

**THE PLANNING & ZONING ADVISORY COMMISSION  
FOR THE TOWN OF DEWEY-HUMBOLDT  
REGULAR MEETING NOTICE  
Thursday, July 6, 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.** The meeting was called to order at 6:00 p.m. by Chair Victor Hambrick.
2. **Opening Ceremonies.**
  - 2.1. **Pledge of Allegiance.** Commissioner Schauwecker led the pledge.
3. **Roll Call.** Commissioners: Karen Brooks, Penney Hubbard, Rich Schauwecker; Chair Victor Hambrick were present. Commissioner Lori Crofutt and Vice Chair Jeff Siereveld were absent.
4. **Informational Reports.** Individual members of the Commission and public may provide brief summaries of current events and activities.

Commissioner Hubbard thanked the firefighters and volunteers for their hard work on the Goodwin Fire. She congratulated Julie Gibson on her appointment to the position of Town Clerk.

Commissioner Schauwecker recognized Steven Brown, Community Planner, for his diligence and work on the Firewise Committee and believes that this involvement had a positive effect in the prevention of some homes burning through the awareness lent by the Firewise committee.

5. **Planner's Update on current events and activities.** No discussion, deliberation or legal action can occur.

### **5.1. Community Planner's Report**

Steven Brown, Community Planner (CP), reported that efforts to provide emergency access out of the Blue Hills area, has picked up steam, unfortunately, due to the Goodwin Fire. Bureau of Land Management (BLM) is very excited to help D-H accomplish the connector road in the Blue Hills area. CP Brown noted there is meeting scheduled on July 11, 2017, of all the fire management teams, BLM and State Forestry, to come together and see what is needed to accomplish this project. There are a couple private easements to gain access as part of the overall connector. Letters have gone out to property owners to invite them to come in and talk with the Town to see what is possible. BLM has seen how important this issue is, as they were in the area trying to fight fires, and saw the situation firsthand. CP Brown clarified that the meeting is at 8:30 a.m. on July 11, 2017, it is not a Firewise Meeting, Town Hall is providing a space for those teams to come together and discuss this project.

6. **Consent Agenda.**

**6.1. Minutes.** Minutes from the June 8, 2017 Planning & Zoning Regular Meeting. Commissioner Schauwecker approved the minutes with the correction of the signature line name, seconded by Karen Brooks. The motion passed unanimously.

7. **Discussion Agenda –New Business.** Discussion and Possible Action on matters not previously presented to the Commission.

Commissioner Schauwecker asked to bring forth new business regarding the resignation of a commission member.

CP Brown spoke of the Town Clerk bringing to his attention that this would need to be an agendized item as it is new business. There was Commission discussion regarding the member's purported intention to resign and their past attendance record. CP Brown pointed out that this was still a non-agendized item that was being discussed. Chair Hambrick noted that it could be placed on the next agenda. CP Brown explained his thought process of not acting on the resignation, as historically there has been a tough time recruiting members for the Commission. CP Brown stated that he would pursue clarification as to this member's resignation and bring back information to the Commission.

### **7.1. Letter from Citizen regarding the General Plan**

CP Brown addressed the letter received. The Commission acknowledged that they were able to review the letter. CP Brown noted that the individual who wrote the letter was very involved with the original plan inception, which could be part of the sentiment. CP Brown said that Council has already voted that they do want to update the General Plan and Council will review this letter at their August 1, 2017, meeting.

Chair Hambrick asked for other Commission comments. There was none.

- 8. Discussion Agenda – Unfinished Business.** Discussion and Possible Action on any issue which was not concluded, was postponed, or was tabled during a prior meeting.

None.

- 9. Public Hearing Agenda.**

**9.1. Z-17-170089 Revision of Plat, Lot 55, Blue Hills Farm, Assessor's Parcel Number (APN) 402-03-204.** Possible approval, rejection or modification of the Revision of Plat Application.

Chair Hambrick requested CP Brown to present the basis of the hearing.

CP Brown spoke of the Town receiving an application on a parcel split in a platted subdivision. This requires approval of Council and this track has to be taken. This is on the July 28, 2017, Town Council Meeting Agenda as well. This is basically a 4+-acre parcel that they are splitting in half and it does meeting the zoning requirements. CP Brown said Staff has no issue with this request and it can be approved.

Chair Hambrick asked when the plat was originally recorded. CP Brown answered probably around 1975. Chair Hambrick asked if this was originally a regular 40-acre subdivision. CP Brown said it was platted other than one of those 40-acre things, which aren't really subdivisions, they were divisions of land, but they have run into problems with those types, but this is a subdivision that has dedicated town roads. It was done in the County, rather than by the state. CP Brown again spoke of not having issue with this request.

Commissioner Brooks noted that the parcel is bounded on two sides by roads, so there did not appear to be an ingress/egress issue. Has there been problems with percolation for water? CP Brown noted they would have to demonstrate to the County regarding water issues.

The owner of the property, Thomas Mallette, approached the lectern, at CP Brown's request, and spoke a perc test having been conducted, it is producing in a satisfactory manner, and was approved by the County.

CP Brown pointed out the property's surrounding roads are town-owned.

Chair Hambrick opened the hearing for Public Comment. There was none.

Chair Hambrick asked if there was further commission discussion. There was none.

Chair Hubbard made a motion to approve the split, seconded by Commissioner Schauwecker. The motion was approved unanimously. The Commission recommends that Town Council approve this parcel split.

Chair Hambrick closed the Public Hearing at 6:20 p.m.

**10. Public Comment.** None.

**11. Adjourn.** The meeting was adjourned at 6:21 p.m.