



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

(928) 634-7943

www.jerome.az.gov

DRAFT MINUTES

SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JEROME COUNCIL CHAMBERS, JEROME TOWN HALL 600 CLARK STREET, JEROME, ARIZONA

TUESDAY, SEPTEMBER 22, 2026, AT 6:00 PM

6:03PM (1. CALL TO ORDER 6:03 P.M.

Present were Chair Lance Schall, Vice Chair Rebecca "Becca" Miller, and Commissioners Jera Peterson and Jeanie Ready.

Staff Present was Zoning Administrator Will Blodgett.

2. PETITIONS FROM THE PUBLIC

There were no petitions from the public.

3. APPROVAL OF MINUTES

There were no minutes to approve.

6:04PM (1:16) 4. NEW BUSINESS

Review of the Draft Revised & Updated Zoning Ordinance.

Commissioners continued review of the draft revised Zoning Ordinance and agreed that the document was not yet in a sufficiently final or readable format to recommend approval. They voiced concerns that the current version remained heavily marked up, contained ordinance X placeholders, lacked a complete table of contents, and included formatting and page-break issues that made detailed review difficult. A clean draft version with revisions and markups removed was requested, including an accurate table of contents, corrected ordinance references, properly formatted pages, and the inclusion of clarification when pages are intentionally left blank. Commissioners requested a week to review the completed document before the next meeting.

The Ordinance X references were clarified as placeholders for the ordinance number that will ultimately be assigned to the zoning code update by the Town Council. Commissioners discussed whether certain compliance and checklist information, including lot area and lot width standards, should remain consolidated in the ordinance to make the requirements easier for property owners and applicants to follow. Staff noted that related information would also appear in application forms and zone-specific standards. The addition of "heavy industrial" as a defined use was discussed and explained as a means of distinguishing more intensive industrial activities, including potential future mining-related uses, from general or light industrial uses; it was noted that the distinction does not alter the underlying property rights because both uses remain permitted in the same applicable zone(s). Commissioners also discussed renaming the Design Review Board, with concerns raised regarding whether retaining "Design Review Board" in the name could create unnecessary exposure under changing laws. No final change was made, and the Commission indicated that the rationale for retaining both references should be discussed further

with the Council.

Commissioners further reviewed the proposed conditional use permit process and confirmed that the revised ordinance generally maintains the existing process, with the Planning and Zoning Commission reviewing applications and making recommendations to the Town Council where Council approval is required. Commissioners noted that the revised ordinance more clearly identifies uses requiring a conditional use permit. Discussion also addressed residential zoning and the 2018 General Plan's reference to preserving single-family character; staff explained that historical development patterns include a higher-density built environment than the current zoning classifications reflect, and that the proposed changes seek to better align zoning with existing development patterns. Additional commentary focused on the definitions section, including whether the introductory language equating terms such as "lot" and "plot" and "building" and "structure" remains necessary; organizing beekeeping-related definitions together; and consolidating duplex, triplex, and other dwelling-type definitions under the dwelling terminology for greater clarity. Commissioners also questioned the revised conditional-use findings language, particularly the replacement of specific references to peace, convenience, comfort, and welfare with broader public-safety and general-welfare terminology; staff explained that the broader language is intended to provide appropriate flexibility and legal defensibility when evaluating impacts and imposing conditions. Following the discussion, commissioners agreed not to take action on the ordinance at the meeting and scheduled a special meeting for Tuesday, October 6, 2026, at 6:00 p.m. for further review and potential recommendation or adoption. Town staff and Planning Center staff will prepare a cleaner version of the document, incorporate the requested formatting and organizational changes, provide the table of contents, correct ordinance-number placeholders when available, and circulate the document for review. It was also noted that the expanded length of the revised ordinance is partly attributable to incorporating the Town's subdivision ordinance and related standards into one consolidated document, including material that had previously existed only in an incomplete or poor-quality copy.

7:00PM (57:27) 5. NEXT MEETING ITEMS

There was no meeting update information to share.

7:01PM (57:41) 6. ADJOURNMENT

Chair Schall moved to adjourn the meeting, receiving a second from Commissioner Peterson. Upon unanimous vote the meeting adjourned at 7:02p.m.

Motion to adjourn at 7:02p.m.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
MILLER					X	
PETERSON		X	X			
READY			X			
SCHALL	X		X			

Approved: _____ Date: _____

Chair Lance Schall, Planning & Zoning Commission Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Clerk