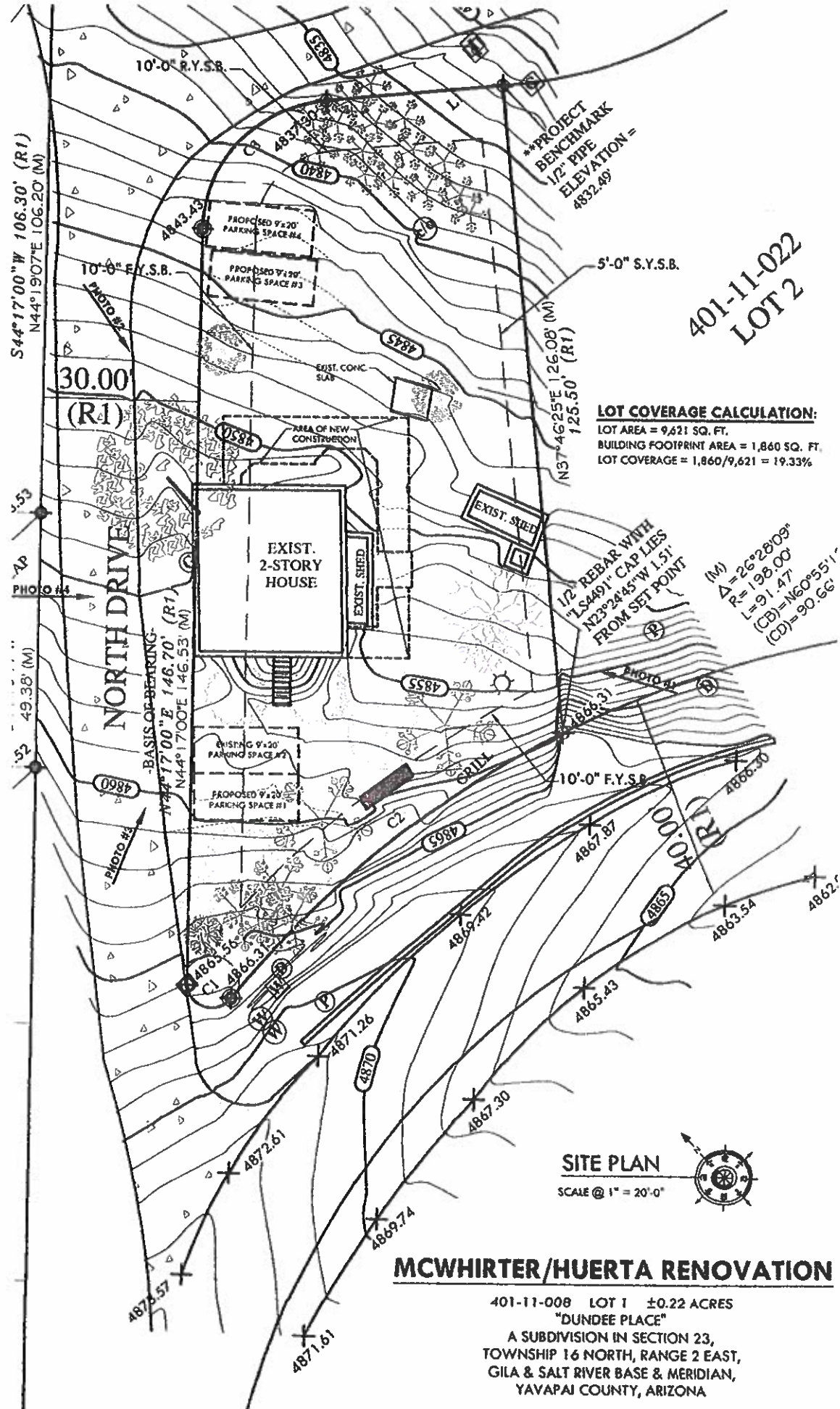
POST OFFICE BOX 335, JEROME, ARIZONA 86331  
 (928) 634-7943 FAX (928) 634-0715

Founded 1876  
 Incorporated 1899

## TENTATIVE DEVELOPMENT PLAN

Proposed R-2 Zone Hampshire Ave. & North Dr.

Owner	APN /address	Describe any planned development
Robert McWirter & Maria Huerta	401-11-008 / 21 North Dr.	will be at Neighbourhood Mtg - yes Continue as a Duplex
George & Michelle Weaver	401-11-007A / 18 North Dr. Vacant 'for sale'	
Richard Martin	401-11-006 / 10 North Dr.	
Stephanie Canto	401-11-005B / 898 Hampshire	
Robert & Heather Doss	401-11-005A / 896 Hampshire	Apply for a legal Duplex
Monique & Francis Marcil	401-11-004 / 894 Hampshire	Single Family Residence
Jayne Doss & Wayne Koeller	401-11-003 / 888 Hampshire	yes future Development
Richard Flagg	401-11-002C / 886 Hampshire	No Development plans or changes
Kymi LLC Richard Flagg	401-11-002B / 884 Hampshire	
Kymi LLC Richard Flagg	401-11-002A / vacant	



401-11-022  
LOT 2

**LOT COVERAGE CALCULATION:**  
 LOT AREA = 9,621 SQ. FT.  
 BUILDING FOOTPRINT AREA = 1,860 SQ. FT.  
 LOT COVERAGE = 1,860/9,621 = 19.33%

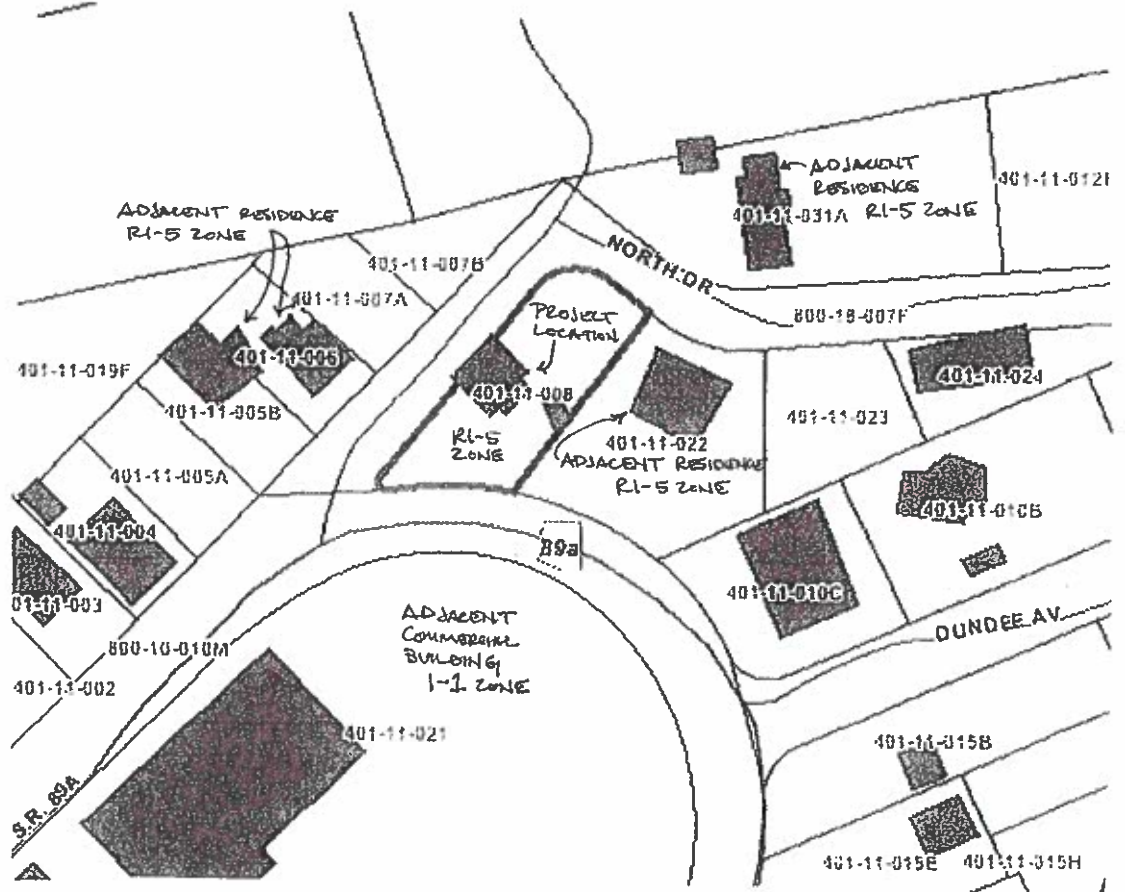
(M)  
 $\Delta = 26^{\circ}28'09''$   
 $L = 91.47$   
 $(CB) = N60^{\circ}55'11''$   
 $(CD) = 90.66'$

**SITE PLAN**  
 SCALE @ 1" = 20'-0"



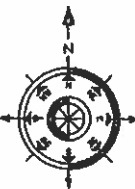
**MCWHIRTER/HUERTA RENOVATION**

401-11-008 LOT 1 ±0.22 ACRES  
 "DUNDEE PLACE"  
 A SUBDIVISION IN SECTION 23,  
 TOWNSHIP 16 NORTH, RANGE 2 EAST,  
 GILA & SALT RIVER BASE & MERIDIAN,  
 YAVAPAI COUNTY, ARIZONA



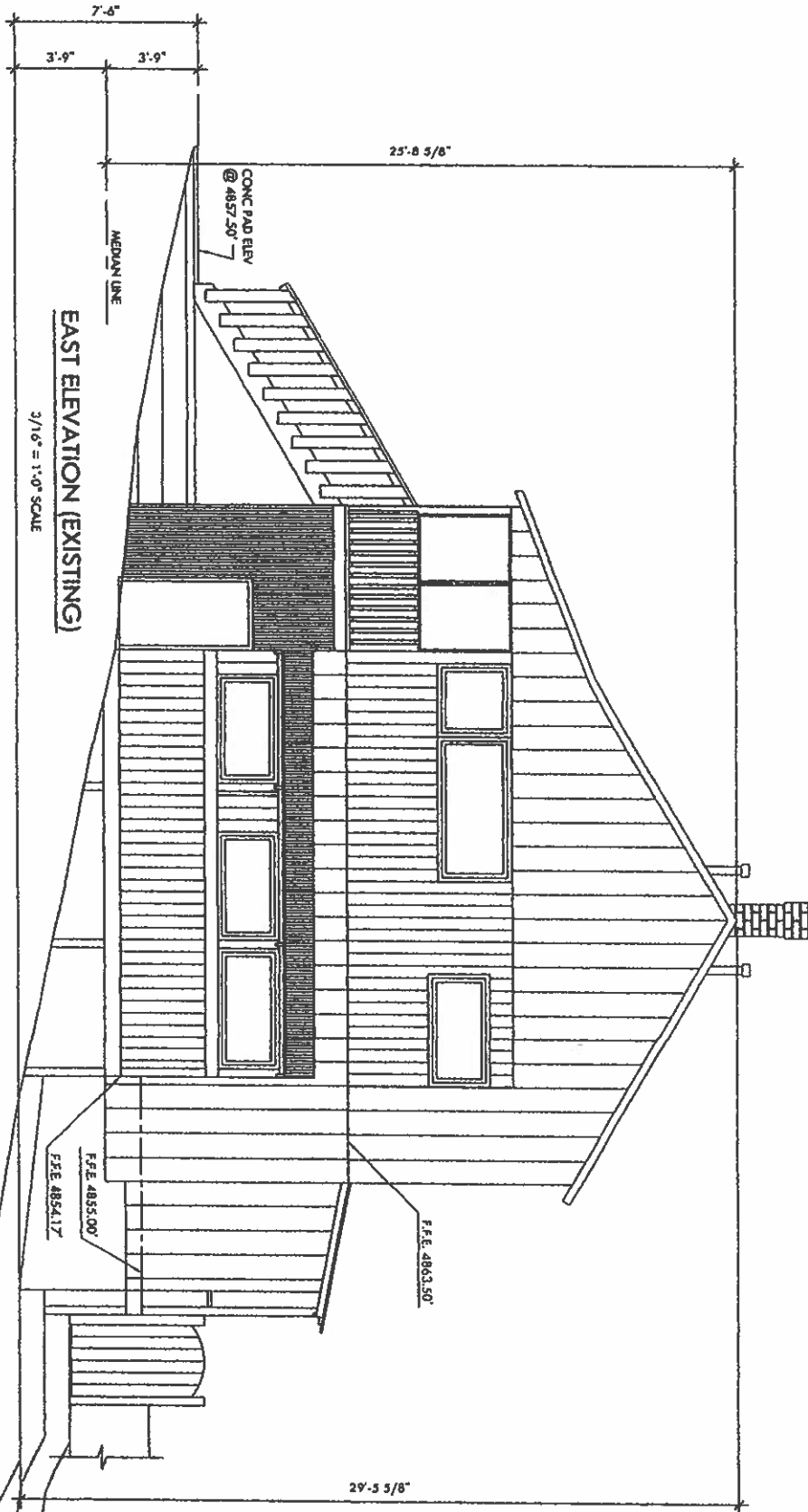
VICINITY SKETCH

NOT TO SCALE



**MCWHIRTER/HUERTA RENOVATION**

401-11-008 LOT 1 ±0.22 ACRES  
 "DUNDEE PLACE"  
 A SUBDIVISION IN SECTION 23,  
 TOWNSHIP 16 NORTH, RANGE 2 EAST,  
 GILA & SALT RIVER BASE & MERIDIAN,  
 YAVAPAI COUNTY, ARIZONA



**MCWHIRTER/HUERTA RENOVATION**

401-11-008 LOT 1 ±0.22 ACRES  
 "DUNDEE PLACE"  
 A SUBDIVISION IN SECTION 23,  
 TOWNSHIP 16 NORTH, RANGE 2 EAST,  
 GILA & SALT RIVER BASE & MERIDIAN,  
 YAVAPAI COUNTY, ARIZONA

**EAST ELEVATION (EXISTING)**  
 3/16" = 1'-0" SCALE

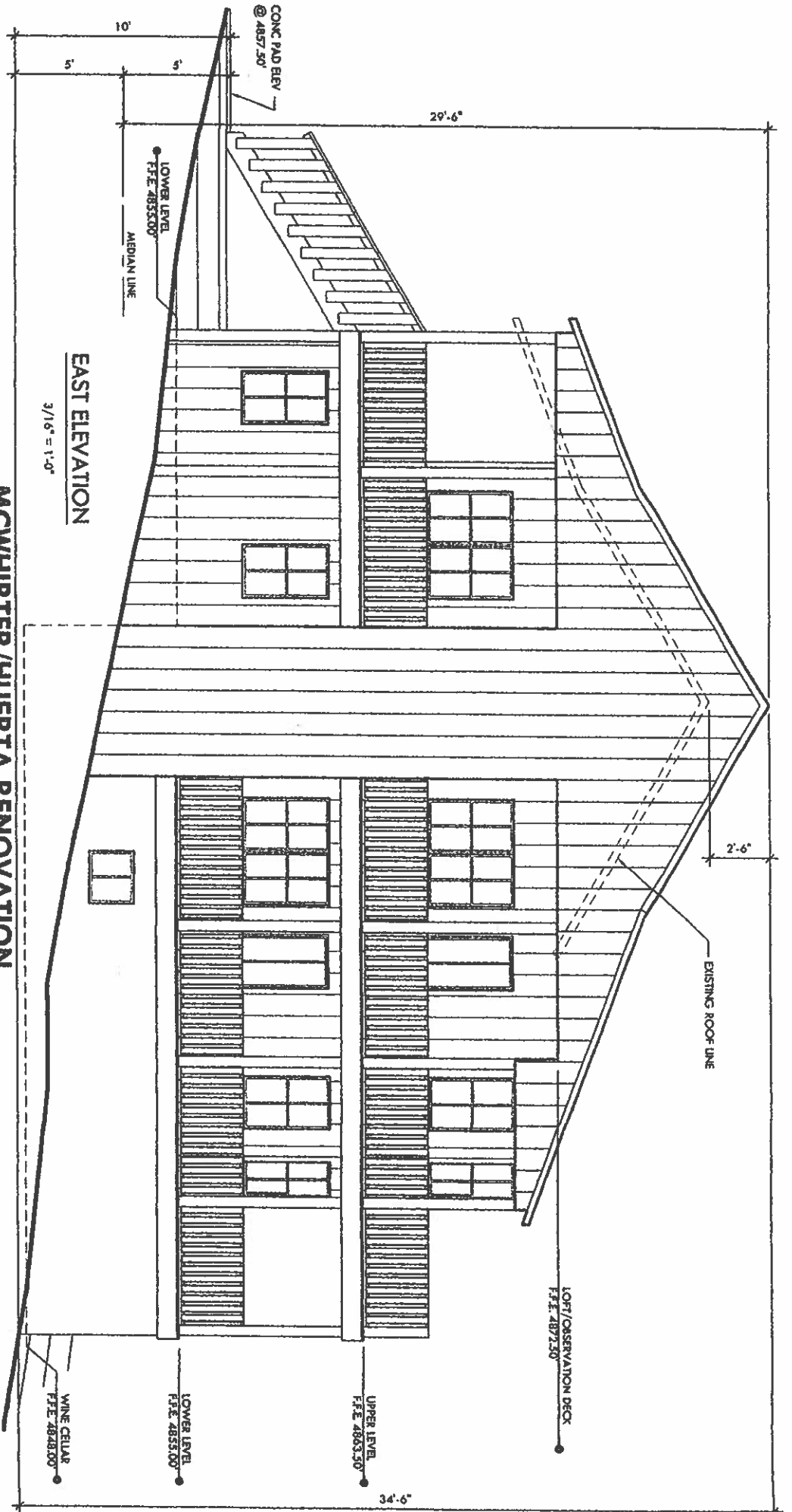
CONC PAD ELEV  
 @ 4857.50'  
 MEDIAN LINE

F.F.E. 4853.00'  
 F.F.E. 4854.17'

F.F.E. 4853.50'

29'-5 5/8"





**EAST ELEVATION**

3/16" = 1'-0"

**MCWHIRTER/HUERTA RENOVATION**

401-11-008 LOT 1 ±0.22 ACRES  
 "DUNDEE PLACE"  
 A SUBDIVISION IN SECTION 23,  
 TOWNSHIP 16 NORTH, RANGE 2 EAST,  
 GILA & SALT RIVER BASE & MERIDIAN,  
 YAVAPAI COUNTY, ARIZONA

LOFT/OBSERVATION DECK  
 F.F.E. 4872.50'

UPPER LEVEL  
 F.F.E. 4863.50'

LOWER LEVEL  
 F.F.E. 4853.00'

WINE CELLAR  
 F.F.E. 4848.00'

EXISTING ROOF LINE

29°-6"

2'-6"

34'-6"

CONC PAD ELEV'  
 @ 4877.50'

LOWER LEVEL  
 F.F.E. 4853.00'

MEDIAN LINE

10'

5'

5'

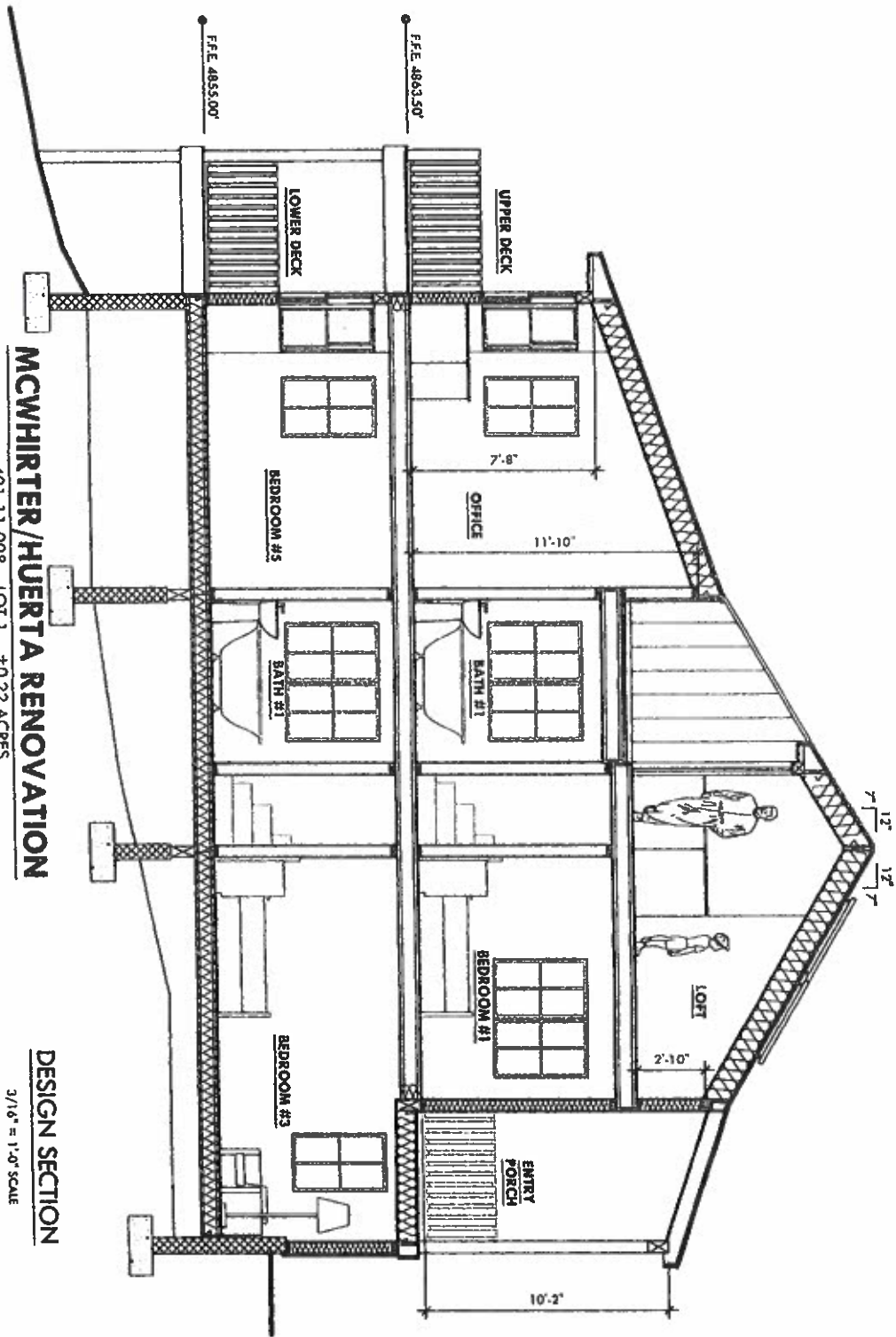


**MCWHIRTER/HUERTA RENOVATION**

401-11-008 LOT 1 ±0.22 ACRES  
 "DUNDEE PLACE"  
 A SUBDIVISION IN SECTION 23,  
 TOWNSHIP 16 NORTH, RANGE 2 EAST,  
 GILA & SALT RIVER BASE & MERIDIAN,  
 YAVAPAI COUNTY, ARIZONA

**NORTH ELEVATION**

3/16" = 1'-0" SCALE

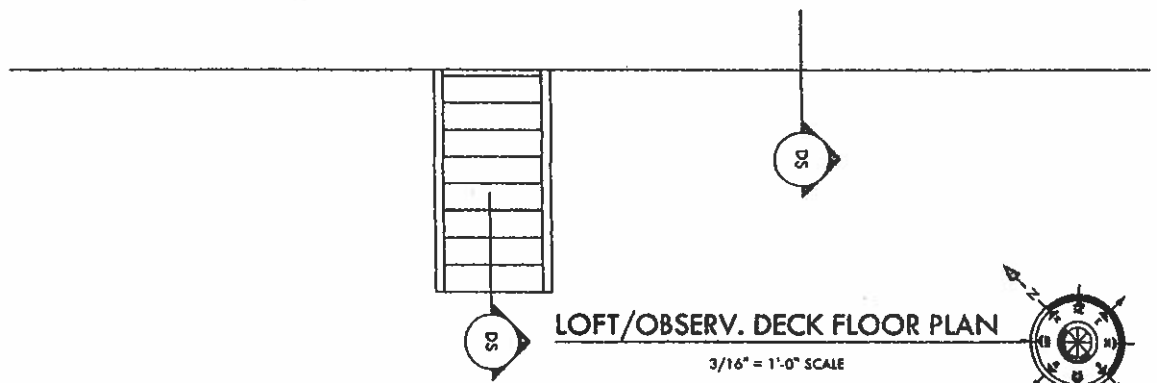
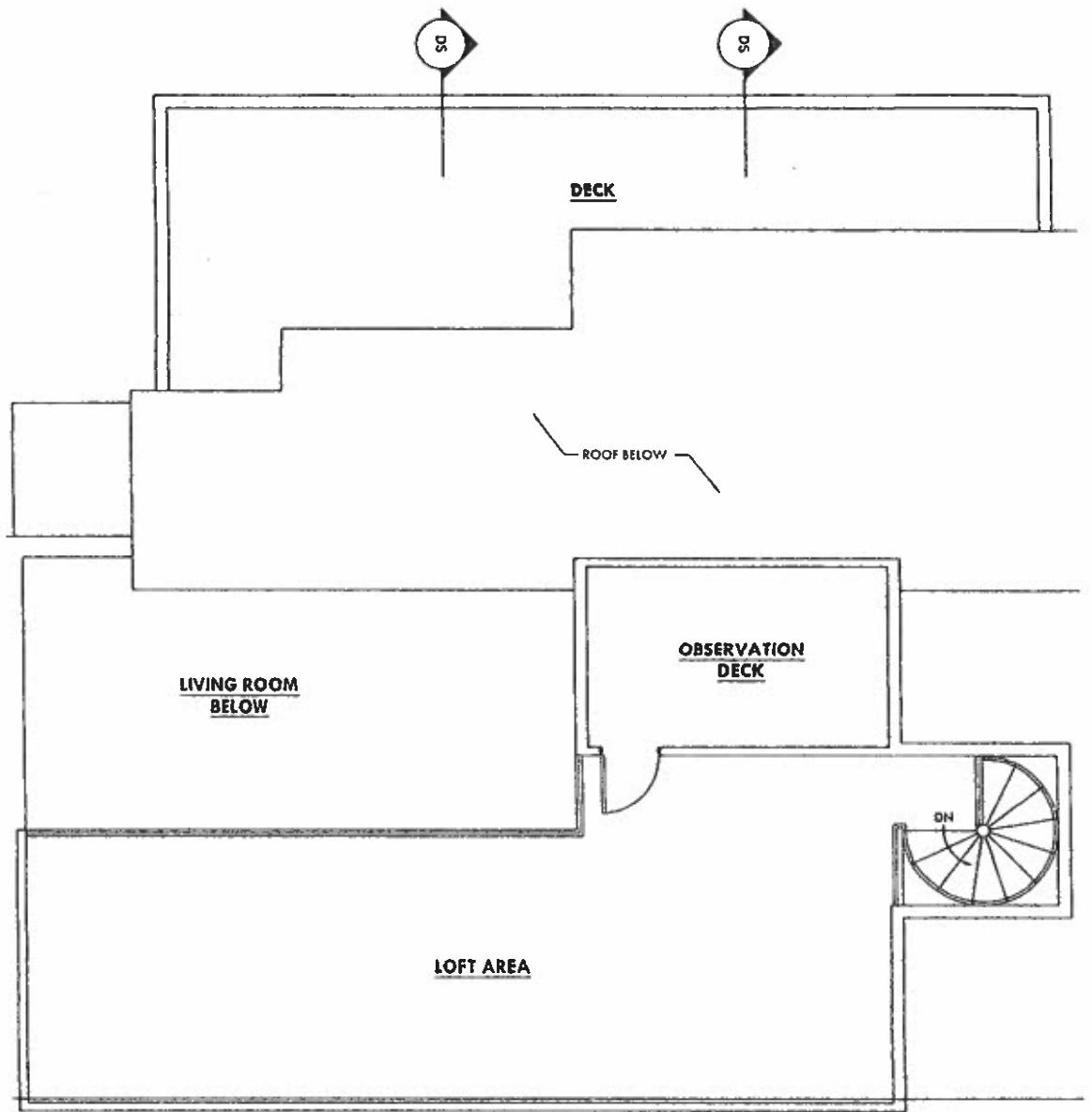


**MCWHIRTER/HUERTA RENOVATION**

**DESIGN SECTION**

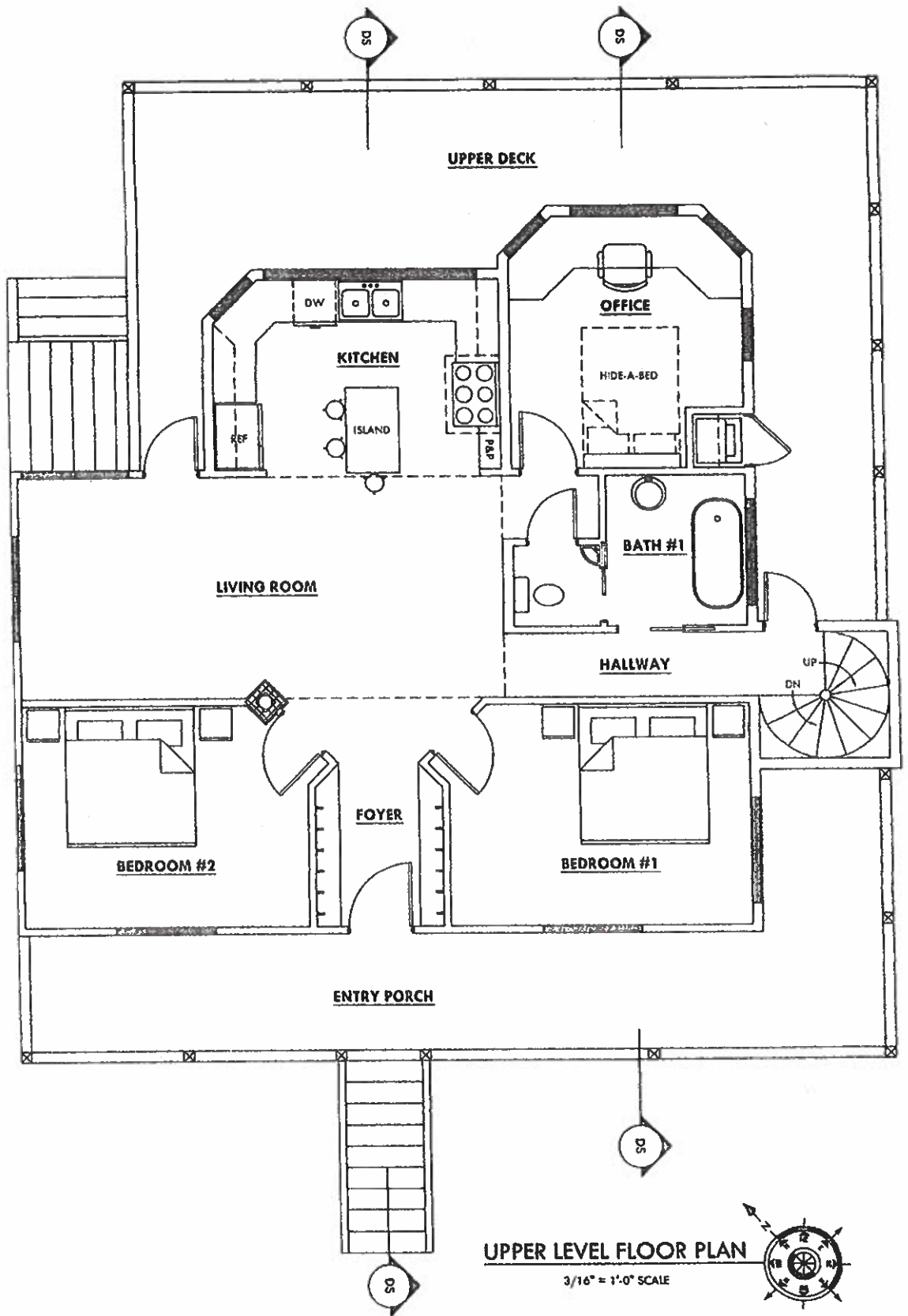
401-11-008 LOT 1 ±0.22 ACRES  
 "DUNDEE PLACE"  
 A SUBDIVISION IN SECTION 23,  
 TOWNSHIP 16 NORTH, RANGE 2 EAST,  
 GILA & SALT RIVER BASE & MERIDIAN,  
 YAVAPAI COUNTY, ARIZONA

3/16" = 1'-0" SCALE



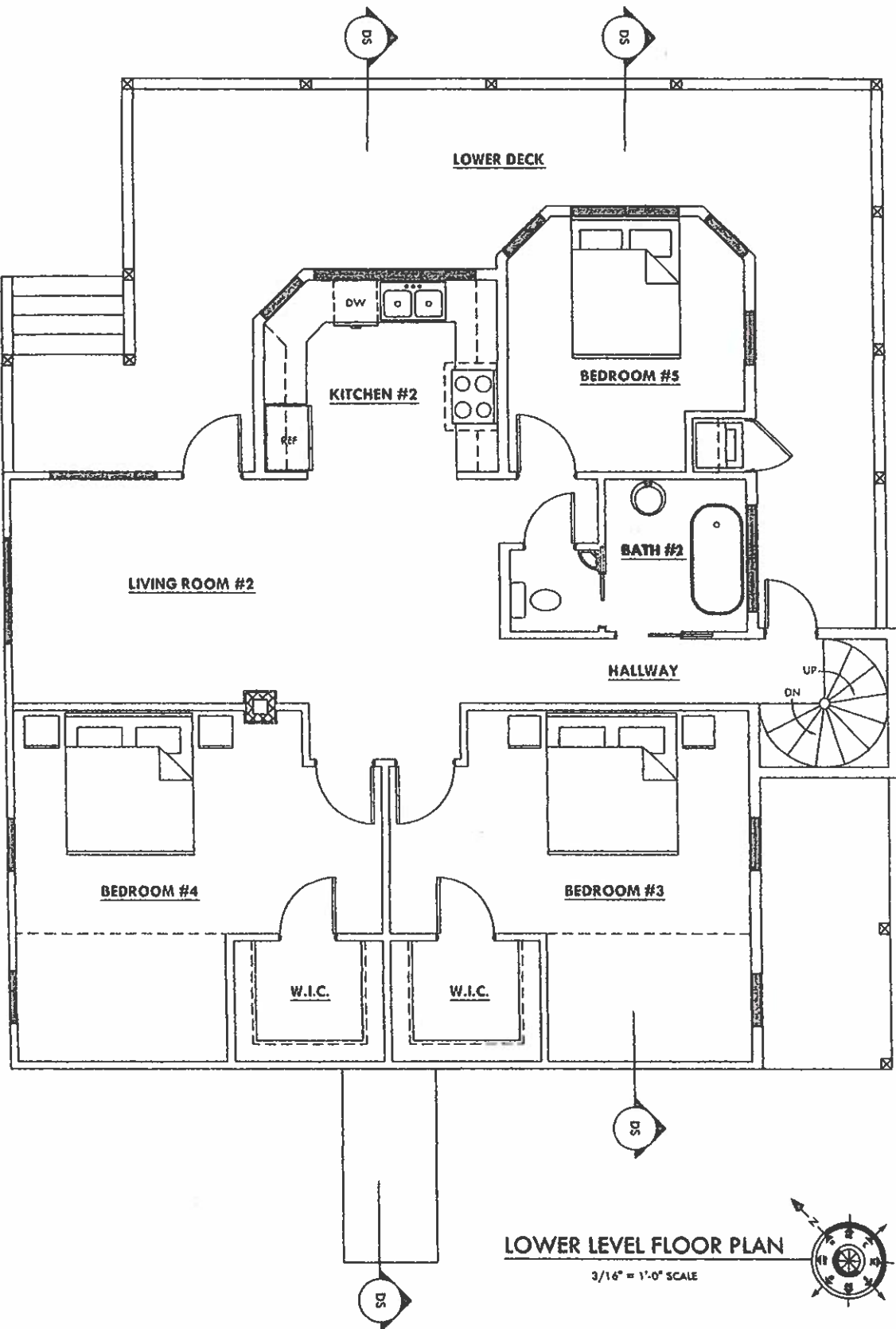
**MCWHIRTER/HUERTA RENOVATION**

401-11-008 LOT 1 ±0.22 ACRES  
 "DUNDEE PLACE"  
 A SUBDIVISION IN SECTION 23,  
 TOWNSHIP 16 NORTH, RANGE 2 EAST,  
 GILA & SALT RIVER BASE & MERIDIAN,  
 YAVAPAI COUNTY, ARIZONA



## MCWHIRTER/HUERTA RENOVATION

401-11-008 LOT 1 ±0.22 ACRES  
 "DUNDEE PLACE"  
 A SUBDIVISION IN SECTION 23,  
 TOWNSHIP 16 NORTH, RANGE 2 EAST,  
 GILA & SALT RIVER BASE & MERIDIAN,  
 YAVAPAI COUNTY, ARIZONA

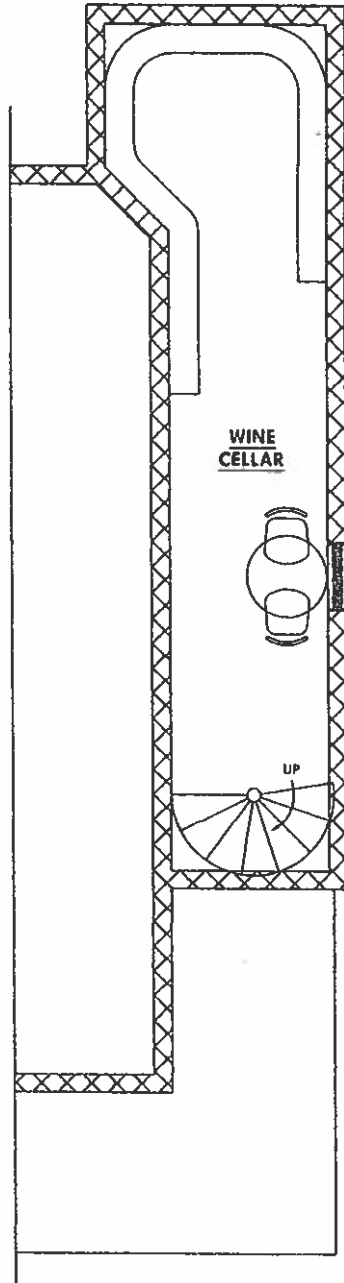


**LOWER LEVEL FLOOR PLAN**

3/16" = 1'-0" SCALE

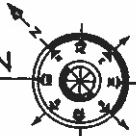
**MCWHIRTER/HUERTA RENOVATION**

401-11-008 LOT 1 ±0.22 ACRES  
 "DUNDEE PLACE"  
 A SUBDIVISION IN SECTION 23,  
 TOWNSHIP 16 NORTH, RANGE 2 EAST,  
 GILA & SALT RIVER BASE & MERIDIAN,  
 YAVAPAI COUNTY, ARIZONA



**WINE CELLAR FLOOR PLAN**

3/16" = 1'-0" SCALE



**MCWHIRTER/HUERTA RENOVATION**

401-11-008 LOT 1 ±0.22 ACRES  
"DUNDEE PLACE"  
A SUBDIVISION IN SECTION 23,  
TOWNSHIP 16 NORTH, RANGE 2 EAST,  
GILA & SALT RIVER BASE & MERIDIAN,  
YAVAPAI COUNTY, ARIZONA

---

**From:** Charlotte Page [<mailto:c.page@jerome.az.gov>]

**Sent:** Thursday, December 20, 2018 11:13 AM

**To:** Rusty Blair; Allen Muma

**Cc:** Candace Gallagher; Margie & Rusty; Bill Sims

**Subject:** Re-Zoning Hampshire & North Dr

Gentlemen,

In case you are not aware there is a possible rezoning in process for properties at the bend on 89A, near the entrance to town.

As proposed, the properties start at 21 North Dr. and include 10 & 18 North Drive, these are the properties on the left side of North when you are driving towards Cemetery Road. The Hampshire properties include everything from North Dr., across from the High School, down to the Copper Shop.

There are two vacant lots, one next to the Copper Shop and the other is the last lots on North Drive, it was just acquired by one owner.

**There will be a public hearing on January 2, 2019 at Town Hall with Planning & Zoning, 7pm.**

I would appreciate if you each would document any past experience with fire safety or traffic issues that have been problems for the community in this area. Please send me an email or formal report if possible. If you are aware of any proposals that have been put forward to increase safety in this area that would be of interest.

Also, I would greatly appreciate any insight you may have as to how you believe a change to the zoning may affect the area.

Current zoning allows single family residential use. Petition is asking for R-2 zoning. As written, R-2 allows any type of multiple occupation that can be supported by space available for parking, setbacks etc.

We are trying to limit the petitioners to having a zone with not more than duplex allowed. I think there may be individual properties that will push for allowing triplex. These additional developments would have to also be presented for approval, based on meeting town requirements for parking spaces, setbacks etc.

I would very much like to have you both speak at the public hearing if you have concerns about traffic, public safety or access for fire vehicles in this area.

Please attend and give your input at this important meeting if possible. I would be happy to represent any written report you may submit if you are unable to attend.

Regards,

Charlotte Page  
Zoning Administrator



## Charlotte Page

---

**From:** blair@jeromefire.us  
**Sent:** Thursday, January 3, 2019 11:39 AM  
**To:** Charlotte Page  
**Subject:** RE: Re-Zoning Hampshire & North Dr

Unless these properties have change of use and become commercial properties there will be no fire additional requirements, Except for the ones already required for a single family residence or multi family residence. However each submittal should be reviewed separately.

Thanks  
Chief Blair

**Charlotte Page**

---

**From:** Allen L. Muma <jeromechief@jeromepd.org>  
**Sent:** Tuesday, December 25, 2018 12:28 PM  
**To:** Charlotte Page  
**Subject:** RE: Re-Zoning Hampshire & North Dr

Charlotte,

I believe there have been two studies done in that area since I became Chief in 1999, ADOT would have the records if any as they set the speed limits. The last request to ADOT came from me about 7 years ago due to the "close calls" coming from near accidents when people were turning onto or from North Drive and / or Dundee. At that time the 30 mph zone started where Andy Peterson, Jr. currently resides and continued till about Lazano Lane. After my request the speed was dropped to 20 mph in that area.

Allen

**From:** Charlotte Page [mailto:c.page@jerome.az.gov]  
**Sent:** Monday, December 24, 2018 11:32 AM  
**To:** jeromechief@jeromepd.org  
**Cc:** Candace Gallagher  
**Subject:** RE: Re-Zoning Hampshire & North Dr

Chief Muma,

Was there any traffic study at that time? Also, would you be able to tell us more about specific traffic problems, accidents for example in this area?

Thanks,

Charlotte Page  
Zoning Administrator

**From:** Allen L. Muma <jeromechief@jeromepd.org>  
**Sent:** Friday, December 21, 2018 8:43 AM  
**To:** Charlotte Page <c.page@jerome.az.gov>  
**Subject:** RE: Re-Zoning Hampshire & North Dr

Charlotte,

Charlotte,

From a law enforcement and traffic standpoint I see no issues. This area used to be a 30 mph zone and several years back it was lowered to a 20 mph zone, improving safety for vehicles exiting and entering private drives in the area, as well as those turning in and out of North Drive and Dundee.

Respectfully,

Allen Muma, Chief  
Jerome Police Department

*Public Info Request ADOT/Traffic*  
*email A Roth ADOT*  
*1/21/19*  
*Jerome mile posts*  
*89A → 344*  
*townyard*  
*343.5*  
*Mowah 346*

## Charlotte Page

---

**From:** ADOT Public Records <ADOTPublicRecords@azdot.gov>  
**Sent:** Thursday, January 24, 2019 1:55 PM  
**To:** Charlotte Page  
**Cc:** ADOT Public Records  
**Subject:** Response received

**Your request for public records has been received and is being processed. Record requests are processed in the order in which they are received and can take up to 30 days or more to fulfill depending on the request and the amount of research required. You will be contacted when your records are available.**

---

Confidentiality and Nondisclosure Notice: This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.

Juanita - send to Charlotte Page, Zoning Admin  
Town of Jerome

# Public Records Request

Please Read Instructions First

## Please submit this form to ADOT Office of Safety & Risk Management:

Office of Safety and Risk Management  
1324 N. 22nd Avenue, Phoenix, AZ 85009

Email: ADOTPublicRecords@azdot.gov (Use Submit button)  
602.712.7327; Fax: 602.712.6545

Office Hours: 8 a.m. to 5 p.m.  
Except state holidays

### About this form:

- Use this form to request a public record from our agency under Arizona Revised Statutes § 39-121 et seq.
- To assist our office in its effort to process your request, please be specific and identify the document or record by name.

### How to complete this form:

- This form must be written (printed) legibly or computer generated for accuracy.
- For your convenience, this form has been designed to be filled out electronically or printed for faxing/mailing.

### Fees:

- The fee schedule for copies of public records is posted on our website.
- Records or parts of some records may not be subject to public dissemination under Arizona law.  
You will be notified if release of the record is restricted under law or if parts of the records requested will be redacted.

## 1. Document Information—Complete all blanks and boxes. If additional description required, please send as attachment

Paper copies  Records inspection only

Name of record  Date of record/loss:

Location:  Route:  Milepost(s):  Timeframe of search (Dates to-from):

### Record Description

For the Town of Jerome,  
I'm looking to find any traffic studies that have been done in the past ten years. Where these were physically located and what results were recorded.

I am the current Zoning Administrator and we are looking at density changes in residential zoning. Please provide any information you may have.

## 2. Use of Record—Review the laws on Page 2—MUST BE COMPLETED

I have read the information on the back of this form. The requested records will be used for (check one):

NON-commercial purpose  COMMERCIAL purpose.

Commercial Use Disclosure  
Statement under A.R.S. § 39-121.03:

## 3. Contact Information

First Name	<input type="text" value="Charlotte"/>	Last Name	<input type="text" value="Page"/>	Company	<input type="text" value="Zoning Administrator, Town of J"/>	Media:	Yes	No
Address	<input type="text" value="600 Clark St./PO Box 335"/>		City	<input type="text" value="Jerome"/>	State	<input type="text" value="AZ"/>	Zip Code	<input type="text" value="86331"/>
Phone	<input type="text" value="928 634.7943"/>	Fax	<input type="text"/>	Email Address	<input type="text" value="c.page@jerome.az.gov"/>			

## 4. Signature

STATEMENT: I understand that the copy or other reproduction of the public record which I have requested is to be used solely for the purposes as stated on this form. I declare that such copies or reproductions will not be used directly or indirectly for a different purpose other than prescribed on this form. I understand that copying, postage and other fees may be associated with my request.

Signature:   
Type Name

Date

**SUBMIT FORM**

### Office Use Only

Date received:  Date entered:  Initials:  Date completed:  Initials:



Requested online  
Ph Message 1/24/19 for file on Pub Record Request



# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

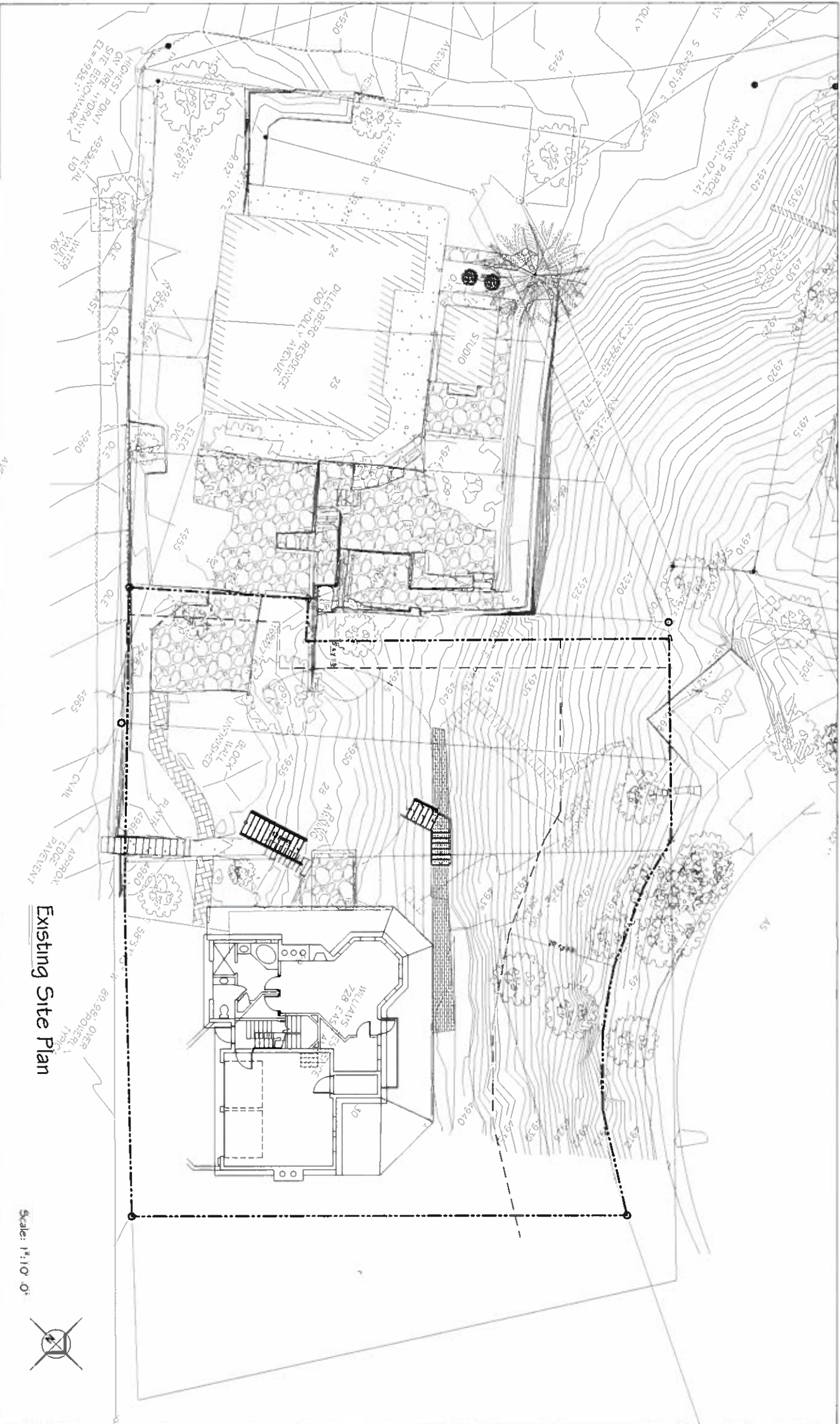
## ZONING ADMINISTRATOR ANALYSIS Planning & Zoning Commission February 6, 2019

### **ITEM 14: R-2 REZONING: INFORMATION FROM WASTEWATER MANAGEMENT, PUBLIC WORKS AND UTILITIES.**

The Commission shall review and discuss input from Town's Wastewater Management and Public Works regarding impact of increased use of systems and waste processing in regard to proposed zone change from R1-5 to R-2.

Input sought by Mayor Barber from the wastewater management consultant is provided. Zoning Administrator requested information from the Public Works Manager about the known condition, known problems and recent repairs of the infrastructure in this proposed zone change area. Data of historic water usage from the proposed zone area was provided by utility department. Average water usage is presented and data from several multi-family dwellings is presented for comparison.

Charlotte Page, Zoning Administrator



**General Notes:**

The structural construction documents represent the finished structure. They do not indicate the method of construction. The Owner shall provide all measures to protect the structure during construction. Such measures shall include but not be limited to bracing, shoring for loads due to construction equipment, etc. The Architect shall not be responsible for the Owner's means, methods, techniques, sequences or programs for construction, or the safety precautions and the programs incident thereto (no shall observation visits to the site include inspection of these items.)

Construction materials shall be spread out if placed on framed construction. Load shall not exceed the design live load per square foot. Where reference is made to various test standards for materials, such standards shall be the latest edition or addenda. Establish and verify all openings and inserts for architectural, mechanical, plumbing and electrical with appropriate trades, drawings and sub-contractors prior to construction. Options are for Owner's convenience. If they choose an option, the Owner shall be responsible for all necessary changes and shall coordinate all details. Notes and details on the drawings shall take precedence over general structural notes and typical details. Where no details are shown, construction shall conform to similar work on project. Owner shall be responsible for verification of all dimensions with architectural drawings prior to start of construction. Resolve any discrepancy with the Architect at that time, not after construction commences. Typical details may not necessarily be put on plans, but apply unless noted otherwise. Where discrepancies occur between plans, details, general structural notes and specifications, the greater requirements shall govern. Any engineering design, provided by others and submitted for review, shall bear the seal of an Engineer registered in the State of Arizona.



**Parcel Map N.T.S.**

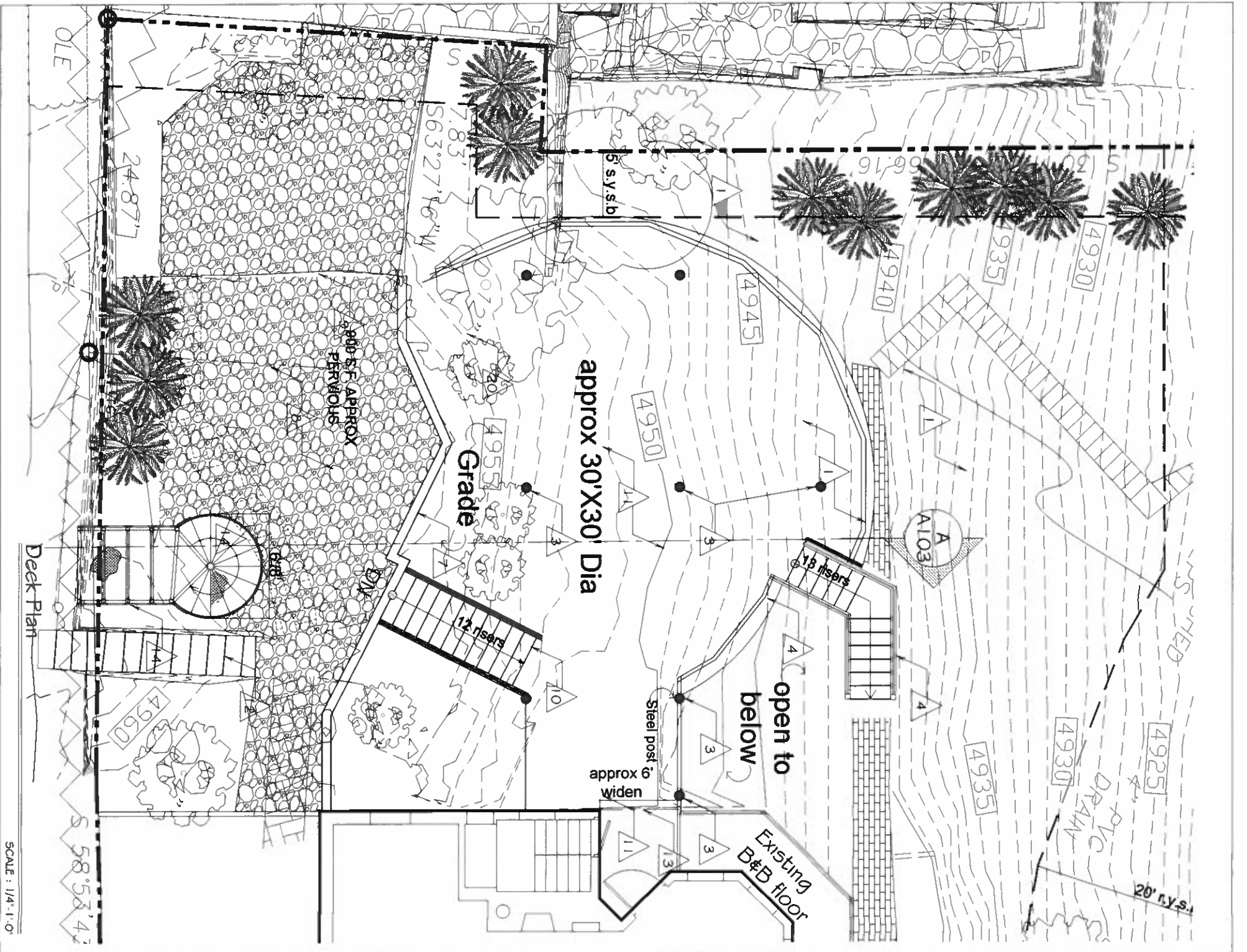
NOTE: ALL DOWN SPOUTS/ROOF DRAINS TO TERMINATE INTO NATURAL OR MAN MADE RIP RAP DRAINAGE SWALES

Pad will be cleared of all vegetation, scarified down 6" to 8" and mechanically re-compacted to a min. 95%. this pad will extend a min. of 5' beyond the exterior walls of the structure, also the bottom of footing will be over excavated 6" to 8" and mechanically re-compacted to a min. 95%. per red butte engineering llc

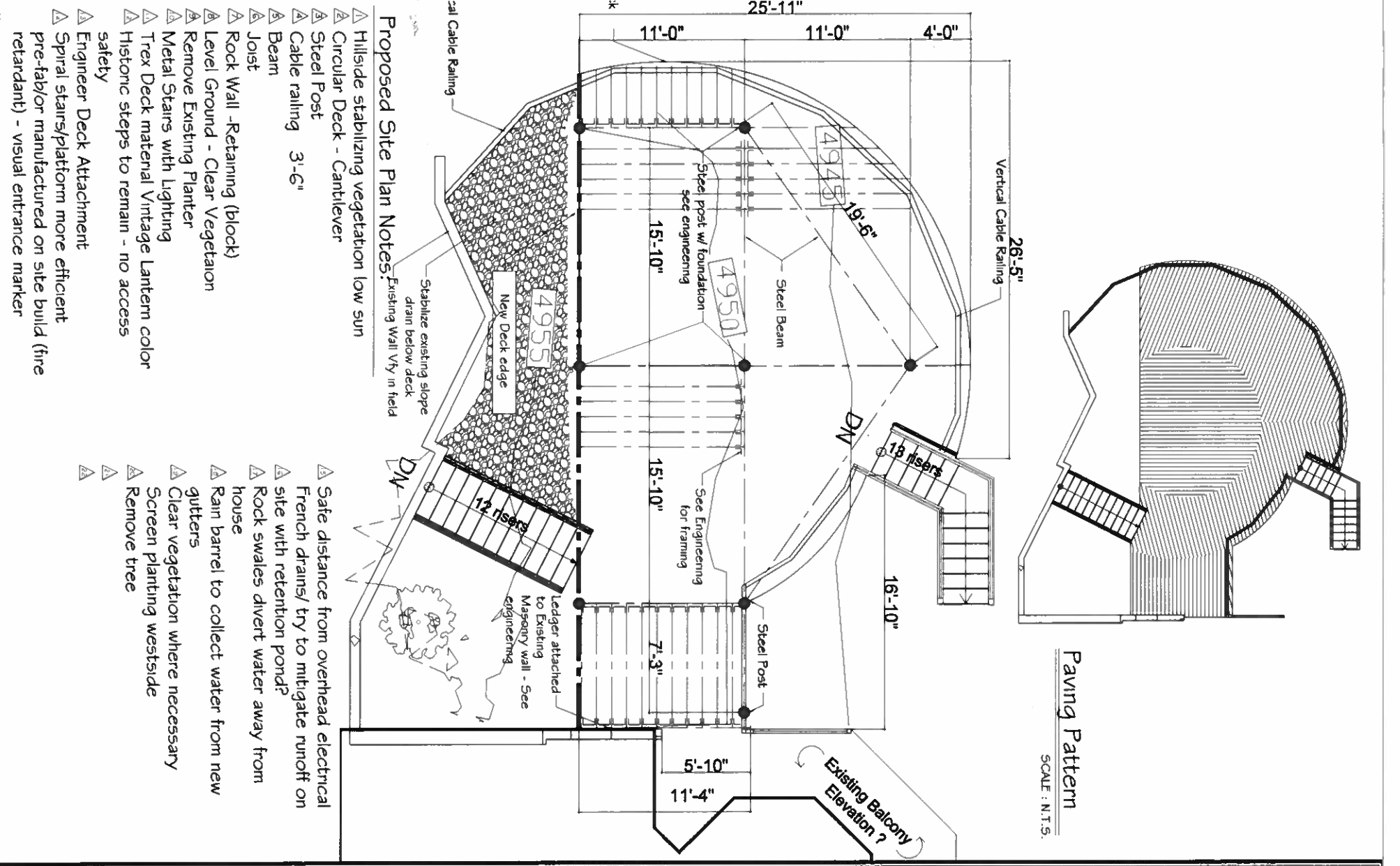
EXISTING DIET  
RIP RAP 3'-6" ROCKS

<b>APN#:</b> 401-07-090K R1-5	<b>Scope of Work</b> New Exterior Deck 30' dia. and New Metal Spiral Stairs	<b>Code Information</b> For builders, the Town of Jerome has adopted the following Codes: 1998 ICC ANSI 2002 National Electric Code 2003 ICC Building, Energy, Existing Building, Fire, Fuel Gas, Mechanical, Plumbing, Private Sewage and Residential Appendix 3.3 of the 1997 UBC as the Town of Jerome Grading Ordinance, 2003 Edition	<b>Site Data</b>	<b>Physical Address</b> 728 East Ave	<b>Assessor Acres</b> 0.25	<b>Subdivision</b> Mountain View Sub Ms-2251	<b>LIVABLE AREA (3,570)</b> Attached 2 car garage	<b>TOTAL LOT COVERAGE:</b> LOT SIZE: 19,795.0 S.F. (1.46 ACRES)	<b>Sheet Index</b>
									A.100 SITE PLAN A.101 DECK PLAN A.102 A.103 SECTIONS A.104 SECTIONS A.105 ELEVATIONS A.106 ARCHITECTURAL DETAILS S.O STRUCTURAL

<b>Project Title</b> Williams Darryl & Jaime JT 728 East Ave Jerome Jerome, Arizona 86331	<b>APN. :</b> 401-07-090K <b>Engineer :</b> Jake Mickle, PE Mickle Engineering PLC (928) 301-6537 <b>Designed by:</b> M.B. Morales	<b>EME PARTNERS</b> 310.463.3198 E-mail: emepartners@aol.com facebook: emepartners drafting services	<b>Date</b>	<b>Revisions</b>
<b>DATE</b> October 6, 2016				
<b>SHEET NO.</b> A.100				



SCALE : 1/4" = 1'-0"



- Proposed Site Plan Notes:** Existing Wall Vty in field
- ▲ Hillside stabilizing vegetation low sun
  - ▲ Circular Deck - Cantilever
  - ▲ Steel Post
  - ▲ Cable railing 3-6"
  - ▲ Beam
  - ▲ Joist
  - ▲ Rock Wall - Retaining (block)
  - ▲ Level Ground - Clear Vegetation
  - ▲ Remove Existing Planter
  - ▲ Metal Stairs with Lighting
  - ▲ Trex Deck material Vintage Lantern color
  - ▲ Historic steps to remain - no access safety
  - ▲ Engineer Deck Attachment
  - ▲ Spiral stairs/platform more efficient pre-fab/or manufactured on site build (fire retardant) - visual entrance marker
- 
- ▲ Safe distance from overhead electrical French drains/ try to mitigate runoff on site with retention pond?
  - ▲ Rock swales divert water away from house
  - ▲ Rain barrel to collect water from new gutters
  - ▲ Clear vegetation where necessary
  - ▲ Screen planting westside
  - ▲ Remove tree

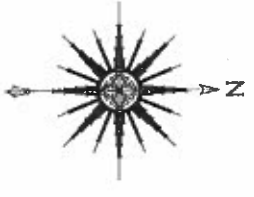
<b>A.101</b>	Project Title	Williams Darryl & Jaime JT 728 East Ave Jerome Jerome, Arizona 86331	A.P.N. : 401-07-090K	<b>EME PARTNERS</b> 310.483.3199 E-mail: emepartners@aol.com facebook: emepartners drafting services	Date	Revisions
	DATE	October 6, 2018	Engineer : Jake Mickle, PE Mickle Engineering PLC (928) 301-6537		Designed by: M.E. Morales	





K DIAMETER NN"  
NK DIAMETER NN"

JEN WALKWAY  
ONE PATIO  
SITE SURFACE  
SITE PAVERS



SEWER MH  
EL=4906.2'  
4" IN S = 4904.3'  
6" OUT NE = 4901.4'

32" CAP  
INVERT = 4902.1'

A digital drawing was supplied along with this paper drawing. In the event of a discrepancy the scaled original paper drawing is the master copy.

DOUGLAS ROAD

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, DURING THE MONTH OF OCTOBER, 2018 IN CONFORMANCE WITH THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS OF 1941, REVISED IN JUNE 1947.

STAN DICKY  
LS 32224  
DATE OF SURVEY: 10/13/18



REGISTRATION  
EXPIRES: 03-31-19

NAME	DATE
DESIGN	N/A
DRAWN	10/10/18
CHECKED	S. DICKY 10/13/18
REVISED	

DWG. NAME: 11809021-TOPD.DWG

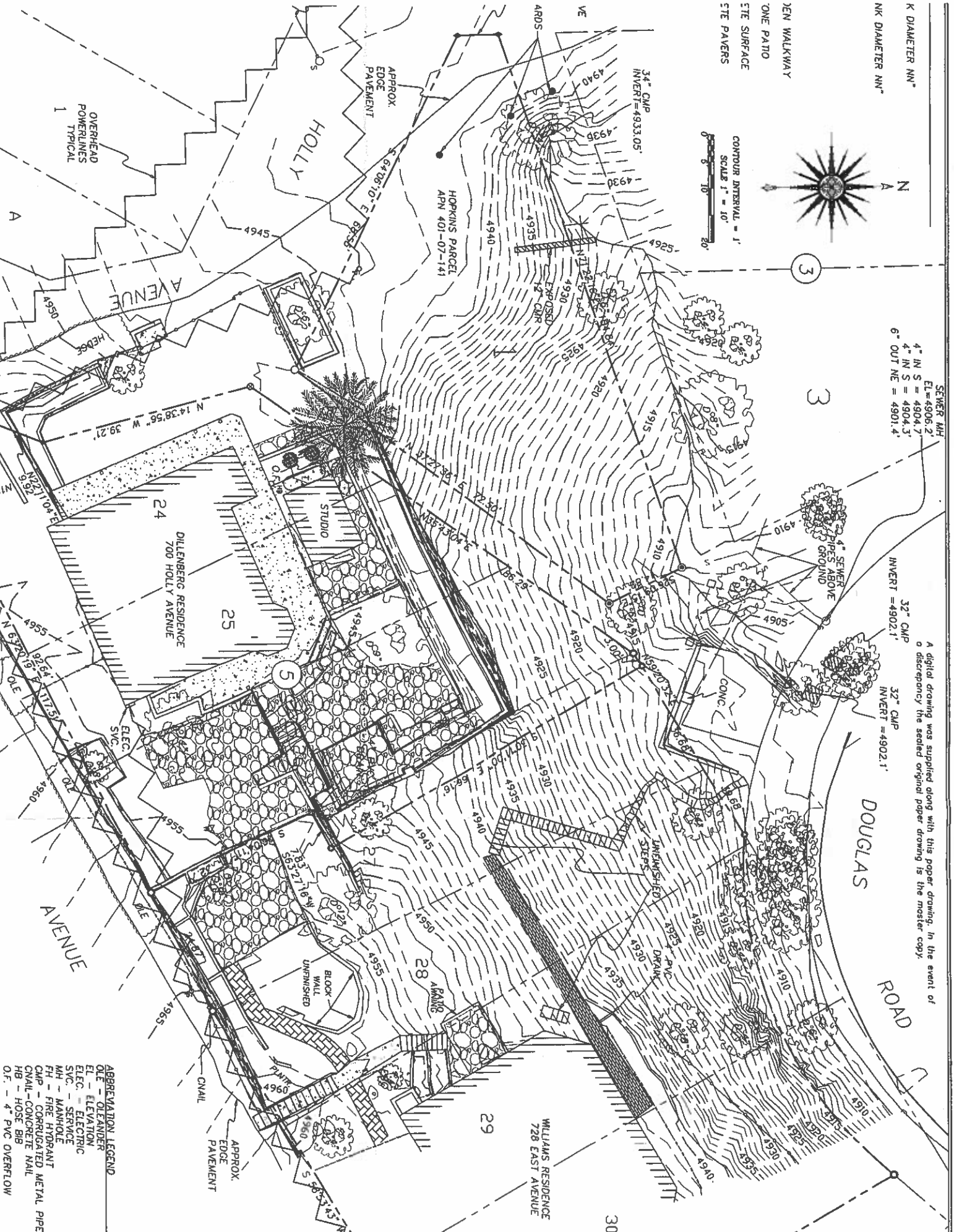
**TOPOGRAPHIC SURVEY**

of Lot 1, Block 3, Mountain View Subdivision, Part an Unrecorded Plat by Moore Kelle-Appelbeck Jones and Associates, stamped and filed 5-15-81 by Joseph D. Jones, of Lata 27, 28, and Subdivision portion of Block 2 of Maps Block 3, Mountain View, Subdivision portion of Block 2 of Maps and Plat Book 65, Range East of the Gila and Salt Townships 18 North, Range East of the Gila and Salt River, Base and Meridian.



P.O. Box 1245  
Cottonwood, Az. 86326  
PH: 928-649-0949  
Fax: 928-639-3801

JOB NUMBER: 11809021	APR: YARRIS
CLIENT: DILLEBERG	SHEET: 1 of 1
	SECTION: 23
	TOWNSHIP: 18N
	RANGE: 2E



Page 14 for more information regarding boundaries shown

Page 14 was conducted for the purpose of adjusting the -Recorded Mountain View Subdivision). The Town of

benefit of Jack Dillenberg, Janades Hotel, Dorff and some others. It was prepared for specific users and is not to be used for other purposes without the express written consent of the engineer. The user of this drawing is responsible for all errors and omissions. The user of this drawing is responsible for all errors and omissions. The user of this drawing is responsible for all errors and omissions.

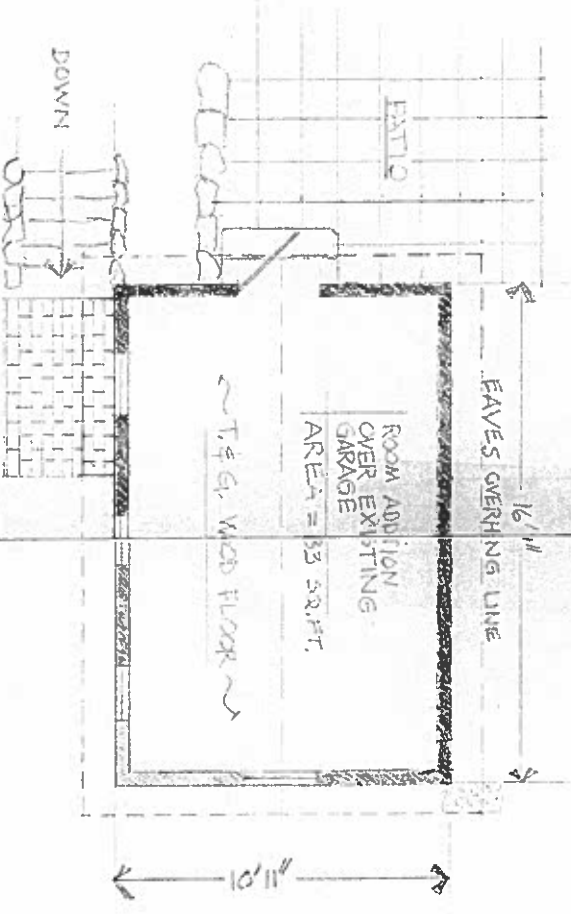
- LEGEND (PER YAVAPAI COUNTY INSTE 2018-00179981)**
- -1/2 inch rebar with plastic cap stamped "LS 19953" unless noted
  - -1/2 inch rebar with plastic cap stamped "LS 4491"
  - ◆ -P.K. and Shiner with no identification (affixed brass tag "LS 32224")
  - ◆ -Calculated point not searched nothing found or set
  - -1/2 inch rebar with aluminum tag stamped "LS 32224"
  - -1/2 inch rebar with no id. affixed brass tag "QUIND LS 32224"
  - -MAG Spike with brass washer stamped "LS 32224"
  - -1/2 inch rebar with brass washer stamped "LS 32224"

**ABBREVIATION LEGEND**

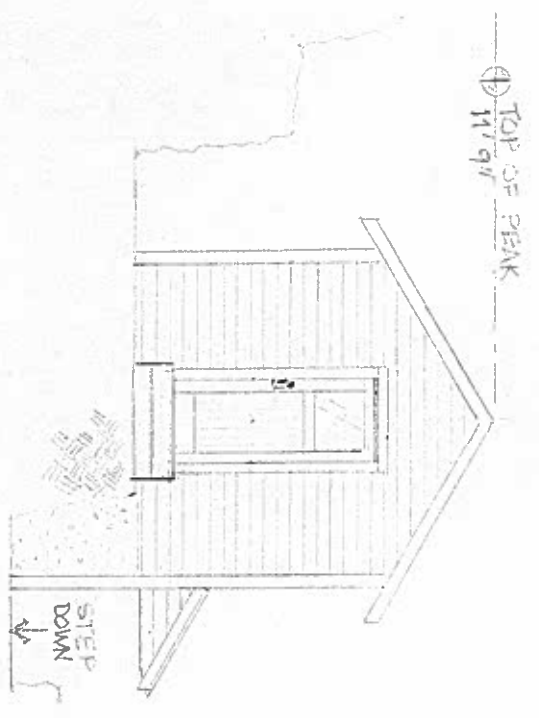
OLE - OLEANDER  
EL - ELEVATION  
ELEC - ELECTRIC  
SVC - SERVICE  
MH - MANHOLE  
FH - FIRE HYDRANT  
CMP - CORRUGATED METAL PIPE  
CNAL - CONCRETE NAIL  
HB - HOSE BIB  
O.F. - 4" PVC OVERFLOW

NOTES:

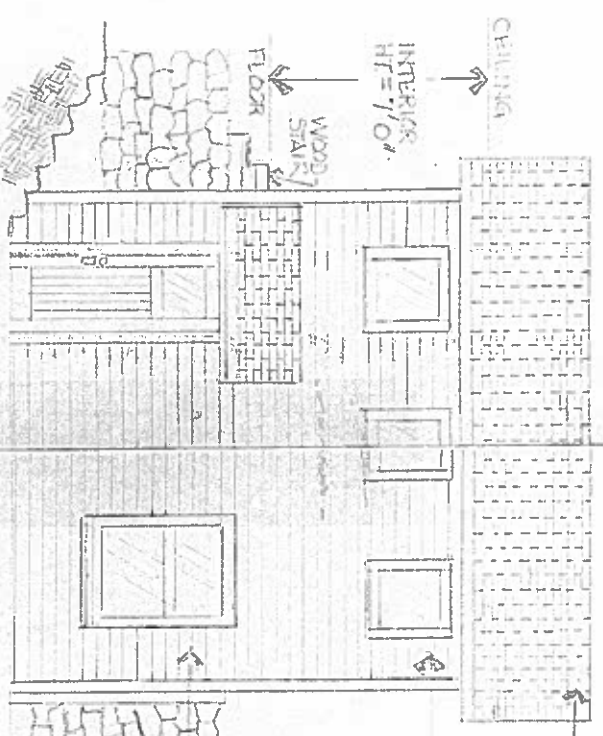
1. ADDITION TO BE BUILT ABOVE EXISTING GARAGE FOOTPRINT
2. ELECTRICAL SUPPLY - NONE
3. MECHANICAL SUPPLY - NONE
4. PLUMBING - NONE
5. WINDOW/DOOR SCHEDULE  
 DOOR - NORTH ELEV. - 6'8" x 2'8"  
 PANEL W/ TOP LIGHT  
 WINDOW - WEST ELEV. 2'10" x 2'10"  
 WOOD FRAME (3 REA)  
 WINDOW - SOUTH ELEV. 2'6" x 3'6"  
 WOOD FRAME



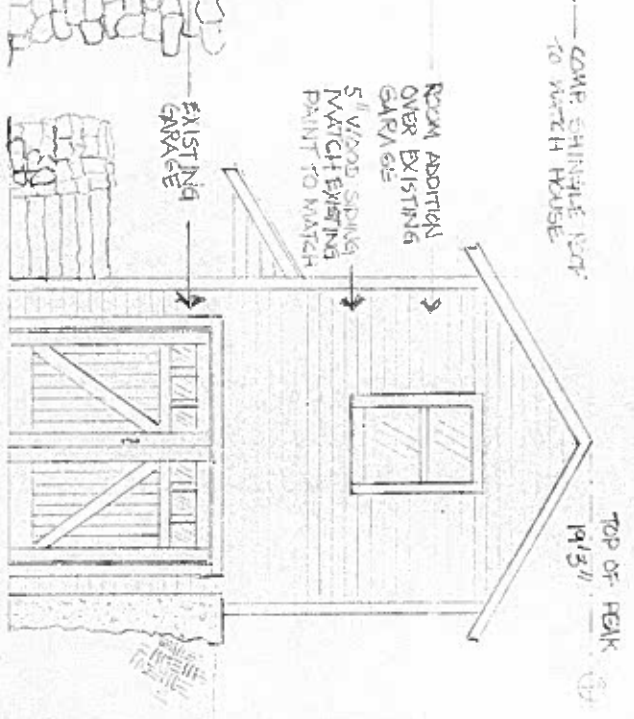
PLAN VIEW ROOM ABOVE GARAGE



NORTH ELEVATION



WEST ELEVATION



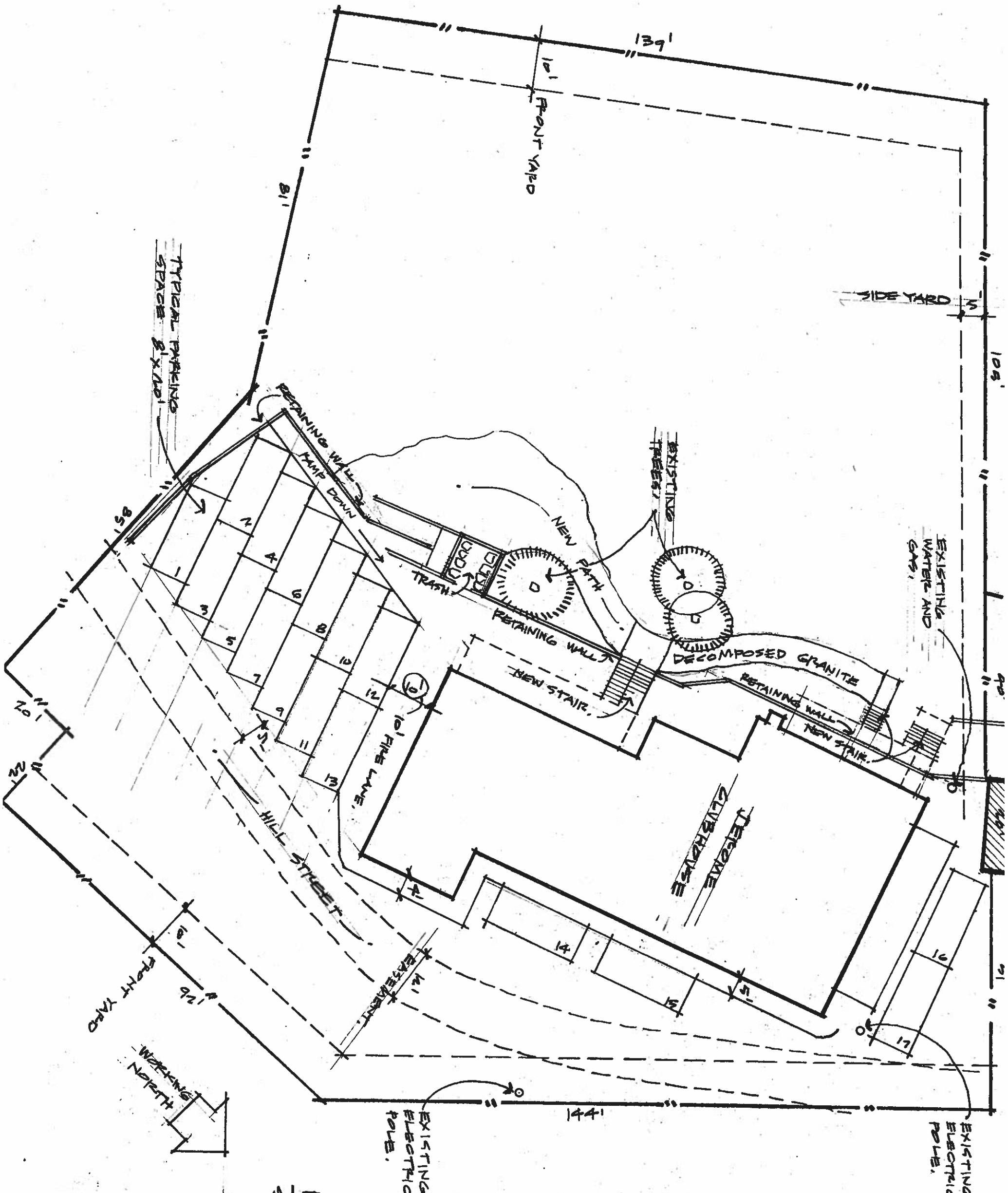
SOUTH ELEVATION

STORAGE ROOM ADDITION OVER EXISTING GARAGE

701 HULL ROAD  
 P.O. BOX 244  
 JEROME AZ 86331

DON AND KATHI FEHER  
 (562) 225-4498  
 FEHER.SAILING@GMAIL.COM

Date	10/07/2019
Scale	1/4" = 1'-0"
Drawn	DON FEHER
Job	
Sheet	

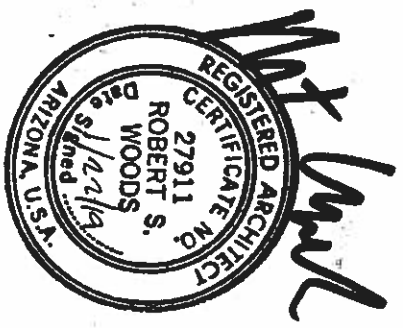
AREA CALCULATIONS

SITE : 39,145 SQ. FT.  
 BUILDING : 4,785 SQ. FT.  
 LOT COVERAGE : 12.2%

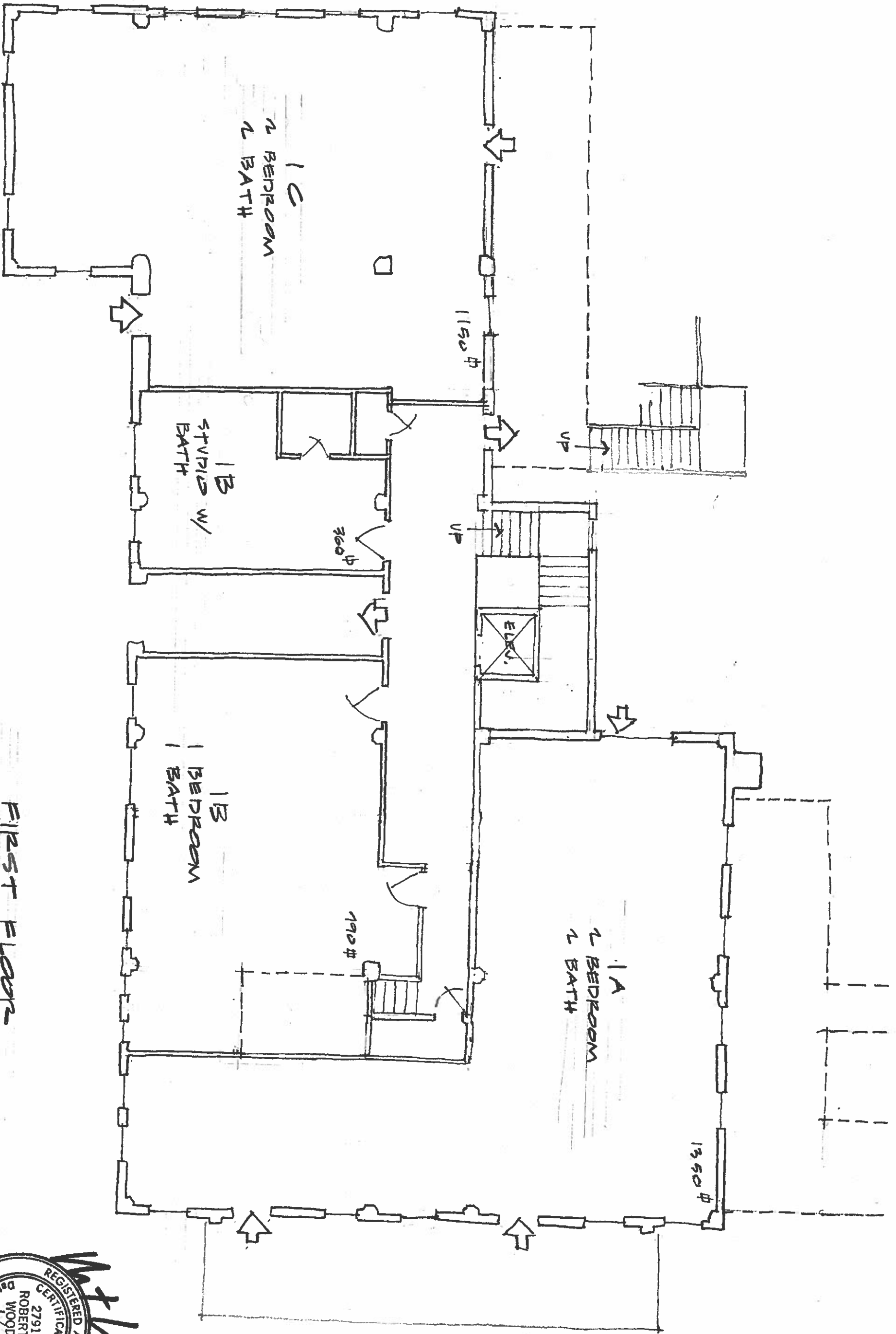
OFF STREET PARKING

RESIDENTIAL 0 X 1.5 = 12  
 PARKING PROVIDED = 12 SPACES  
 PARKING PROVIDED = 19 SPACES

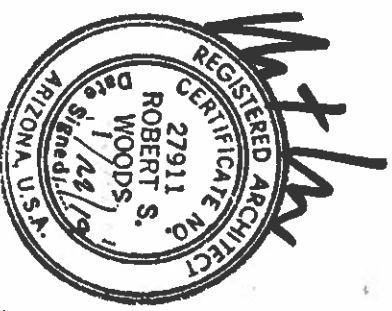
PRELIMINARY SITE PLAN  
 SCALE 3/8" = 1'-0"



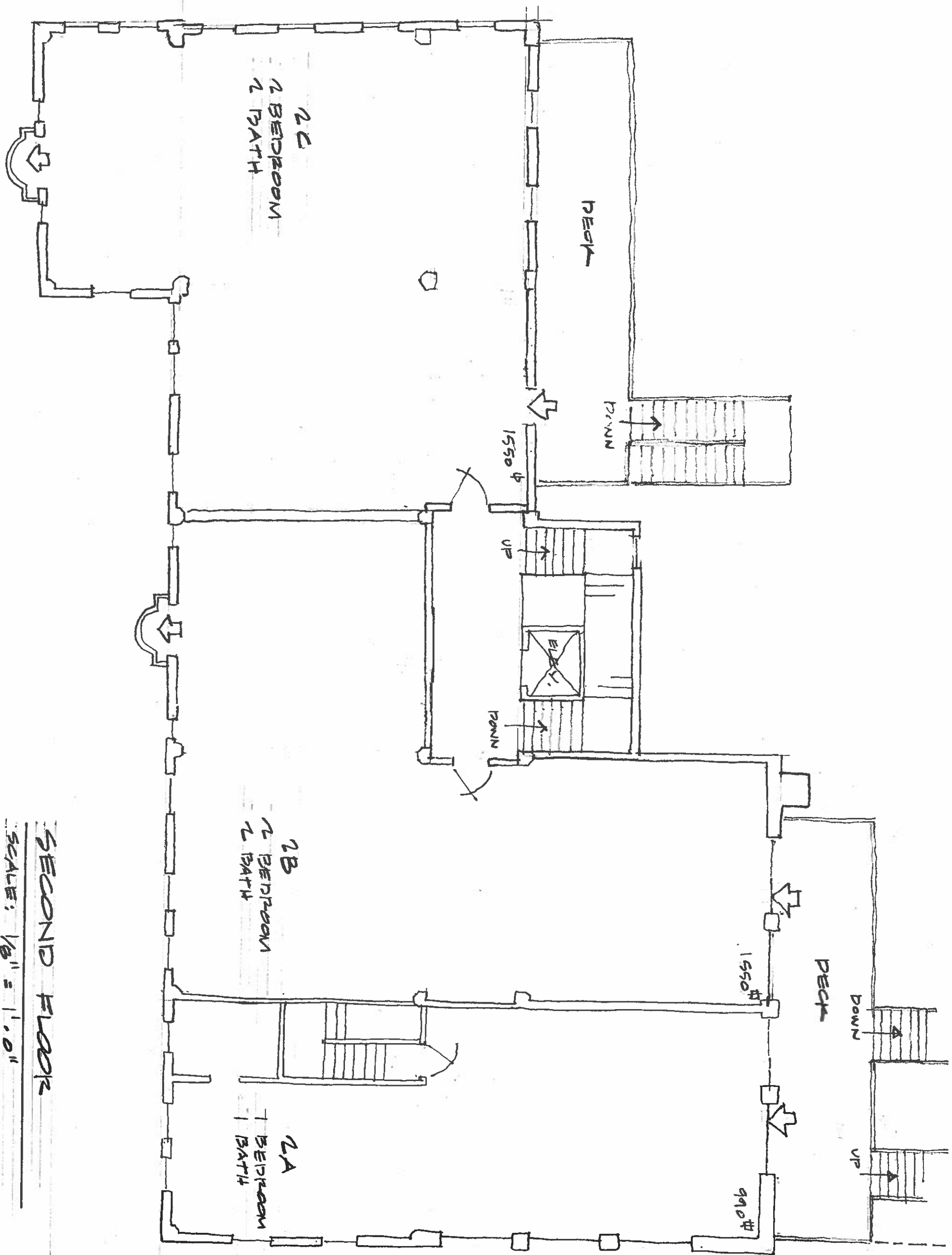
Expires 3.31.20



FIRST FLOOR  
 SCALE: 1/8" = 1'-0"



EXPIRES 3.31.20

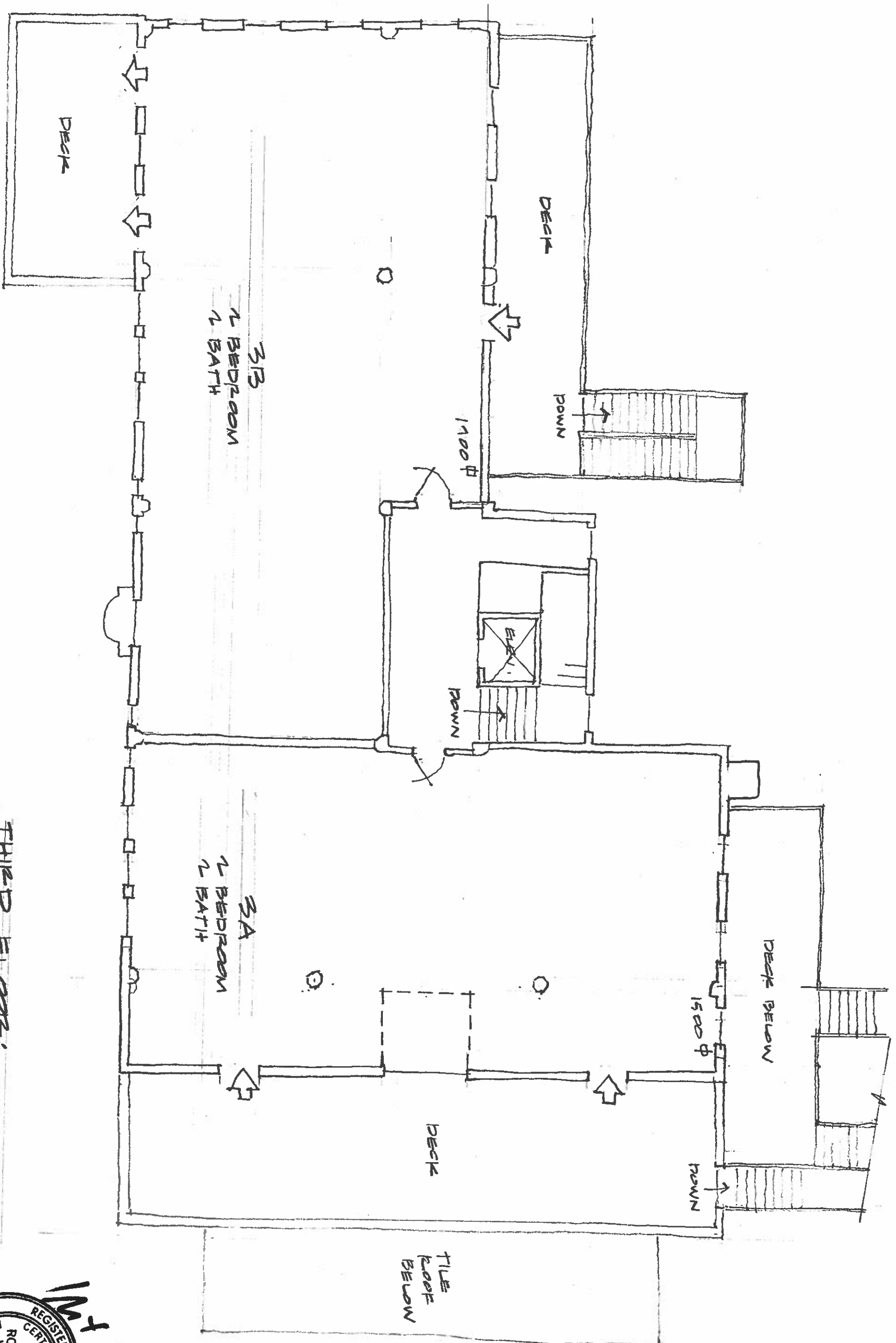


**SECOND FLOOR**

SCALE: 1/8" = 1'-0"

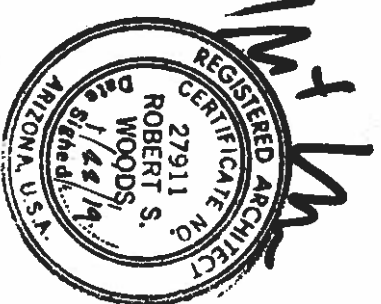


Expires 3.31.00

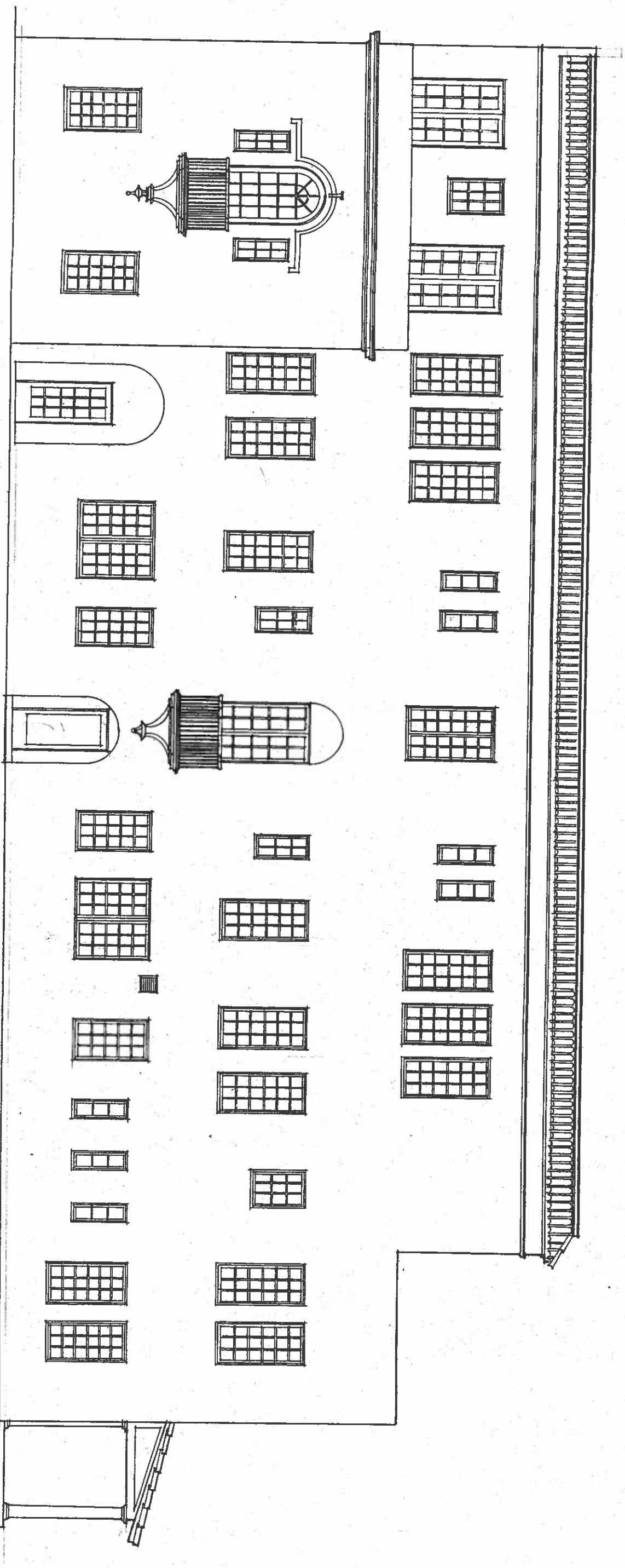


THIRD FLOOR:

SCALE: 1/8" = 1'-0"



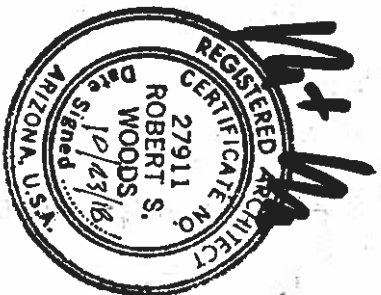
EXPIRES 3.31.20



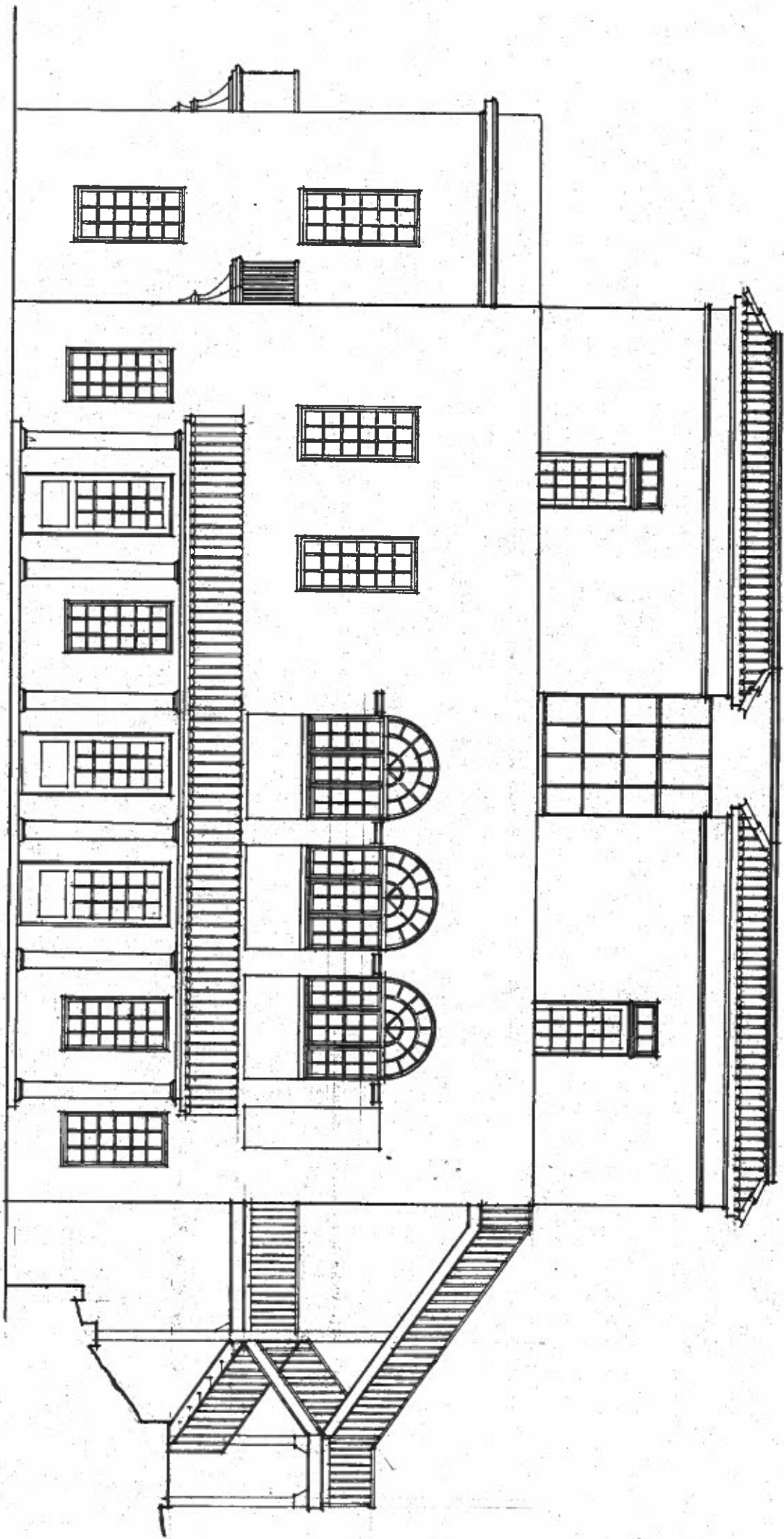
EAST ELEVATION

— JEROME CLUBHOUSE

SCALE: 1/8" = 1'-0"



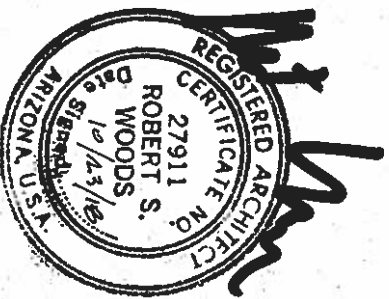
Expires 3.31.20



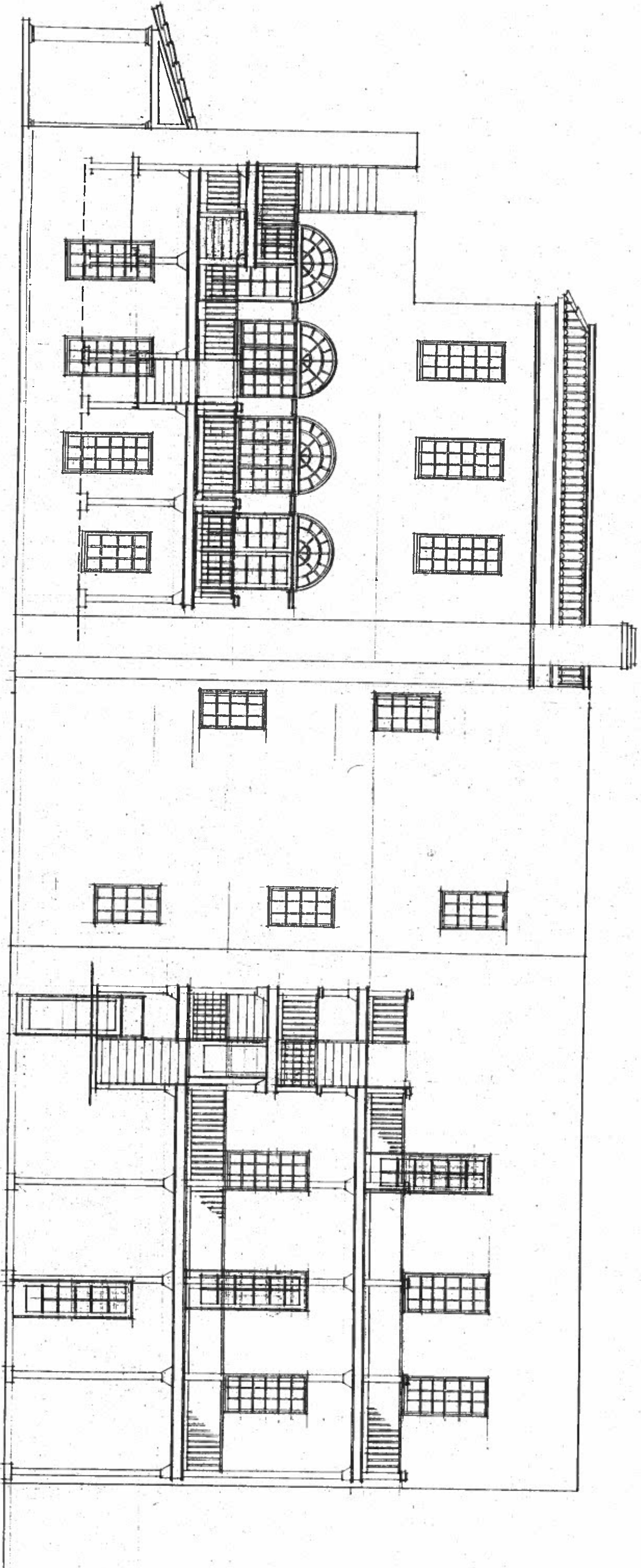
NORTH ELEVATION

JEROME CLUBHOUSE

SCALE: 1/8" = 1'-0"



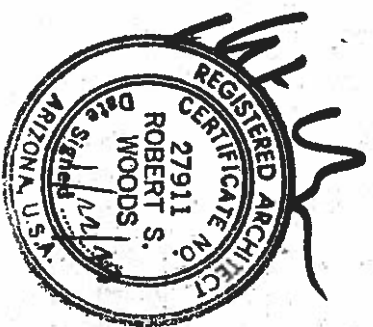




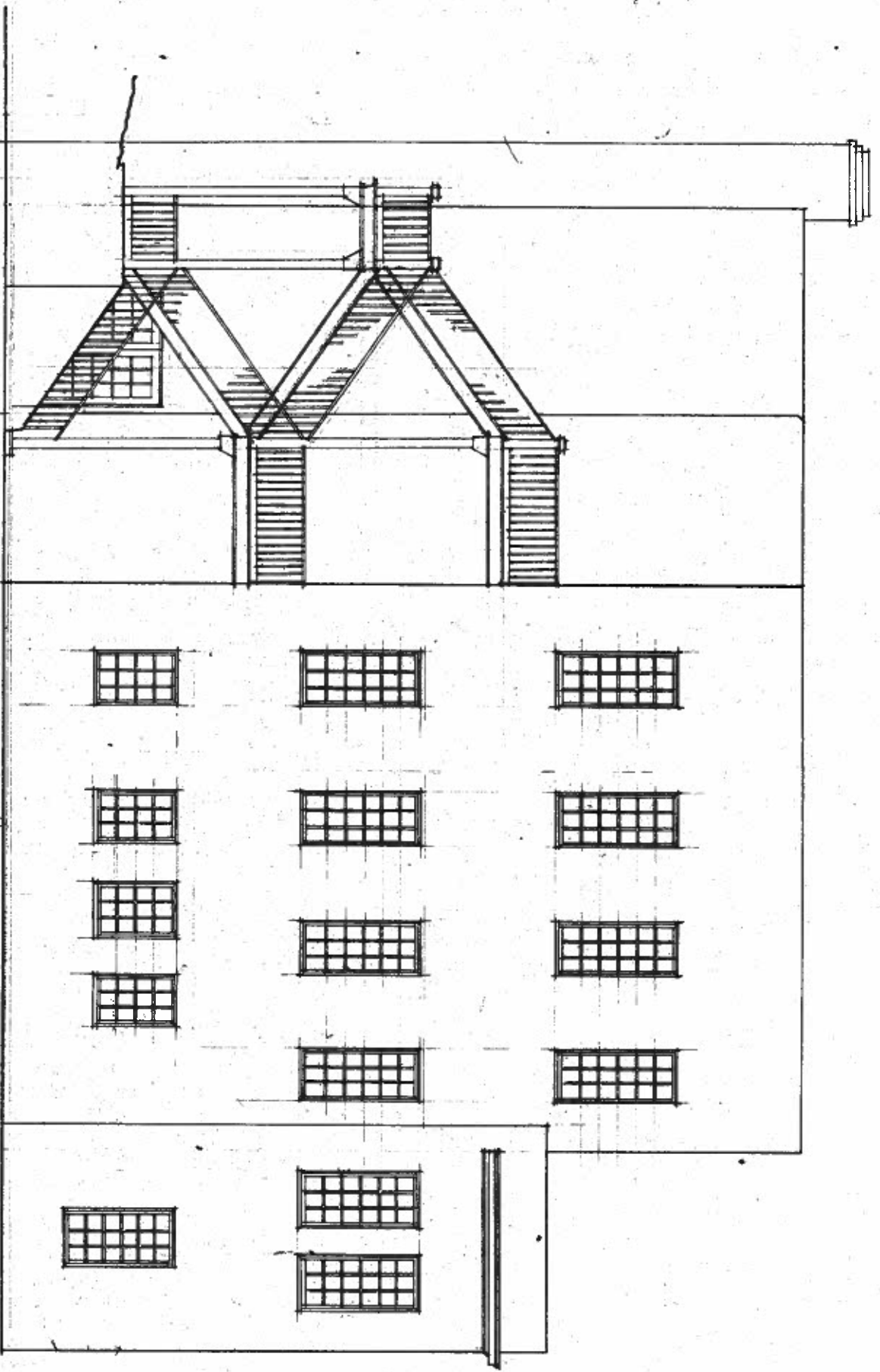
WEST ELEVATION

Jerome Clubhouse

SCALE: 1/8" = 1'-0"



ETP/RS 3.31.20



SOUTH ELEVATION      JEROME CLUBHOUSE  
SCALE: 1/8" = 1'-0"

