



TOWN OF JEROME

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Founded 1876
Incorporated 1899

MINUTES

General Plan Steering Committee Wednesday, March 25, 2015 6:00 p.m. Jerome Fire Station, 101 Clark Street

ITEM 1: Call to Order/Roll Call

Doug Freund called the meeting to order at 6:10

Roll call was taken by Al Sengstock, Zoning Administrator: Members present Doug Freund, Jane Moore, Suzy Mound, Mimi Currier, Henry Melody, Margie Hardie and Denise Guth. Anne Gale was not present.

Staff present: Al Sengstock, Zoning Administrator and Joni Savage, Deputy Clerk

ITEM 2: Approve meeting minutes of February 25th, 2015

Denise Guth made a motion to accept the minutes with changes and it was seconded by Margie Hardie. The minutes were approved unanimously.

There were discussions pertaining to the nomination process for new commission members and it was decided that Ms. Barlow's nomination would be put on a future agenda.

ITEM 3: Public Comment

Natalie Barlow a member of the public is present but has no comment.

ITEM 4: Continued review of Circulation Element Including Changes

The committee has determined that we are using Al Sengstock's Circulation Element Handout (12 pages).

Mr. Sengstock clarified that the Document the Committee has is the 1981 General Plan as it was written, the un-bold print is the original dialogue. The print in **bold** is his recommendation for discussion purposes only. He has left space for notes and changes.

Ms. Guth passed out a handout on infill development. She mentioned this had to do more with goal number 4B, from the Circulation Goals, Policies and Strategies.

Ms. Moore determined it was Item 10 under Circulation Policies; the old one read "to encourage off street parking in all areas of town" and the new says "limit all new infill construction."

Ms. Guth read a portion of that handout to the committee; regarding the definition of infill according to the State of Washington. There was some discussion about infill.

Ms. Moore thought the definition might go with "Land Use."

Mr. Sengstock confirmed that the committee wanted to leave the word "infill" in the verbiage of Item 10.

Mr. Freund stated they had agreed to change Item 10 to say, "encourage off street parking in all zones"

of the Town.”

Ms. Hardie queried, “Wasn’t it encourage, I thought we did something about it.”

Mr. Sengstock said currently the code “requires” it. “Encourage it” presumes there’s an alternative. In 1981 that was probably appropriate.

Ms. Guth brought up repurposing an empty building.

Mr. Sengstock said that if an old building were to be re-developed they would have to provide parking. The code calls that out very specifically.

Mr. Freund began with the first paragraph of the Circulation Element. In the new version we say, although the primary mode of transportation is vehicular he believes in respect to Jerome the primary modes of transportation are vehicular to and from Jerome destinations and pedestrian. This is how we get around in Town. Mr. Freund read that paragraph. He wants to make a few recommendations.

Mr. Sengstock confirmed change automotive to vehicular and scratch other methods such as rail and air travel.

Mr. Freund said “Right, those weren’t mentioned.” He read the paragraph with the changes he is suggesting: The purpose of the Circulation Element is to provide guidelines which will be used to plan the safe, pleasant and efficient movement of people and materials within and through our town. Although the primary mode of transportation to and from Jerome destinations is vehicular, pedestrian paths and corridors are the primary mode of circulation within the Town. Bicycle and equestrian paths shall be considered part of a complete circulation system.

Policy #3: Mr. Freund would like to change this wording. He suggested, Develop and improve directional and safety sign and street striping plan; which promotes signage that is clearly visible to all pedestrians and drivers.

The committee discussed this policy extensively. It was decided Mr. Sengstock would change this for the next meeting.

Mr. Freund asked if anyone had any ideas about **Policy #6**. He read his suggestion to rephrase; Insure that fire and emergency vehicles have access to all areas at all times. Discussion ensued about rephrasing.

Ms. Barlow stated she likes what he says but believes “enforcement” should be included.

Ms. Moore would like to add enhance enforcement of fire lane and double parking laws.

Mr. Sengstock added, Enhance enforcement of fire lane and double parking laws to insure that fire and emergency vehicles have access to all areas of the Town at all times.

Discussion ensued about fire lanes, access and parking stipulations.

Mr. Sengstock said develop and improve directional and safety sign and street striping plan which could include considering the larger vehicles. We are setting a future objective of work we are going to do. For example, creating spaces for larger vehicles, but that would be a part of an entire sign plan. I think that is covered under the broad brush of a new sign plan.

Ms. Barlow said that we should enforce our parking regulations and ticket illegal parking.

Mr. Sengstock read, Insure that fire and emergency vehicles have access to all areas of the Town at all times. The other possibility was, Enhance enforcement of fire lanes and double parking laws to assure that fire and emergency vehicles have access to all areas of Town at all times.

Ms. Moore said we could just add enforcement of fire lane and double parking laws to the original statement.

Mr. Sengstock rephrased, Ensure that fire and emergency vehicles have access to all areas at all times, by enhancing enforcement of fire lane and double parking laws. Again, he said it was up to the

committee what statement they would prefer.

There was continued discussion between many committee members.

Ms. Barlow agrees with access at all times, emergency vehicles at all times and enforcement added to the end of the sentence.

Mr. Sengstock brought up enforcement, consider the re-allocation of resources to do more. We can't get stuck in today, over the next years develop, budgeting, policy and resources. We are preparing for the future, it is a goal and that is what we are doing in the General Plan.

Mr. Sengstock stated he liked the way this sounded Ensure that fire and emergency vehicles have access to all areas at all times, by enhancing enforcement of fire lane and double parking laws.

There seemed to be some agreement to this however, it was not made clear if the committee wanted to use this.

Mr. Freund moved on to **Policy #8**. In the original code this regarded new proposed development and upgrading the circulation system. Furthermore, he suggested, Prior to allowing any proposed development the Town shall assess the need for any upgrade to the circulation system. Any such upgrade must be completed at the developer's expense prior to initiation of the development.

Mr. Sengstock suggested, it's up to the developer to prove to us (the Town) the needs or not. The developer bears the responsibility and the cost of any implications that will affect the Town.

Ms. Guth asked who decides this does or does not impact the Town. And she emphasized prior to development.

Ms. Hardie said this would be part of a development agreement with the Town. It could be contingent upon and could be amended as they were going along.

Mr. Sengstock reiterated this Policy is just about Circulation. Right now we are just talking about circulation.

Ms. Guth talked about the several back-ups on Main Street recently.

Mr. Freund said this had to do with development not just 1 large scale.

Mr. Sengstock said this would be done through the Planning and Zoning Commission and Building Safety would be involved. This is already in place.

Ms. Currier talked about in the past heavy equipment doing damage to our roads.

Ms. Hardie concurred with her and went on to say that sidewalks had been damaged by this same heavy equipment.

Mr. Sengstock stated, we need to look at the condition of these things prior to construction. We need to hold a developer accountable for any negative impact.

Ms. Hardie asked about development and can one home be considered a development?

Mr. Sengstock said, but some of our roads are already deteriorated and how do we hold someone accountable. He talked about weight standards for roads. The Developers could not have equipment over a certain weight. He went on to say you can mitigate problems, but you cannot prevent them from doing what they have the right to do. We could require surfacing, for example plywood ramps, however residential development and developers have the right to get to their property.

Ms. Moore asked if it would be possible to ask for smaller dump truck loads.

Mr. Sengstock said specific consideration should be given to the impact of construction on our existing roads and neighborhoods.

Ms. Moore said we need to give more consideration to **Policy #8** because neither of the statements covers what they would like it too.

Mr. Sengstock recapped the policy: As an addition, Holding a major development accountable, but as a second point to say to give specific consideration of the impact of constructions vehicles on the internal portion of our Town for all projects. That could be a separate bullet point. He went on to say a developer would need to do and pay for all of the studies. Another point would be to consider the impact on existing roads and neighborhoods.

Mr. Freund asked Mr. Sengstock if he could generate a statement to cover a development and another to cover a single home.

Ms. Guth asked if accomplished prior to the initiation should be in the statement.

Ms. Hardie asked, is it necessary to say not just determine the impact, but how do you stop something that is having a negative impact.

Mr. Sengstock said that traffic and engineering studies would demonstrate, prove and require what would be needed to be done.

Ms. Moore brought up the underground parking next to the English Kitchen (this was in the 1990's) that had been approved by Planning and Zoning and ADOT was fine with. She does not see how that would not have an impact on traffic and is worried about something like that happening again.

Mr. Sengstock explained that the developer would have to demonstrate an engineered traffic study and plan that is reviewed by the Planning and Zoning Commission, any changes they make they can. Then if the developer wants to move forward they are obligated to comply with that plan. Building and Public Works is with them through the process.

Ms. Hardie asked about possibly using harsher verbiage for **Policy #8**.

Mr. Sengstock reiterated that all departments will be involved in the review of any project. The odds that we would have a major development here are probably not possible, but we are still talking about down-the-road.

Ms. Guth stated that one house will not have the same impact as a subdivision. What is the intent when it says The impact should be determined by the proposed development upon the transportation system and require needed upgrades to be accomplished, not we're going to do this all along, prior to initiation. So to recap on item 8. Ms. Guth believes it should read Prior to the initiation of any commercial or residential development.

Mr. Sengstock will work on **Policy #8** and bring his changes and interpretations to the next meeting for further discussion.

The committee moved on to **Policy #9**, which deals with the development of central public parking facilities. Mr. Freund asked if the committee wanted to leave it in, or delete it. He stated that he would like to delete it.

Mr. Sengstock said he thought it could be deleted because we had already done the work, referencing the "300 Level" parking lot.

Ms. Hardie posed the question should we have more parking or do we want more traffic back-ups?

There was much discussion about possibly adding more parking.

Ms. Currier said that the UVX parking is not private parking.

Ms. Barlow brought up the incorrect signs at the UVX.

Mr. Sengstock said he has reviewed the parking signs with the owner.

Ms. Moore said this happened in the 1990's and she was on the Board of Adjustments. He was required to put in parking for those commercial shops.

Ms. Hardie said when new uses came in, the owner had to prove that they could show there were twenty one parking spaces. Parking was dedicated to public parking which is required for the business.

It was decided to **Delete Policy #9.**

The Committee moved on to **Policy# 10:**

Mr. Sengstock read, Limit all new infill construction to uses which can support their own parking on site. Basically, anything new or expanded has to accommodate the parking for that use.

Ms. Hardie doesn't think support is strong enough.

Mr. Sengstock rephrased, All new construction and expanded uses must provide the required parking for its use.

Ms. Guth repeated, Limit all new infill construction, what if we repurpose some of the buildings on Main Street.

Mr. Sengstock explained that any building that has been abandoned for use; then basically they are subject to all of today's standards. If you have lost your grandfathered rights then before you could re-open you would have to qualify by today's standards. You can do off-site parking if it is in the same zoning district.

Ms. Hardie asked what is the purpose of off-street parking? She asked about the Bartlett and it being revitalized and mentioned the impact on the parking situation. She mentioned the 300 Level parking was a solution.

Mr. Sengstock said Euclidian zoning does not work in places like Jerome, because of the topography and Historic quality of the Town.

Ms. Moore believes there should be standards for parking. She refers to the Bartlett and the possibility of it being repurposed and the standards required for parking.

Ms. Barlow reminded the Committee of the Historic attraction of Jerome.

Mr. Sengstock asked if this group would like to work towards creating additional parking with the goal to reduce the glut on the street and is that even possible. Should we continue review of public parking or not.

Ms. Barlow said she believes a shuttle coming up the hill would be good. She also mentioned her concern for emergency vehicles inability to get through because of congestion.

Mr. Sengstock reminded the committee that a lot of the topics they are concerned with are covered further on in the document. He suggested that between now and the next meeting the members read further into the document.

Ms. Hardie asked Mr. Sengstock to give them a document with all of the changes thus far.

Ms. Currier talked about the work she and Anne Gale had done looking at the different parcels. She brought copies of the map that went along with that work.
Ms. Hardie thinks that maybe we shouldn't delete **Policy# 9**.

Mr. Freund thought that perhaps we could rephrase **Policy #9** and include something about the future of expanded parking in Jerome specific to the commercial district.

It was not determined if **Policy #9** was to be deleted or not.

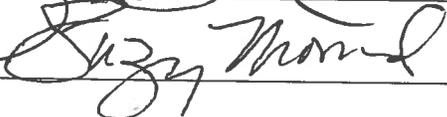
ITEM 6: Future Agenda Items

It was requested that an agenda item be added to officially make Natalie Barlow a part of the Committee.

ITEM 7: ADJOURNMENT

Ms. Currier made a motion to adjourn it was seconded by Ms. Mound. The meeting adjourned at 8:00 p.m.

Respectfully submitted by Joni Savage on April 22, 2015.

Approved:  Date: April 22, 2015
Chair
Attest:  Date: 4-22-15
Vice Chair