



# TOWN OF JEROME

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Founded 1876  
Incorporated 1899

## Minutes General Plan Steering Committee Wednesday, September 23, 2015 6:00 p.m. Jerome Town Hall, 600 Clark Street

### ITEM 1: Call to Order/Roll Call

Chair Doug Freund called the meeting to order at 6:07 p.m.

Roll call was taken by Albert Sengstock, Zoning Administrator. Members present were Chair Doug Freund, Jane Moore, Margie Hardie, Mimi Currier, and Suzy Mound. Natalie Barlow and Denise Guth had an excused absence. Ann Gale was absent.

Staff present were Al Sengstock, Zoning Administrator and Jennifer Julian, Minute Taker.

### ITEM 2: Approve meeting minutes of August 26, 2015

Ms. Hardie moved to approve the minutes of August 26, 2015 with one change. The motion was seconded by Ms. Currier. The motion passed unanimously.

### ITEM 3: Public Comment

There was no public comment.

### ITEM 4: Review and approve changes from last session.

Mr. Sengstock presented the General Plan as it appears to date. He also passed out a proposed Economic Development section based on Mr. Freund's outline for the members' review.

The Committee is now working on the reformatted Circulation Element (old text omitted).

On page 28, in the first paragraph under Safety Improvements, Mr. Freund pointed out that "keep" should have been changed to "preserve." The phrase should read: ...which will allow the Town to preserve its historic streetscape.

On page 24, Ms. Hardie pointed out that the first paragraph under Railroad should read Jerome relied heavily.

On page 28, Item 1, Ms. Hardie and Mr. Freund said that the item should be two sentences. It should read: The Town's Public Works Department shall develop a specific and prioritized maintenance program which assures that Town roads, road support structures and sidewalks do not deteriorate further and where possible are improved. The program will identify specific locations which require major work.

Ms. Hardie pointed out a correction on page 30 that had been overlooked. Item 2 on page 30 should read Identify possible additional property which could be leased or purchased for additional parking.

Ms. Moore suggested changing Item 2 on page 23 from “suitable maintenance of streets” to appropriate maintenance of streets. The members agreed.

On page 23, Item 3, Mr. Freund suggested removing the word “to” at the beginning (the other items in the section start with verbs). The members agreed.

Ms. Hardie pointed out extra spaces in page 23, item 6 and page 23, Item 2.

On page 24, in the Railroad paragraph, Ms. Hardie indicated missing capitalization of “Canyon.” She also suggested changing the run-on sentence beginning with “Like Jerome...” After various attempts by the committee to reword the sentence, Mr. Freund offered to rewrite it for next time.

On page 24, in the first paragraph under Surrounding Highway System, Mr. Freund suggested changing the last sentence to “Until eventually the final link of Interstate I-17 was completed between Phoenix and Flagstaff in 1978.” Ms. Currier suggested removing “until eventually” because the implication was that the highway system was not continuing to be developed. She also said to end the preceding sentence after “closed.” It now reads The process of developing Arizona’s highways continued long after the mine in Jerome had closed. The final link of Interstate I-17 was completed between Phoenix and Flagstaff in 1978.

Ms. Moore asked if the committee understood the definition of “Collector Streets” on page 27. She wasn’t sure about the meaning or purpose of “Land access is a secondary function.” The committee agreed to scratch that sentence.

Ms. Currier, Ms. Moore and Ms. Mound said they were impressed with the work Mr. Sengstock has done so far on the plan.

On page 28, in the second paragraph under Safety Improvements, Ms. Moore read the sentence “While Jerome will protect and rehabilitate its historic cobblestone streets and streetscapes to the degree possible...” She objected to the phrase “to the degree possible” as it could imply that cobblestones are too much trouble and should be paved over. Mr. Sengstock suggested removing “while” and “to the degree possible” and ending the sentence after “streetscapes.” The committee agreed. Mr. Sengstock read the new sentences: Jerome will protect and rehabilitate its historic cobblestone streets and streetscapes. The Town will also complete an inventory...

On page 30, in the new paragraph under Residential Parking, Mr. Freund objected to the phrase “parking space in the middle parking lot and 300-level parking lot” because those are commercial parking areas. Mr. Sengstock added the word “residential” and Ms. Moore suggested removing the problematic phrase. The committee agreed with the revised sentence Past surveys have indicated that Jerome’s residential parking problems are exacerbated by the fact that some citizens park on the street, even when onsite parking is available.

There was general discussion about permanently-parked vehicles and parking regulations. The committee also discussed possible parking/storage at the Town Yard and parking at the Town Hall lower lot.

On page 30, in the new Item 1, Mr. Freund said that it is not clear what the “funding streams” are funding. Ms. Hardie suggested removing “such as CBDG funds” since those could die out next year. She also wondered why mention money at all? Ms. Moore suggested starting the sentence at “develop.” Ms. Hardie and Mr. Freund also suggested removing “with Public Works.” Mr. Sengstock read the new sentence: Develop a long-range plan for the

improvement and maintenance of existing commercial and residential sidewalks and pathways.

In the first paragraph at the top of page 30, Ms. Hardie pointed out improper capitalization and recommended taking out "is essential to the Town's economic future." Ms. Moore suggested changing "historical" to "historic." Ms. Currier suggested starting the sentence with "The Town will maintain..." Ms. Hardie and Ms. Moore suggested replacing redundant "Jerome" in two cases. Mr. Freund read the revised paragraph: Jerome's pedestrian walkway system is an essential part of the Town's character and circulation system. This system includes historic sidewalks along most of the paved streets, stairways from street level to street level, as well as historic boardwalks and footpaths. The Town will maintain safe and convenient pedestrian sidewalks and pathways, while protecting its historic character.

Also on page 31, in Item 2, in regard to the acquisition of new pedestrian routes, Ms. Currier wanted to include reclaiming old public stairways and boardwalks which some property owners have claimed as private. There was a discussion about the status of the boardwalk. Mr. Sengstock suggested adding "and historic." The sentence reads Develop a "Pedestrian Master Plan" which will include the investigation and acquisition of new and historic pedestrian routes within the Town but which will also connect to regional trail plans. The committee approved. There was discussion of examples of stairs and paths that have been taken over or abandoned.

On page 31, in Item 1, Ms. Hardie pointed out that the Town is required to maintain the sidewalks along 89A by a contract with ADOT.

On page 31, Mr. Freund suggested removing "to the degree possible" from the paragraph.

Ms. Moore asked about the requirements for a new road in the open space across from the Gulch should it be developed. Mr. Sengstock explained the road requirements of a subdivision versus "metes and bounds" parcels. Ms. Currier proposed considering deannexing that part of town, then the Town would not be required to supply water and sewer.

On page 31, Ms. Hardie suggested taking out "although there are no new roads" because it is not relevant. Mr. Freund preferred the paragraph as it stands. There was no consensus.

**ITEM 5: Continue review of Circulation Element Including Changes**

The committee completed the discussion of the Circulation Element.

**ITEM 6: Discuss the outline and format for the upcoming Economic Development Element**

Mr. Sengstock distributed a proposed Economic Development element. Mr. Freund asked to discuss the outline first.

Mr. Sengstock said that it will not be necessary to include as much detail as the 1981 plan had. He favors general percentage-based information.

Ms. Hardie wondered what the economic development section is limited to. Should it contain information such as the water bill increases? Mr. Sengstock said that he understands the Town does not want to do anything economically that would change the historic character. The water rate increase is not appropriate. An appropriate example would be restoring old buildings and putting businesses in them, such as a school for artists.

Ms. Moore said that water is a limiting factor for economic growth and should be included. She pointed out that at low flow, the Town is at capacity right now. Mr. Sengstock will include in the plan numbers on water resources as

provided by Ms. Moore. There was general discussion about water usage, resources and storage.

Mr. Sengstock asked the committee members to provide via email their ideas about what Jerome should and shouldn't do for economic development.

Ms. Hardie wondered about inviting input from the Town's economic community. Mr. Sengstock said that he will contact the head of the Chamber of Commerce and ask if they want to be involved.

## **ITEM 6: Future Agenda Items**

## **ITEM 7: ADJOURNMENT**

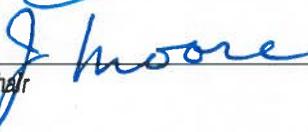
Ms. Mound made a motion to adjourn the meeting. Ms. Moore seconded. The motion carried unanimously and the meeting adjourned at 8:05 p.m.

*Respectfully submitted by Jennifer Julian on October 28, 2015.*

*Approval on next page.*

**Minutes**  
**General Plan Steering Committee**  
**Wednesday, September 23, 2015 6:00 p.m.**

Approved:  \_\_\_\_\_ Date: 10/28/15  
Chair

Attest:  \_\_\_\_\_ Date: 10-28-15  
Vice Chair