



# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331  
(928) 634-7943  
www.jerome.az.gov

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## AGENDA

### REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JEROME JEROME CIVIC CENTER 600 CLARK STREET, JEROME, ARIZONA

**TUESDAY, APRIL 16, 2024, AT 6:00 PM**

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

*Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Council and to the General Public that the Jerome Town Council plans to hold the above meeting. Persons with a disability may request an accommodation such as a sign language interpreter by contacting Kristen Muenz, Deputy Clerk, at 928-634-7943. Requests should be made early enough to allow time to arrange the accommodation. For TTY access, call the Arizona Relay Service at 800-367-8939 and ask for the Town of Jerome at 928-634-7943.*

*Notice is hereby given that pursuant to A.R.S. 1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Town Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.*

**Members of the public are welcome to participate in the meeting via the following options:** By computer at <https://us02web.zoom.us/j/9286347943> or by telephone at **1 669 900 683**. **The Meeting ID is 928 634 7943**. A drive-up internet hotspot is now available in the parking lot in front of the Jerome Public Library. The network is Sparklight Yavapai Free Wi-Fi, and no password is required. **Please submit comments/questions at least one hour prior to the meeting** to Zoning Administrator William Blodgett at [w.blodgett@jerome.az.gov](mailto:w.blodgett@jerome.az.gov).

#### 1. CALL TO ORDER

#### 2. APPROVAL OF MINUTES

- A.** The Board will Approve/Deny the Draft minutes from the regular Planning & Zoning meeting of 03-19-2024.

#### 3. NEW BUSINESS

- A.** The Board will open up the Public Hearing regarding the Draft exterior lighting Ordinance (Ordinance No. 490).

#### 4. NEXT MEETING ITEMS

#### 5. ADJOURNMENT

##### CERTIFICATION OF POSTING OF NOTICE

*The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 7 p.m. on \_\_\_\_\_ in accordance with the statement filed by the Jerome Town Council with the Jerome Town Clerk: (1) 970 Gulch Road, side of Gulch Fire Station, exterior posting case; (2) 600 Clark Street, Jerome Town Hall, exterior posting case; (3) 120 Main Street, Jerome Post office, interior posting case.*

*Kristen Muenz, Deputy Town Clerk*

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# TOWN OF JEROME

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## ACTION MINUTES

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

JEROME CIVIC CENTER  
600 CLARK STREET, JEROME, ARIZONA

**TUESDAY, MARCH 19, 2024, AT 6:00 PM**

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

#### 6:04PM (0:18) 1. CALL TO ORDER –

*Present were Chair Jeanie Ready, Vice Chair Lance Schall, and Commission members Rebecca (Becca) Miller, Lori Riley and Issam (Izzy) Sharif.*

*Staff present included Zoning Administrator Will Blodgett and Accounting Clerk/Administrative Specialist Michele Sharif.*

#### 6:04PM (0:36) 2. PETITIONS FROM THE PUBLIC -

*There were none.*

##### A. We welcome a new member to the Planning & Zoning Commission

*Chair Ready welcomes the new board member, Rebecca Miller.*

*Mr. Blodgett informed Ms. Miller that after the meeting he has some other documentation to provide for her.*

#### 6:05PM (1:15) 3. APPROVAL OF MINUTES -

##### A. Draft minutes of the regular meeting of the Planning & Zoning Commission, January 16, 2024.

*Ms. Ready introduces the meeting minutes for approval.*

*Ms. Riley motions to approve the meeting minutes.*

*Ms. Ready seconds the motion.*

*Ms. Ready calls the question and with 4 ayes and 1 abstention the meeting minutes are approved.*

##### Motion to approve the January 16, 2024 meeting minutes of the Planning & Zoning Commission

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

#### 6:05PM 4. NEW BUSINESS -

##### 6:05PM (2:10) A. The Planning and Zoning Commission shall elect a new Chair and a new Vice Chair.

*Ms. Ready introduces the item and clarifies that this appointment will take effect at the next meeting.*

*Mr. Blodgett confirms she will remain Chair this meeting, appointments will take effect at the next meeting.*

*Ms. Ready asks if anyone has any nominations, adding Mr. Schall has been the Chair before, and that Ms. Riley has been on the commission for a couple years now.*

*Ms. Riley says please not her she has a lot going on right now.*

*Ms. Ready says we need someone who can dedicate the time.*

*Ms. Riley asks Mr. Sharif if he would do it.*

*Ms. Ready says she thinks he would be great if he is interested and would be comfortable with it.*

*Mr. Sharif expresses he is comfortable but shares that he is going to run for a Council seat and believes that it would mean he would need to step down from his role on the Commission.*

Mr. Blodgett confirms that he would in fact have to step down. He shares if did happen then his Vice Chair would step into the role, and they would elect a new Vice Chair.

Mr. Schall clarifies if there is a restriction to being vice chair twice in a row.

Mr. Blodgett says that the election was not done last year, and he believes the language refers to both Chair and Vice Chair can't be held by the same person twice in a row.

Ms. Riley suggests electing Mr. Schall as Chair and Mr. Sharif as the Vice Chair. She nominates Mr. Schall as Chair.

Ms. Ready seconds the nomination.

Ms. Ready calls the question, and Mr. Schall is appointed as the new Planning and Zoning Commission Chair.

**Motion to appoint Lance Schall as Chair of the Planning & Zoning Commission**

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

Ms. Ready nominates Mr. Sharif for Vice Chair.

Ms. Riley seconds the nomination.

Ms. Ready calls the question, and Mr. Sharif is appointed as the next Planning and Zoning Commission Vice Chair.

**Motion to appoint Issam (Izzy) Sharif as the Vice Chair of the Planning & Zoning Commission**

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

**6:09PM (6:09) B. Site Plan Review for proposed expansion and remodel of the Haunted Hamburger.**

Applicant/Owner: Eric Jurisin

Zone: C-1

Address: 410 Clark St.

APN: 401-06-037A / 401-06-156H / 401-06-036

**Discussion/Possible Action:**

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

Mr. Blodgett begins by sharing that although he expects some have already read his written report, he is going to go through it very systematically again for clarity's sake to be sure everyone understands. He adds if there is anything not adequately clarified let him know and he will do his best to expand upon it, especially when it comes to parking and dealing with nonconforming buildings, which gets to the realm of almost theoretical and can become confusing and abstract. He says this he thinks is fairly easy but when dealing with theoretical it gets a little difficult trying to understand it. He then reads his analysis report, followed by reading a letter from the applicant.

Mr. Blodgett says he would applaud Mr. Jurisin for not going the demolition route on this.

Mr. Schall shares that he spent some time looking at the parking situation and recognizes it as a critical factor to take a close look at, adding overall he wants to see the project and the Haunted Hamburger succeed, while also being compliant with the ordinance and also fair to other business owners. He says he doesn't want it to appear there was any favoritism and that is the genesis for really examining the parking situation. He shares in the letter it says 3 of out 6 units were occupied and in the same paragraph it says to create 5 affordable housing units. He says he wants to make sure that he's counting all the apartments that come and go as well as the changes of use to make sure he's catching all of the parking, and asks if the Haskins had nonconforming imaginary parking spaces.

Mr. Blodgett answers yes, the residential units at the Haskins are considered legal nonconforming use, therefore has grandfathered parking.

Mr. Schall asks if there are or were 6 apartments there?

Mr. Blodgett shares there may have, at some point in time, been six different people renting spaces but as far back as records can be found it was a 4-plex, adding that County and Town records only reflect 4.

Ms. Ready interjects that she'd like to recognize the applicant, Mr. Jurisin.

Mr. Jurisin says it was 6, sharing there are 6 meters and apartments numbered to 6, but only 3 or 4 of them were rented some or most of the time.

Mr. Blodgett shares that he checked with the utility bill records and the Town had 4 listed. He says regardless of whether it was 4 or 6 the nonconformity stays in place. The ordinance states that because it existed in that use prior to the adopted zoning ordinance then it is grandfathered in. He continues, this means the residential use isn't counted, or essentially is ignored in the count, and as the use is not changing but is being maintained and updated, then in terms of counting parking spaces the residential use is legal nonconforming.

Mr. Schall clarifies that there are 4 units in the remodel.

Mr. Blodgett answers there are actually 5 units because there is still 1 in the Haunted Hamburger building.

Ms. Ready & Ms. Riley both confirm there will be 4 in the Haskins building and 1 in the Haunted building.

Mr. Schall says that sounds reasonable, adding it would get cloudy if the remodel made eight units.

Mr. Blodgett shares the way that would work would be to establish historically exactly how many apartments were there, which would become the new zero, and then start counting from there.

Ms. Ready clarifies that then new parking would be required.

Mr. Schall says in this case it seems reasonable to assume there's no change.

Mr. Blodgett answers yes, in terms of the apartments that are going to remain there is no change in use.

Ms. Riley asks if people renting those apartments can park in the Clark street parking lot, adding if so then parking shouldn't be an issue.

Mr. Blodgett shares ideally, even if they had to park remote, if it's employee housing, then they'll live right next to work making their commute not terrible.

Ms. Ready says but their car still needs a space.

Mr. Blodgett answers that parking does dive into theoretical, where sometimes with legal nonconforming buildings we're providing parking in spaces that don't actually exist in reality.

Ms. Ready adds they are keeping the same number of units and the same intensity of usage as now.

Mr. Sharif acknowledges a hand in the audience.

Jerome resident, Nancy Robinson, seeking clarification, points out on page 13, 2 apartments are shown on the plans.

Mr. Jurisin answers that it is one apartment.

Ms. Robinson shares that she counts two living rooms, two kitchens and two bedrooms.

Mr. Jurisin apologizes, he shares it is too small for two apartments and should be only one apartment.

There was discussion and clarification that the two apartments reflected on page 13 should only be 1 apartment. The page included in the packet incorrectly reflects two apartments. There will be 1 apartment in the Haunted building and 4 apartments in the Haskins building.

Mr. Blodgett confirms that there needs to be an updated page in the site plans.

Ms. Robinson asks for additional clarification regarding areas reflected in the plans on page 14.

Mr. Jurisin confirms that on that side technically there were 3 apartments.

Ms. Riley asks Mr. Jurisin if he has plans to do anything with them.

Mr. Jurisin confirmed no, they won't be apartments. There is too much restaurant activity there and are being used for storage and the walk-ins.

There is conversation regarding moving the placement of the kitchen and what purpose other areas of the building are currently being used for and what future use they may have.

Ms. Riley asks for clarification regarding the kitchen and the blank spot on basement level drawings.

Mr. Jurisin shares the original plan was to put the kitchen below the restaurant, but then he bought the land from the Town resulting in the second set of plans, and then Mr. Bartell passed away and he was able to buy the Haskins, resulting now in the third set of plans. He shares this is likely where the mix up in drawings came from.

Mr. Schall asks Mr. Jurisin if the lower floor will be remodeled.

Mr. Jurisin says it is likely those areas will remain in use for storage or office space.

Ms. Ready acknowledges another question.

Ms. Robinson seeks further clarification regarding the apartments and their associated parking.

Mr. Blodgett clarifies for everyone that the parking calculations, based on what is being proposed, did not increase the need for parking. He further reiterates that there is also no such thing as a parking credit.

Ms. Robinson asks if the apartment reflected on page 18 will be where the kitchen is currently.

Mr. Jurisin answers yes, it is part of the trade in the building because currently it is a dining space for 24 people.

Ms. Robinson asks if all of the parking for this is just invisible.

Mr. Blodgett confirms yes, but had the expansion included higher intensity guest seating then he would have needed more parking but more of this project is more of a reorganization.

Ms. Ready asks if Mr. Schall has anything further.

Mr. Schall defers to Mr. Blodgett to finish his analysis presentation.

Mr. Blodgett continues reading his analysis of the project until Mr. Schall asks a question.

Mr. Schall asks if the new seating on the new patio comes from the upstairs seating.

Mr. Blodgett confirms yes and continues with his report.

Mr. Schall asks for point of clarification, what is OCC?

Mr. Blodgett confirms that is occupancy.

Mr. Schall asks if the occupancy on page 17 for the view deck will impact the seating or be used in calculation for parking.

Mr. Blodgett says no, the view deck is not included in the parking calculation.

Ms. Riley asks what HH Truck is on the drawings.

Mr. Jurisin confirms it's a parking spot for the Haunted Hamburger pickup truck.

Mr. Blodgett continues to read his analysis, sharing as this project expands and evolves, Mr. Jurisin may need to come back to ask for changes or variations. He adds the largest visible change is the addition of a new patio area. He then finishes reading his analysis noting that we have full size site plan prints on hand and asks if anyone has any other questions.

Ms. Riley asks if there will be two patio spaces, or will the existing one be enclosed.  
 Mr. Jurisin answers that they will melt together and all start to look the same. He adds that by changing things up he'll be able to use more glass to keep the area warmer since some of the interior seating will be moved out onto the new patio.  
 Ms. Ready asks for more information about the outdoor kitchen in the new patio area.  
 Mr. Jurisin shares it will be more of a specialty thing. He says we have to come up with a way to bring people up the mountain at night, so think it's a Tuesday and we're doing something like pork tacos or pulled pork sandwiches.  
 There is further discussion about the outdoor kitchen however the main kitchen preparations will remain indoors. His hope is with a bigger kitchen they'll be able to expand the menu and continue to be in business another 30 years.  
 Ms. Ready acknowledges a question from the audience seeking clarification on the path of travel for wait staff and the safety of patrons that may be waiting in the ADA area.  
 There was a brief discussion regarding the path of travel used by staff currently compared to what the new path will be when the project is completed.  
 Ms. Ready adds that she was trying to understand the flow.  
 Mr. Jurisin shares the bridge is going to be where their beverage station is currently, so staff are only walking a few additional feet from where the current service station is.  
 Ms. Ready comments she imagines that still will be easier than using the dumbwaiter.  
 There was a brief discussion regarding the dumbwaiter. It was discussed that previous owners had installed it.  
 Ms. Riley asks if the bar will be reconfigured.  
 Mr. Jurisin shares yes, but not much. It will be rearranged so that customers will walk by the desserts like they used to. There was further clarification regarding the placement of the truck; it will be level with Clark St.  
 Ms. Ready shares that she has a good grasp on the deck extension, she thought the bridge was a brilliant idea.  
 Mr. Jurisin confirms it will be wide enough for travel in both directions.  
 Ms. Ready asks if there are any additional questions.  
 Ms. Riley says that she wants to thank him for saving the Haskins building.  
 Mr. Jurisin shares that contractors did not want to save it. He adds logistically this is not going to be easy, being landlocked and in between other buildings on Main St. means that certain things will need to be craned in or out.  
 Ms. Riley asks if the restaurant will have to be closed down for any period of time.  
 Mr. Jurisin answers no he doesn't believe so.  
 Ms. Robinson asks about easements for utilities, noting there are two manhole covers on the property for the new deck.  
 Mr. Jurisin says that he is moving the light pole and will be working with APS for that and any necessary curb cuts.  
 There was further discussion regarding placement of the pole.  
 Ms. Robinson asks if his purchase included the concrete stairs.  
 Mr. Jurisin says no.  
 There was discussion regarding the state of the stairs and the retaining wall, including the mention of the need for a NACOG grant to repair the stairs.  
 Mr. Blodgett confirmed he checked with Mr. Boland regarding accessing utilities under the new deck and Mr. Boland confirmed that there was no issue with it.  
 Ms. Ready shares this is the initial site plan review and that there could be additional changes along the way. She says her only concern recommending approval is the one change on the plans will need to be clarified on the record.  
 Mr. Schall says we can give it a conditional approval.  
 Mr. Blodgett confirms that can be done and then can be revisited if changes are needed.  
 Ms. Miller asks to revisit page 18 the second level. She asks if it will be an apartment or what the new space will be.  
 Mr. Jurisin confirms it will be rented out through the Clinkscale, the same as the other side.  
 Ms. Ready asks if there are any questions or if anyone wants to make a motion on it.  
 Mr. Schall moves to approve the packet as submitted with the condition that the two apartments shown on page 13 in error should be one apartment.  
 Ms. Riley seconds the motion.  
 Ms. Ready calls the question and the motion is passed unanimously.

**Motion to approve as presented with the condition that the pg13 blueprints where 2 apartments are reflected in error, should only be 1 apartment**

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

**6:58PM (55:08) 5. NEXT MEETING ITEMS -**

Mr. Blodgett shares that he is posting for a public hearing for the adoption of a new exterior lighting ordinance. He says the public hearing will be with next month's P&Z meeting.  
 Ms. Riley asks if it is street lighting or building lighting.  
 Mr. Blodgett answers that it will be all exterior lighting. He says the current ordinance has about 2 sentences and we ha



a new draft that will add a lot of definitions and will resolve a lot of things going forward. It allows us to hopefully ob Dark Sky status down the road but codifies into our ordinance some basic stuff that we honestly didn't have.

Ms. Ready asks if the public hearing in preparation for revising the ordinance.

Mr. Blodgett answers yes.

Ms. Ready asks if that is our goal.

Mr. Blodgett he says yes it is a draft ordinance and you will be some of the first ones to look at it, adding he'll provide them with information much earlier than normal because the draft ordinance is already out publicly available.

Mr. Schall asks if it was a Council project and if Mr. Blodgett drafted it.

Mr. Blodgett answers no actually Michele did it.

Mr. Sharif asks if this is preemptive to the Dark Sky.

Mr. Blodgett he says yes before we can have a Dark Sky ordinance we have to have some good exterior lighting ordinance language on the books and this is setting the steps in that direction.

Mr. Sharif asks if this will also help to nudge APS to give us proper bulbs and temperature?

Mr. Blodgett answers he hopes so.

Mr. Sharif shares that he was aware that we've had some bulbs replaced in town that are extremely bright.

Mr. Blodgett answers that started the conversation that led to this, we realized we had no real language to regulate exterior lighting and so we are getting the language set now and is nothing that we don't already practice.

Ms. Riley asks for confirmation of the date of next month's meeting.

Mr. Blodgett confirms it as Tuesday April 16.

Ms. Riley shares that she will be out of town.

Mr. Blodgett says he is still working to schedule training sessions, so there will be more to come.

**7:04pm (59:45) 6. ADJOURNMENT –**

Ms. Ready moves to adjourn the meeting.

Mr. Sharif seconds the motion.

Ms. Ready calls the question and the meeting is adjourned at 7:04PM

**Motion to adjourn at 7:04PM**

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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Lance Schall, Planning & Zoning Commission Chair

Attest: \_\_\_\_\_ Date: \_\_\_\_\_

Kristen Muenz, Deputy Town Clerk

## Section 502.1 General Provisions – Exterior Lighting

### A. Incorporation by Reference

1. A.R.S. Title 49, Chapter 7, Light Pollution is hereby incorporated by reference

### B. Purpose

1. This section is intended to establish procedures and standards that ensure minimal light pollution, reduce glare, increase energy conservation, and afford every citizen and business of Jerome the flexibility to engage in the pursuit of safe, inexpensive lighting for the purpose of commerce and private use without detrimentally impacting the pristine nighttime environment free from light pollution, waste, trespass, or clutter.

### C. Applicability

1. This chapter shall apply to all outdoor lighting including, but not limited to, search, spot, or floodlights for:
  - a. Buildings and Structures;
  - b. Recreational areas;
  - c. Parking lot lighting;
  - d. Landscape lighting
  - e. Other outdoor lighting
2. New lighting shall meet the requirements of this Code with regard to shielding and lamp type. The total outdoor light output after the new lighting is installed shall not exceed that on the site before the new lighting was installed, or that is permitted by this Code, whichever is less.
3. If the total cumulative increase in floor area is greater than 50 percent for single family residential or greater than 25 percent for all other uses, or if the total cumulative cost of any exterior modification, alteration or repair is greater than 25 percent of the valuation of the building as determined by the Planning and Zoning Director, then all exterior lighting fixtures shall comply with this Code. Cumulative modification, replacement, or repair of outdoor lighting constituting 25 percent or more of the permitted lighting output level for the parcel, no matter the actual amount of lighting already on the site, shall require all exterior lighting to comply with this Code.
4. Exemptions
  - a. **Emergency Lighting**  
Lighting used only under emergency conditions shall not be subject to this Section 502.1
  - b. **Seasonal Lighting**  
Temporary seasonal lighting between the months of October and January 15 shall not be subject to this Section 502.1, provided such lighting does not create glare to motorists or result in light trespass onto adjacent properties.



c. **Lighting Required by FAA or FCC**

Lighting required by the Federal Aviation Administration, or the Federal Communications Commission shall not be subject to this Section.

d. **Special Events**

Special events that have been issued a special even permit shall be allowed temporary lighting for the duration of the event, provided such lighting does not create glare to motorists or result in light trespass onto adjacent properties.

e. **Street Lighting**

With the exception of shielding requirements, this Code does not apply to street lighting within Town and state rights-of-way.

5. **Nonconforming Lighting**

- a. Existing historic nonconforming lighting in use prior to the adoption of this ordinance may continue to be used; if historic fixtures are damaged, they may be restored or repaired in efforts to preserve their historic nature.
- b. Lighting that does not conform to all provisions of this Code shall be brought into compliance, in accordance with Section 502.1(C)(3). Until this time, no modification or replacement shall be made to a nonconforming fixture unless the fixture thereafter conforms to the provisions of this Code, except that identical lamp replacement is allowed.
- c. In the event that an outdoor lighting fixture is abandoned or damaged to the point of requiring repairs for safe operation, the repaired or replacement fixture shall comply with the provisions of this Code.

**D. Definitions**

As used in this Code, unless the context clearly indicates otherwise, certain words and phrases shall mean the following:

1. *Abandonment* means the discontinuation of use for a period of six months.
2. *Adaptive Controls* means hardware and/or electronics, used in conjunction with outdoor light fixtures, intended to dynamically alter or adjust the operation of those fixtures. Examples of adaptive controls include, but are not limited to, motion/occupancy sensors, dusk-to-dawn ('astronomical') timers and photocells.
3. *Class 1 Lighting* means all outdoor lighting used for but not limited to outdoor sales or eating areas, assembly or repair areas, advertising and other signs, recreational facilities, and other similar applications where color rendition is important.
4. *Class 2 Lighting* means all outdoor lighting used for but not limited to illumination for walkways, roadways, equipment yards, and parking lots where general illumination of the grounds is the primary concern.
5. *Class 3 Lighting* means any outdoor lighting used for decorative effects, including but limited to architectural illumination, flag monument lighting, and illumination of trees, bushes, etc.
6. *Correlated Color Temperature (CCT)* means the temperature of a source of blackbody radiation whose spectrum best approximates the spectrum of a particular light source, expressed in units of Kelvins. Lamps with a CCT greater than 4000K are considered "cool" sources.
7. *Direct Illumination* means illumination resulting from light emitted directly from a lamp, luminaire, or reflector, not light diffused through translucent signs, or reflected from other surfaces such as the ground, building faces or luminaire optics.

8. *Footcandle (abbreviated 'fc')* means a unit of illuminance or illumination, equivalent to the illumination produced by a source with luminous intensity of one candela at a distance of one foot and equal to one lumen incident per square foot (approximately 10.764 lux).
9. *Fully Shielded Fixture* means that fixtures are shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
10. *Initial Lumens* means the lumens rating of a lamp at the time of manufacture, not accounting for losses due to normal lamp aging, or the lumens rating for a brand new light bulb. Initial lumens are measured by manufacturers specifications and usually provided along with product packaging.
11. *Installed* means attached, or fixed in place, whether or not connected to a power source.
12. *Lighting Zone* means an overlay zoning system, establishing legal limits for lighting for particular parcels, areas, or districts in a community.
13. *Light Trespass* is spill light falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.
14. *Lumen* is the unit used to measure the actual amount of visible light, which is produced by a lamp as defined by the manufacturer.
15. *Luminaire* means the complete lighting assembly, less the support assembly.
16. *Lux (abbreviated 'lx')* means a unit of illuminance or illumination equal to one lumen per incident square meter (approximately 0.093 fc).
17. *Multi-class Lighting* means any outdoor lighting used for more than one purpose, when the purpose fall under the definitions for two or more lighting classes as defined for Class 1, 2 and 3 Lighting above.
18. *Motion Sensing Lighting* means a fixture designed, and properly adjusted, to illuminate an area around a residence or other building by means of switching on a lamp when motion is detected inside an area or perimeter, and switching the lamp off when the detected motion ceases.
19. *Neon Lighting* means lighting using luminous gas filled tubes often formed into text, symbols, or decorative elements. Neon lighting includes tubes with typical diameters of 10 to 20 millimeters filled with neon, argon, xenon, or other gasses and producing various colors of light. Not included are replaceable T-8 (1-inch diameter) and T-12 (1.5-inch diameter) or PL ("compact") fluorescent tubes.
20. *Net Acreage* means the remaining ground area of a parcel after deleting all portions for proposed and existing public right-of-way and undeveloped area.
21. *Opaque* means only that the material must not transmit light from the internal illuminating source: the color of such opaque backgrounds is not restricted.
22. *Outdoor Light Fixtures* means all outdoor illuminating devices, reflective surfaces, lamps, and other devices, either permanently installed or portable, which are used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot, and floodlights for:
  - a. Buildings and structures
  - b. Recreational areas
  - c. Parking lot lighting
  - d. Landscape and architectural lighting
  - e. Billboards and other signs (advertising or other)
  - f. Street lighting
  - g. Product display area lighting

h. Building overhangs and open canopies

23. *Person* includes a corporation, company, partnership, firm association, or society as well as a natural person.
24. *Planning and Zoning Director* means the Director of Planning and Zoning for the Town of Jerome or his or her designated representative.
25. *Temporary Lighting* means lighting which does not conform to the provisions of this Code and which will not be used for more than one thirty (30) day period within a calendar year. Temporary lighting is intended for uses which by their nature are of limited duration; e.g. holiday decorations, civic events, or construction projects.
26. *Total Outdoor Light Output* means the maximum total amount of light measured in lumens, from all outdoor light fixtures on a property. For lamp types that vary their output as they age (such as high pressure sodium and metal halide), the initial output, as defined by the manufacturer, is the value to be considered.
27. *Translucent* means light is transmitted from the internal illumination source.
28. *Unshielded* means a fixture that allows light to be emitted above the horizontal directly from the lamp or indirectly from the fixture or a reflector.
29. *Watt* is the unit used to measure the electrical power consumption (not the light output) of a lamp.

## E. General Requirements

All light fixtures and streetlamps where able, shall be aimed or shielded so that the direct illumination shall be confined to the property boundaries of the source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing lighting fixtures shall be properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases. All new development, qualified enhancements, and requirements as outlined in 502.1 must follow the Total Light Output requirements indicated in Appendix A.

1. **Class 1 Lighting (High Activity Areas)**  
Lighting used for outdoor sales or eating areas, assembly or repair areas, signage, recreational facilities, and other similar applications where accurate color rendition is important to preserve the effectiveness of the activity. Commonly used in Lighting Zones 2 - 4. (See Appendix A)
2. **Class 2 Lighting (Security and Public Safety)**  
Lighting used for illumination of walkways, roadways, equipment yards, parking lots, and outdoor security where general illumination for safety or security of the grounds is the primary purpose. Commonly used in Lighting Zones 1-3. (See Appendix A)
3. **Class 3 Lighting (Decorative and Accent)**  
Lighting used for decorative effects such as architectural illumination, flag and monument lighting and illumination of landscaping elements. All Class 3 lighting shall be selected, designed, installed, and aimed so that there is a minimum amount of spill beyond the area(s) to be lighted. Commonly used in Lighting Zones 0-2. (See Appendix A)
4. **Multi-Class Lighting**  
Lighting used for more than one purpose such that the use falls within more than one class as

defined for Class 1, 2 or 3 lighting. Multi-class lighting must conform to the standards that apply to the most restrictive included class.

**5. Lighting Plan Submittal Required**

Whenever new exterior lighting is proposed, the applicant shall submit an application, and as part of the application, shall submit sufficient information to enable the Planning and Zoning Director to determine whether proposed lighting complies with this Code. All applications may be subject to review and action by the Planning and Zoning Commission at the discretion of the Planning and Zoning Director. The lighting plan shall include information as determined by the Planning and Zoning Director.

**6. Plan Approval**

If the Planning and Zoning Director determines that any proposed lighting does not comply with this Code, the associated permit shall not be issued, or the application approved unless an alternative is approved pursuant to Section 502.1(E)(7) below.

**7. Discretionary Approval of Lighting Alternatives**

The Planning and Zoning Director may approve alternative lighting designs, materials, or methods of installation or operation not specifically prescribed by this Code provided the proposed alternative:

- a. Results in approximate equivalence to the applicable specific requirement of this Code; and
- b. Complies with the purpose of this Code as stated in subsection 502.1(B).

**8. Warm Lighting Requirements and Alternatives**

- a. All Class 2 Lighting shall be either low-pressure sodium (LPS) lamps, narrow spectrum amber LEDs, or warm lighting alternatives not to exceed 2,700 Kelvin
- b. For Class 1 Lighting, a development may be eligible for an additional 10 percent increase in the total lighting output level allowed if 50 percent or more of the Class 1 lighting complies with subsection 502.1(E)(8)(a).

**9. Prohibited Lighting Types and Fixtures**

- a. Outdoor floodlighting by floodlight projection above the horizontal plane is prohibited.
- b. Mercury vapor light bulbs and fixtures.
- c. Lamps emitting a Correlated Color Temperature (CCT) in excess of 4,000 Kelvin
- d. Searchlights, laser source lights, strobe or flashing lights, illusion lights or any similar high intensity light shall not be permitted, except in emergencies by police and fire personnel.
- e. Unshielded lights.
- f. Permanent exposed string lighting for mixed-use and nonresidential uses is prohibited, except as allowed in subsection immediately below
- g. Ambience lighting for outdoor dining/bar areas, interior courtyards, and/or event venues, may be allowed subject to compliance with all other provisions of this Code and with approval by the Planning and Zoning Director on a case-by-case basis. In reviewing proposals for such lighting, the Planning and Zoning Director shall consider lighting types, locations, and time of use. Permanent outdoor string lighting shall not flash, blink, fade, or strobe and shall be included in the total partially shielded lumen

count for the property. Such lighting, if allowed by the Planning and Zoning Director, shall be extinguished immediately after outdoor hours of operation.

#### 10. Shielding and Light Trespass

- a. All light fixtures are required to be fully shielded, unless approved by the Planning and Zoning Director pursuant to Section 502.1(E)(6-7).
- b. Partially shielded light fixtures approved by the Planning and Zoning Director as part of a lighting alternative pursuant to 502.1(E)(7) are limited to a maximum of 3,850 initial lumens per net acre and shall not exceed 1,400 initial lumens per lamp.
- c. All light fixtures shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source. Lighting shall not be aimed onto adjacent properties, except in cases of shared parking, pursuant to 502.1(E)(7), shared pedestrian pathways, or for coordinated development sites spanning multiple parcels.

#### 11. Lighting Controls

- a. Motion Sensors
  1. May be used where the sensor is triggered by activity within the property lines and not triggered by activity outside the property lines.
  2. Motion sensing fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off in a reasonable timeframe after the detected motion ceases.
- b. Lighting Time Limitations
  1. Except for flagpole lighting and landscape lighting, Class 1, and Class 3 lighting shall be extinguished during nonbusiness hours. Lodging businesses are encouraged to reduce lighting during off-peak hours overnight.
  2. Landscape lighting shall be extinguished by close of business or 10:00p.m. whichever is later.
  3. Multi-class lighting shall conform to the time limitations of the strictest class.

#### F. Uplighting, Exterior Building Lighting and Sign Illumination

1. Subject to the approval of the Planning and Zoning Director, uplighting or ground-mounted lighting may be allowed to accent unique features of a building and/or surrounding landscaping such as exceptional architectural features, specimen trees with dense year-round foliage, or large native shrub masses, and shall be designed and installed to minimize glare with special consideration to vehicular and pedestrian traffic.
2. All lighting shall be fully shielded to contain and direct the light onto the feature to be illuminated.
3. All uplighting shall be considered partially shielded for the purposes of calculating lighting output levels.
4. All Class 3 lighting shall be selected, designed, installed, and aimed so that there is a minimum amount of spill beyond the area intended to be lighted.

5. Exterior building lighting may be considered Class 1, 2 or 3 Lighting depending on the size, function, illumination, design, and lighting intent.
6. Soffit-mounted light fixtures should be recessed into the soffit or otherwise fully shielded.
7. Architectural lighting shall only be used to highlight special features. The lighting of expansive wall planes or lighting resulting in hot spots on wall or roof planes shall be prohibited.
8. Lighting above entryways or along building perimeters shall use fully shielded fixtures.
9. Lighting used for all externally illuminated signs shall conform to all restrictions of the Code, shall be fully shielded, and shall be turned off at 10:00p.m. or when the business closes, whichever is later.
10. Outdoor internally illuminated advertising signs shall either be constructed with an opaque background and translucent letters and symbols or with a colored (not white, cream, off-white, yellow or other light color) translucent background with either translucent or opaque letters and symbols. Opaque means only that the material must not transmit light from the internal illumination source: the color of such opaque backgrounds is not restricted by this section. Lamps used for internal illumination of such signs shall not be included in the lumens per net acre limit set forth. All internally illuminated signs shall be turned off at 10:00p.m. or when the business closes, whichever is later.

#### **G. Parking Area and Pedestrian Walkway Lighting**

Parking area and pedestrian walkway lighting is considered Class 2 lighting.

1. Parking lot lighting shall use fully shielded fixtures.
2. Parking lot poles shall not exceed 12 feet in height.
3. Low-level pedestrian walkway lighting;
  - a. Considered Class 2 lighting shall utilize fully shielded fixtures;
  - b. Shall use shatterproof lamp coverings;
  - c. Shall not cause the site to exceed the lighting output level established in this Code;
  - d. Shall not be located to present hazards for pedestrians or vehicles.
4. Post or bollard-type walkway lights shall be painted in darker colors such as black, dark brown, dark gray or other dark earth tones.

#### **H. Outdoor Display Lots**

Light for outdoor display lots shall be considered Class 1, and shall conform to the lumens per acre limits established except as follows:

1. All such lighting shall be fully shielded, partially shielded fixtures shall be prohibited.
2. If the proposed lumens exceed the per acre limits, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America and shall require approval by the Planning and Zoning Director pursuant to 502.1(E)(7).
3. Outdoor display lot illumination design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Code.

4. Outdoor display lot lighting shall conform to the hours of operation as established under Class 1 lighting standards pursuant to Section 502.1(E)(11)(b).

### **I. Installation and Maintenance**

1. For all projects where the total initial output of the proposed lighting equals or exceeds 70,000 fixture lumens, or if the Planning and Zoning Director determines it is necessary, certification that the lighting, as installed, conforms to the approved plans shall be provided by a certified engineer before a Certificate of Occupancy is issued. Until this certification is submitted, approval for the use of a Certificate of Occupancy shall not be issued for the project.
2. Any proposed change to the type of light source after a permit has been issued shall require submitting a change request to the Planning and Zoning Director for approval prior to the substitution.

### **J. Temporary Lighting Permits**

1. The Planning and Zoning Director may grant a permit for temporary lighting if he or she finds all of the following:
  - a. The purpose of which the lighting is proposed is not intended to extend beyond thirty (30) days;
  - b. The proposed lighting is designed in such a manner as to minimize light as much as feasible;
  - c. The proposed lighting will comply with the general intent of this Code; and
  - d. The permit will be in the public interest.
2. The Planning and Zoning Director shall rule on the application within five (5) business days from the date of submission of the request and notify the applicant in writing of his or her decision. The Planning and Zoning Director may grant one (1) renewal of the permit for an additional thirty (30) days if he or she finds that, because of an unanticipated change in circumstances, a renewal would be in the public interest. The Planning and Zoning Director is not authorized to grant more than one temporary permit and one renewal for the same property within one calendar year.

### **K. Variances**

Any person desiring to install an outdoor lighting fixture in violation of this Code may apply to the Board of Adjustment for a variance from the regulation in question. Such variances shall be allowed only as provided by Section 105 of Jerome Zoning Ordinance.