

**THE PLANNING & ZONING ADVISORY COMMISSION
FOR THE TOWN OF DEWEY-HUMBOLDT
REGULAR MEETING NOTICE
Thursday, March 9, 2017 6:00 P.M.**

**P&Z MEETING
2735 S. HWY 69**

**COUNCIL CHAMBERS, TOWN HALL
DEWEY-HUMBOLDT, ARIZONA**

AGENDA SUMMARY

1. **Call To Order.** Meeting was called to order at 6:01pm by Chairman Hambrick. Item 2.2 was moved forward in the agenda to allow for the new commissioners to be sworn in so that the requirement for a quorum would be met.

2.2. Swearing in of new Commissioners, Karen Brooks, Lori Crofutt and Penney Hubbard, to the Planning and Zoning Commission. Town Clerk Judy Morgan performed the swearing in of newly appointed Commissioners Karen Brooks and Lori Crofutt. Penney Hubbard was not in attendance and has not been sworn in as Commissioner.

Commissioner Rich Schauwecker arrived at 6:05pm.

2. **Opening Ceremonies.**

2.1. Pledge of Allegiance. Done

3. **Roll Call.** Commissioners, Karen Brooks, Lori Crofutt, Rich Schauwecker; Vice-Chair Jeff Siereveld; Chair Victor Hambrick were present. Commissioner Luiz Chavez was absent.

4. **Informational Reports.** There were no reports from individual members of the Commission or the public at this time.

5. **Planner's Update on current events and activities.**

Community Planner, Steven Brown stated that he will provide a presentation later in the meeting to discuss one of the items on the priority list provided to the Planning and Zoning Commission from the Town Council.

6. **Consent Agenda.**

6.1 Minutes. Minutes from the January 5, 2016 Planning & Zoning Regular Meeting were approved by unanimous vote.

7. **Discussion Agenda - Unfinished Business**

7.1. Briefing by Chairman Hambrick on the Joint Meeting with Council on February 7, 2017 and next steps.

Chairman Hambrick shared the opportunity that the Planning and Zoning Commission had to meet in a joint session with the Town Council. Community Planner Steven Brown would be presenting the number one priority at this meeting. Chairman Hambrick also identified the whole list of items that were discussed. These items included; the proposed volunteer group to assist residents with correcting code violations, possible routes for permanent access across the Agua Fria River, Improvement districts to transition private roads to public, review of the Town General Plan and the discussion of zoning anomalies.

8. Discussion Agenda –New Business. There was no New Business presented to the Commission.

8.1. Presentation by Community Planner on zoning anomalies and possible direction for developing strategy for addressing.

Community Planner Steven Brown reviewed the priority list for the benefit of the new commissioners stating that the zoning anomalies were priority #1. The following priorities were given to the remaining items as determined by the Town Council; 2.) Improvement districts as a mechanism for improving private roads that are proposed to transition to public which may provide secondary access to certain areas of town; 3.) Review of Town General Plan Update process and alternatives which needs to be readopted or update by 2019; 4.) Review of Town General Plan Circulation element and challenges to implementations; 5.) Exploration of possible routes for providing permanent access across the Agua Fria River; 6.) Establishment of a volunteer group to provide assistance with compliance with code enforcement violations

Mr. Brown’s presentation highlighted the 3 areas within the town that have been identified as having two or more zoning codes for one property. He shared that he had spoken with the County and they were unable to determine when or why these zones are in place. These anomalies have no identifiable history as to why they are currently zoned with multiple designations. The town is looking to initiate the mass corrections in the zoning designations rather than to have each property owner request the needed changes.

Mr. Brown shared that after the process has been determined, the whole plan will need to be posted and notices sent to the public for discussion. Mr. Brown stated that the ideal new zoning designations should increase density for that parcel.

Mr. Brown clarified that the next meeting there would be discussion of the processes, maintenance and legal noticing to move forward. He identified that Area 1 would be discussed in more detail. Commissioner Crofutt asked for a clarification of the zone designations. Mr. Brown stated that R1L-70 is residential with the “L” identifying that there is a limited use and all homes must be stickbuilt. However, a manufactured home is an allowed use on the R1-70 zone. The 70 references 70,000 square feet and the 175, 175,000 square feet minimum lot size.

9. Public Hearing Agenda. None.

10. Comments from the Public. There were no comments from the public.

11. Adjourn. Meeting was adjourned at 6:48 p.m.

Chairman Victor Hambrick

ATTEST:

Dee Dee Moore, Community Development Technician