



Founded 1876
Incorporated 1899

TOWN OF JEROME, ARIZONA

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943 FAX (928) 634-0715

AGENDA

**SPECIAL JOINT WORKSHOP MEETING OF THE JEROME TOWN COUNCIL,
PLANNING & ZONING COMMISSION AND DESIGN REVIEW BOARD
COUNCIL CHAMBERS, JEROME TOWN HALL
MONDAY, NOVEMBER 18, 2019 AT 5:00 PM**

THE PUBLIC IS INVITED AND ENCOURAGED TO ATTEND

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 Joni Savage, 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.

A copy of the full public meeting packet may be reviewed at the offices of Jerome Town Hall and at the Jerome Public Library.

ITEM #1:	CALL TO ORDER/ROLL CALL Mayor/Chairperson to call meeting to order. Town Clerk to call and record the roll for Council. Deputy Clerk to call and record the roll for P&Z and DRB.	
ITEM #2:	GOAL SETTING & PRIORITIES After a presentation by the Zoning Administrator, Attendees will be divided into small "breakout groups" to help develop Town Goals. These Goals will then be presented to the entire group and Attendees will assist in prioritizing those Goals.	Sponsored by Mayor Alex Barber Discussion; Possible Action
ITEM #3:	ADJOURNMENT	

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before _____ on _____ in accordance with the statement filed by the Jerome Town Council with the Jerome Town Clerk.

970 Gulch Road, side of Gulch Fire Station, exterior posting case
600 Clark Street, Jerome Town Hall, exterior posting case
120 Main Street, Jerome Post Office, interior posting case

J. Savage, Deputy Town Clerk



For TTY Access, Call the Arizona Relay Service at 1-800-367-8939 and ask for Town of Jerome at 928-634-7943



Jerome Town Hall Located at 600 Clark Street, Jerome Civic Center



TOWN OF JEROME

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Goal Setting Workshop – Joint Meeting Town Council, Planning & Zoning Commission, Design Review Board November 18, 2019 5:00 pm

Summary: The purpose of the Joint Meeting/Workshop is to develop and prioritize goals that will then be developed into a “Work Program” for the Zoning Administrator. A preliminary list of goals has already been identified in discussions and meetings with the Council, Planning & Zoning Commission, Design Review Board and other staff. These are noted below (in no specific order or priority). At the meeting, participants will be asked to identify any additional goals and modify or refine the goals identified below. Once the list of goals is developed, participants will be invited to vote on these goals. This will then turn into a Work Program for review and approval by the Town Council at a subsequent meeting.

- **Parking in the C-1** – this item includes new standards/policies to address parking in the C-1. This will result in Amendments to the Zoning Ordinance which will return to P&Z and Council for review.
- **Affordable Housing** – develop tools to increase the amount and types of residential housing.
 - **Mixed use in the C-1** - incentives or policies to add apartments over existing commercial structures
 - **Second Units/Mother in Law Units** – ordinance amendment to allow/facilitate construction of small “second units” or “mother in law units” in existing residential areas.
 - **Residential Rezonings** – map and ordinance amendments to allow for additional residential units in existing residential zones. Note that the R-2 Zoning Ordinance “Text” Amendment was reviewed by the Council on 8/13 and will be followed by a separate “Map” Amendment.
 - **Workforce Housing** – policies/programs/incentives to increase the supply of “workforce housing”
 - **Tiny Homes** – this will require locating potential sites for a Tiny Home community and ordinance amendments to allow Tiny Homes in Residential Zoning areas.
- **Wayfinding Signage** – updates to the District Signs, Directional Signs, Parking Lot Signs, Bathroom Signs, Shuttle Stop Signs, etc.
- **Zoning Ordinance Updates** – A variety of updates are needed to the Zoning Ordinance. The current list includes:
 - **Definitions** – clarify definition of Accessory Structure, add definition for Small Projects and Exempt Projects, definition to clarify Bed & Breakfast/Rooming House/Hotel, and add a Special Event definition.
 - **Setbacks/Projections** – clarify setbacks for sheds, decks and allowable projections for items such as chimney, awnings, air conditioning units, etc.
 - **Review Process for Smaller Projects** – create a simple review process for smaller projects. Simplify and streamline the Site Plan/DRB Process for small projects, provide an Administrative Approval process for some projects and add a list of exempt projects.
 - **Parking** – review and update the residential and commercial parking standards.

- **Heights/Setbacks/Coverage** – review and update the residential and commercial standards.
- **Review/Update List of Permitted/Conditionally Permitted Uses**
- **Develop a Telecommunications/Small Cell Tower Ordinance**
- **Hotel Jerome** – continue to pursue grants and programs to improve the structure.
- **Historic Items** – update the inventory of Historic Structures and coordinate with the Historical Society. Work with SHPO and update any ordinances/policies as needed to ensure we continue to maintain the Town’s Historic status.
- **Creating Safe Pedestrian Pathways** – create a pedestrian circulation plan and a detailed inventory of the sidewalks, stairs, paths, etc. for visitors and residents. This may include a list of paths/stairs, paths/stairs to be repaired, and new improvements that need to be added.
- **Farmers Market & Community Garden** – work with Chamber and other interested businesses and residents to create a weekly Farmers Market and a site for a Community Garden.
- **Open Space Element/Buffers** – add a new Open Space element to the General Plan. This includes identifying both existing and proposed open spaces and buffers in and around the Town. This will include coordination with various land conservation agencies and pursuit of grants and other programs.
- **Neighborhood Plans** – develop miniature “General Plans” that apply to each Neighborhood. This could include polices/programs that address specific items for each Neighborhood. This might include specific design standards, parking standards, and other programs that address neighborhood issues/concerns.
- **Vacant Land Inventory** – update the previous vacant land inventory to determine likely buildable lots.
- **Jerome Valley Cemetery** –partner with a developer to develop the 30 acre “Pioneer Cemetery” parcel located in Clarkdale. This parcel includes an approximately five (5) acre cemetery that needs to be cleaned up and restored. Any development of the property will need to include a permanent funding mechanism to maintain the cemetery.