



TOWN OF JEROME

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MINUTES

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JEROME

JEROME CIVIC CENTER

600 CLARK STREET, JEROME, ARIZONA

TUESDAY, JUNE 18, 2024, AT 6:00 PM

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

6:03PM (0:14) 1. CALL TO ORDER/ROLL CALL –

Present were Chair Lance Schall, Commissioner Lori Riley and Commissioner Rebecca Miller. Staff present included Zoning Administrator Will Blodgett and Deputy Clerk Kristen Muenz.

Mr. Schall states for the record that there is a quorum for the meeting, but all votes will need to be unanimous for them to be passed.

6:04PM (0:53) 2. APPROVAL OF MINUTES

A. Minutes from the regular meeting of the Planning & Zoning Commission from 05/21/2024.

Mr. Schall introduces the item and asks if anyone has any changes. Commissioners answer no.

Mr. Schall moves to approve the minutes from the May 21st meeting.

Ms. Riley seconded the motion.

Mr. Schall calls the question and the minutes from the May 21st meeting of Planning and Zoning commission are approved unanimously.

Motion to approve meeting minutes of May 21, 2024.

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

6:04PM (1:50) 3. NEW BUSINESS

A. Site Plan Review for a new Deck at 139 Juarez.

Applicant/Owner: Steve Cheifetz

Zone: R1-5

Address: 139 Juarez

APN: 401-07-186

Discussion/Possible Action

Mr. Schall introduces the item and defers to Mr. Blodgett for further introduction.

Mr. Blodgett starts by reading his summary of the project. He says the applicant is requesting approval to construct a deck on the back side of his property. It is intended to be accessible via a 2nd floor door that is already in place and will occupy the same location as the previous deck that was removed due to structural issues and degradation. He says the new deck construction will include a concrete slab to prevent previous issue(s) that impacted the first deck.

Mr. Schall says he can see where the old deck used to fit in the picture.

Mr. Blodgett says it will occupy the same footprint with 4' extensions to either side, and the first thing he did was check square footage regarding the expansion. He says it will add about 315 square feet and is not a significant enough addition to have concern regarding lot coverage. He adds the applicant still has 20' of yard with the new deck and will remain well within setback requirements.

Mr. Schall says he understands, adding sometimes there are concerns about where the easements go but this doesn't

look like there are any major problems.

Mr. Blodgett says the placement isn't problematic and the materials being used are pretty standard.

Mr. Schall notes the picture of the Trex in case we forgot what it looked like.

Mr. Blodgett shares that Barry will be required to do inspections for required compliances.

Mr. Schall says it will have to go before Design Review.

Ms. Riley comments the lot is so big there is no way to have to worry about coverage.

Mr. Blodgett says yes, he has a large lot with larger set back requirements but the placement of this is not going to be a problem.

Mr. Krmpotich asks if there is a requirement for a point of egress in case of fire.

Mr. Blodgett explains code requirements for mixed use and commercial properties that are not the same for residential.

Mr. Schall shares that he has balconies on his home that have no way off of them other than back through the house.

Ms. Riley comments if you look at most houses here, they don't have stairs coming off their decks.

There was additional discussion regarding egress requirements necessary for commercial and mixed use properties that are not necessary in residential.

Ms. Miller asks if the property can be seen from any street angle.

General consensus was you can't see it unless you are on specific roads or areas.

Mr. Schall asks if there are any more comments questions or conversations needed.

Other commission members had nothing additional to add.

Mr. Schall moves to approve the site plan review at 139 Juarez.

Ms. Miller seconds the motion.

Mr. Schall calls the question and the new deck for 139 Juarez is approved.

Motion to Approve the Site Plan for a New Deck at 139 Juarez.

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

6:11PM (8:50) 4. NEXT MEETING ITEMS –

Mr. Schall introduces item 4.

Mr. Blodgett shares he doesn't have anything for the commission yet. He says right now there is a lot of chaos in his role that he is working through and hopes to have more for the commission at the next meeting.

Mr. Schall asks if we have any upcoming building permits coming up.

Mr. Blodgett shares we have a lot of projects in town currently, but he is not sure if it will be on the next meeting or not. He says he has 4 packets pending currently but they are not ready to come before the board just yet.

6:14PM (10:17) 5. ADJOURNMENT –

Mr. Schall moves to adjourn the meeting.

Ms. Riley seconds the motion.

Mr. Schall calls the question, and the meeting is adjourned unanimously at 6:14p.m.

Motion to adjourn at 6:14 p.m.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
MILLER						
READY						
RILEY						
SCHALL						
SHARIF						

Approved: _____ Date: _____

Lance Schall, Planning & Zoning Commission Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk