



TOWN OF JEROME

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

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

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

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

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

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

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

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

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

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

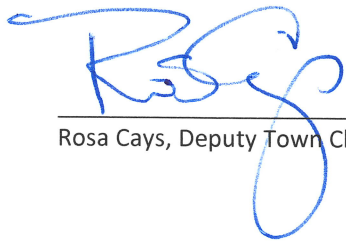
1. **No Outdoor Use** – All business shall be conducted inside the proposed building. Any expansion of the use into outdoor spaces will be subject to obtaining a separate conditional use permit and may require additional parking.
2. **Outdoor Display and Storage** – Outdoor storage or display of goods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

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

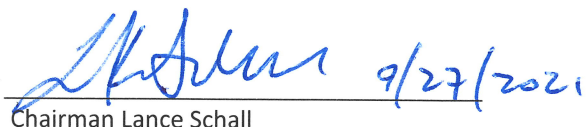
Adopted and approved by a majority vote of the Planning and Zoning Commission on the 15th day of September 2021.

ATTEST:



Rosa Cays, Deputy Town Clerk

APPROVED:



Chairman Lance Schall