



TOWN OF JEROME

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Founded 1876
Incorporated 1899

Minutes General Plan Steering Committee Wednesday, August 24, 2016 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 6:10 p.m.

Roll call was taken by Jennifer Julian, Minute Taker. Members present were Chair Doug Freund, Jane Moore, Mimi Currier, Suzy Mound, Denise Guth, Margie Hardie, and Natalie Barlow.

Staff present were Al Sengstock, Zoning Administrator (via internet video conference) and Jennifer Julian, Minute Taker.

ITEM 2: Approve meeting minutes of March 30, 2016

Ms. Moore made a motion to approve the minutes of March 30, 2016 as corrected. Ms. Mound seconded. The motion passed unanimously.

ITEM 3: Public Comment

There was no public comment.

ITEM 4: REVIEW AND CONSIDER Draft Resolution on SB 1350

Mr. Freund explained the background of this agenda item. The Cottonwood Planning & Zoning Commission submitted a document to their city council recommending that they adopt a resolution that AZ Senate Bill 1350 is not in the city's best interests. He believes it is appropriate for the General Plan Steering Committee to bring forward a similar resolution in Jerome, because the bill directly affects future planning by saying that the Town cannot restrict commercial use in residential zones. Even though the bill was passed by the legislature and signed by the governor, he believes it needs to be fought and the committee needs to make a statement.

Mr. Freund read from SB 1350: "A city or town may not prohibit vacation rentals or short-term rentals, restrict the use of vacation rentals or short-term rentals or regulate vacation rentals or short-term rentals based solely on their classification, use, or occupancy."

Ms. Moore agreed with the resolution and gave a specific example of a new vacation rental in her neighborhood.

Ms. Hardie agreed with the resolution. However, she wondered why Mr. Freund was asking the committee to do this. She understood that the Town Council agreed to consider a resolution in July. What is the status of that resolution?

Mr. Freund said that he suggested the resolution to the Council. He has since decided that he preferred to submit a resolution through this committee rather than personally as a council member.

Mr. Sengstock said that the committee can have an opinion on the resolution, and pass that on to the Council. There is nothing binding to it and there is nothing wrong with it.

Ms. Moore said that she recalled the Council agreeing with Cottonwood's resolution. The bill has a huge effect on the ability of the committee to create the General Plan. Mr. Sengstock agreed.

Ms. Currier moved to forward the resolution to Town Council, recommending that they take it seriously. Ms. Barlow seconded.

Ms. Hardie supported the resolution. She is concerned with the far-reaching effects of the bill on the Design Review Board as well as zoning. She asked Mr. Freund to reinforce to the Council the importance of this resolution. Mr. Freund agreed to do so.

Mr. Freund said that the bill denies due process in any proposed zoning change. Commercial enterprises will be allowed into residential areas. Now it is vacation rentals, but it could result in other uses such as restaurants and galleries.

(There were other conversations occurring while Mr. Freund was speaking.)

Ms. Hardie asked if Mr. Freund would be responsible for putting this resolution on the next Council meeting agenda. Mr. Freund said that he would do so and explain to the Council why the committee is doing this.

Ms. Moore pointed out that parking is another issue.

Mr. Freund called the vote to forward the resolution to Town Council. All were in favor. There were no votes against.

At Ms. Barlow's request, Ms. Currier repeated her motion: "I move that we recommend to the Council that they adopt this resolution."

Be it resolved by the Council of the Town of Jerome that SB 1350 is not in the best interests of our community.

By denying Jerome the right to enforce its long-standing Zoning Ordinance regarding residential use, and by denying Jerome the right to stand by its General Plan, which opposes the encroachment of commercial use upon residential neighborhoods, SB 1350 endangers the future of Jerome.

The Council of the Town of Jerome therefore stands with other Arizona communities in a desire to take all necessary action, working with the Arizona State Legislators, Yavapai County Supervisors, and the League of Arizona Cities and Towns, to overturn or amend said Senate Bill 1350.

Ms. Moore asked Mr. Freund to explain to the Council that the committee specifically supports the resolution because SB 1350 stymies the General Plan process on every level.

Mr. Sengstock said that he approved of Ms. Moore's context. The bill has reshuffled the deck dramatically on what the Committee is trying to do. The bill makes it impossible to squint into the future because basic self-governance cannot be applied.

Ms. Barlow agreed and requested that all of the committee's comments be written down.

Mr. Sengstock said considering the bill's impact, he doesn't know the value of a General Plan. Mr. Freund said the

bill devalues the Committee's efforts.

Ms. Hardie wondered about sending the resolution to the Planning & Zoning Commission and the Design Review Board to see if they also would recommend it to Council. Ms. Barlow concurred.

Mr. Sengstock said he would have to think about it. However, he said, any citizen can show up with the resolution and get it on the Town Council agenda for consideration. Maybe the chair of DRB could do that.¹

Ms. Hardie wondered why it couldn't just be put on the agenda for P&Z and DRB, just as it was for the General Plan Steering Committee.

Mr. Sengstock said the resolution was put on the committee's agenda by the Chair. Ms. Hardie asked if Mr. Sengstock would check with the Chairs of P&Z and DRB. Mr. Sengstock said that anyone could show up at the meetings of P&Z and DRB and, during public comment, ask them to add the resolution to a future agenda. Ms. Hardie said that was too vague and she would look into it.

Ms. Barlow requested that Ms. Hardie's recommendation to forward the resolution to P&Z and DRB be included in the minutes.

ITEM 5: REVIEW AND CONSIDER Inclusion of Proclamation of Anniversary of National Landmark Status

Mr. Freund indicated the copy of the proclamation recognizing the Town's 50th anniversary of being granted National Landmark Status. The proclamation was adopted by the Council. Mr. Freund proposed including a copy of the proclamation in the Plan.

Ms. Hardie pointed out goal 2b of the economic development section, goal 2b (page 34): "Take advantage of any and all propitious anniversaries to celebrate Jerome and its past."

Mr. Sengstock thought it would be appropriate to include the proclamation either as the last page of the historic element or at the beginning of the document. Mr. Freund believed it should go at the beginning because the Plan is coinciding with the 50th anniversary.

Ms. Barlow moved to include the proclamation in the General Plan at a location to later be determined. Ms. Moore seconded. All were in favor except Ms. Currier, who abstained. The motion passed.

ITEM 6: REVIEW AND CONSIDER Historical Development of Jerome

Mr. Freund said that the historical development section at the back of the 1981 plan needed a lot of editing. He indicated his revision of that history and asked the committee to review it for next time.

He also asked the committee if they felt that this history was redundant to the history included at the beginning of the current plan (page 4).

Ms. Hardie thought that it was not redundant.

(There was confusion about which documents were being discussed.)

¹ The minutes reflect Mr. Sengstock's assertion. However, it was pointed out at the October 5 meeting that the statement was not accurate. The correct channel is through the mayor, Town manager, or two Council members.

To clarify, Mr. Freund asked the Committee to read the history at the back of the 1981 plan (page 148). Then read his revision of that document. Finally, decide if it should be included.

Ms. Hardie asked if someone would check to make sure that the history matches the brief history on page 4 of the current plan.

Mr. Sengstock said that preservation, protection and historical commitment is clear throughout the plan. He appreciated the narrative presented by Mr. Freund.

Ms. Currier reminded everyone that SB 1350 makes the plan redundant.

Ms. Moore mentioned that the brief history on page 4 says that the population dropped to under 100. Mr. Freund's history says that the population dropped to a low of less than 200. Neither is correct. According to Ms. Moore's research and US Census records, the population was never less than 200. From 1953 through the mid-1960s, there were always more than 200 people here.

(There were several conversations taking place during a discussion about the population.)

Mr. Sengstock asked if it would be appropriate to say the population dropped to just over 200 people. Ms. Moore said that would be acceptable. It is not accurate to say that Jerome was a ghost town with less than 50 people.

Once more, Mr. Freund asked the committee to read the history from the back of the 1981 plan, and then read his version, and decide if it should be kept.

Ms. Moore believes the history needs to be included, as does Ms. Guth.

ITEM 7: DISCUSS Historic Preservation Element: Include or Omit

As a starting point for the Historic Preservation Element, the committee will consider the document written by Tony Longhurst in 2006 titled "Jerome Comprehensive Plan: Preservation Element" (referred to as the "Longhurst document").

Ms. Guth felt that some of the Longhurst document is good but some of it is dated. She thinks that the Historic Preservation Element in the 1981 plan and the Longhurst document both have merit and there should be discussion about them.

(Mr. Sengstock left the meeting and there was a brief recess.)

Mr. Freund requested that the Longhurst document be included in the next packet. The item will be reconsidered at the next meeting.

ITEM 8: DISCUSS Possible Additions to General Plan: What is Missing

Ms. Currier pointed out that there were charts of land gradations in the 1981 plan that need to be included in the new plan. Ms. Moore explained there were charts of topography and cut-and-fill. The old plan described how places in town were built with the cut-and-fill method.

Mr. Freund said we should use the drawings we had before, redrawn if necessary. The drawings are at the end of the Zoning Ordinance.

Mr. Freund said that the subsidence issue should be included. He recommended adding item G to Goal 1 in the Land

Use section (page 17): "Identify and ameliorate ground which has been improperly filled and/or retained."

There was a conversation about a survey that had taken place in front of Ms. Guth's building. She understood it was a drainage or subsidence study, but Mr. Sengstock explained that it was a capstone project by NAU graduate engineering students who are surveying the roads and parking areas in Town.

Ms. Hardie wondered if the results of that survey would be included in the general plan. Mr. Sengstock said the students will produce a scaled topographical map that could be included.

Mr. Freund explained again that the subsidence item would go on page 17 as item G of Goal 1.

Ms. Currier said that "subsidence" and "landslide" are not synonymous. The sliding jail area is a landslide.

Ms. Moore wanted to add a section or paragraph on the Town's water situation even though it isn't required. If we only have a third of the water that we normally get, we can't grow at all. We need to be looking at how we are going to provide current and future residents' water.

Mr. Freund agreed that water infrastructure should be added. The part of the 1981 plan that deals with water is no longer accurate.

There was a discussion about where to include a water element and the current state of the Town's water supply and infrastructure.

Ms. Moore explained that water and open space elements are required for the General Plans of larger communities.

Ms. Hardie made a motion to add a water element to the General Plan. Ms. Currier seconded.

Mr. Sengstock thought the element could be water and natural resources. Ms. Moore said other plans are required to have water and open spaces elements. Mr. Freund said that open spaces are already discussed in the Plan.

There was a discussion about detention or retention of water, including tanks and overflow in the sluice.

The vote was called. All were in favor.

Mr. Freund suggested that everyone brainstorm and discuss it at the next meeting.

Ms. Moore said that other towns are looking at importing water.

Mr. Freund said we should be preserving our historic drainage, specifically the flume. Ms. Guth encouraged seeking grants to maintain the Town.

Ms. Hardie said that the Jerome Historical Society has an updated inventory of historic places and homes from 2007. Would it be relevant to include that in the plan, perhaps in the historic preservation element?

Mr. Sengstock said the plan could reference the number of contributing properties. Ms. Hardie agreed with including those statistics.

Mr. Freund explained that the inventory is massive, an entire file cabinet.

Mr. Sengstock said the Town has an inventory from 2007 of every building in town and whether they are contributing or not (able to be rehabilitated or currently occupied).

Mr. Freund mentioned that the entire cultural resource inventory is included as Appendix A to the 1981 plan (page 146). Appendix A is a file cabinet.

Mr. Sengstock said that the Town does not have the original 1981 inventory. He goes to SHPO to see that version. The Town just has the 2007 version. However, Ms. Hardie believes that the Historical Society has the original inventory with the original photographs.

Ms. Barlow said the plan does not need to include photographs; a reference is sufficient. Mr. Freund recommended using what is in the 1981 Plan as a starting point. Everyone agreed.

Ms. Hardie wondered why the plan says 2035 rather than 2016. After discussion, the committee agreed to change it to 2016.

In the Economic Development Element, on page 32, Ms. Hardie indicated that the quotation marks should be corrected to read "Great Recession of 2008".

Ms. Hardie felt that the first paragraph on page 32 read badly. The clauses in the second sentence were unclear.

Mr. Freund suggested: "In 1981 the citizens of Jerome looked into the future and created a vision of a vibrant self-sustaining community and made a commitment to being stewards of history." Everyone agreed.

Next, Ms. Hardie read the fourth sentence: "The result of accomplishing the goals..." What goals is this referring to? Ms. Moore explained that it is referring to the "vision" in the first sentence. Ms. Currier said it referred to the "vision" and the "commitment."

Next, Ms. Hardie questioned the "it" of the second sentence. Shouldn't it say "The vision" or "That vision"? Everyone seemed to agree on "That vision."

Ms. Guth objected to the sentence "The result of accomplishing the goals is something to both celebrate and cause concern." She proposed, "The result of accomplishing the goals is something to celebrate. However, there are concerns." The committee agreed.

After some discussion of the rest of the paragraph, Ms. Hardie read the revised sentences: *In 1981 the citizens of Jerome looked into the future and created a vision of a vibrant self-sustaining community and made a commitment to being stewards of history. That vision consisted of rehabilitated historic buildings occupied by retail businesses, artists and creative people. Much of that has occurred, and during the past three decades Jerome has demonstrated its stability and staying power by weathering many economic downturns, including the "Great Recession of 2008". The result of accomplishing these goals is something to celebrate. However, there are concerns. The migration of people to Jerome who wish to share in the special world of panoramic views, clean air and water, mining history and small town comfort, could strain our resources and threaten the very reason why they find Jerome so appealing. This Economic Development Element is intended to describe long-range economic principles and cautions which are intended to keep Jerome economically vital, while not undermining the historic character and sense of community which keeps Jerome... "Jerome."*

Everyone seemed to agree that the last sentence still needs some work.

Ms. Hardie suggested removing "However" from the second sentence of the second paragraph and everyone seemed to agree. She also suggested deleting the entire last sentence ("Such proposals should be considered while applying due process provided by all current codes and ordinances") and everyone seemed to agree.

ITEM 9: FUTURE AGENDA ITEMS

Mr. Freund showed a picture of the subsidence area. There was discussion of the difference between subsidence and landslide.

The next agenda will include continued discussion of the economic element.

Mr. Freund asked the committee to read the history from the 1981 plan and his version of the history.

The committee will also consider the Longhurst document and the historic preservation element.

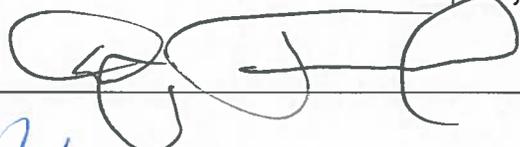
ITEM 10: ADJOURNMENT

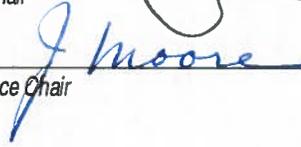
Ms. Currier made a motion to adjourn the meeting. Ms. Barlow seconded. The motion carried unanimously and the meeting adjourned at 8:06 p.m.

Approval on next page.

Minutes
General Plan Steering Committee
Wednesday, August 24, 2016 6:00 p.m.

Respectfully submitted by Jennifer Julian on ^{Oct. 5}~~September 28~~, 2016.

Approved:  _____ Date: 10/5/16
Chair

Attest:  _____ Date: 10-5-16
Vice Chair