

**TOWN OF DEWEY-HUMBOLDT
PLANNING AND ZONING ADVISORY COMMISSION
REGULAR MEETING MINUTES
AUGUST 4, 2016**

A REGULAR MEETING OF THE DEWEY-HUMBOLDT PLANNING AND ZONING COMMISSION WAS HELD ON THURSDAY, AUGUST 4, 2016 AT TOWN HALL AT 2735 S. HIGHWAY 69, DEWEY-HUMBOLDT, ARIZONA, CHAIR BARRY SMYLIE PRESIDED.

1. **Call To Order.** The meeting was called to order at 6:00 p.m. Chair Barry Smylie presiding.
2. **Opening Ceremonies.**
 - 2.1. **Pledge of Allegiance.** Done
3. **Roll Call.** Commissioners Patrick McGill, Rich Schauwecker, Jeff Siereveld, and Chair Barry Smylie were present. Commissioner Joe Garcia and Vice Chair Victor Hambrick were absent.
4. **Informational Reports.** Chair Smylie spoke on a bridge project that he was aware of in California and asked Community Planner (CP) Steven Brown to include this as a discussion item at the next meeting. Chair Smylie saw a similar situation to Prescott Street, which floods out. The town in CA applied for federal funding for a sizeable amount to construct a bridge. The bridge's uniqueness was in the methodology and the type of bridge that was constructed. Chair Smylie offered to send documents on this to CP Steven Brown for discussion at the next meeting on September 8, 2016.
5. **Planner's Update on current events and activities.** Community Planner (CP) Brown gave a status update on the Firewise program sharing that, with two meetings held, a Board had been formed for the citizen group. There was an Action Plan adopted which included the Firewise program participation with the Fall Clean-up Event. Refuse/Waste from defensible space clearing will be accepted. A chipper will be available resulting in mulch which will be available to the community residents.

CP Brown spoke to the Town moving forward on an annexation issue of a 200' strip across a three-mile section on the north border of town. The current boundary has caused havoc for property owners who want to split their property, as well as complicating tax issues. There will be further updates in the future.
6. **Consent Agenda.**
 - 6.1. **Minutes.** Minutes from the June 9, 2016, Planning & Zoning Regular Meeting. Commissioner Schauwecker made a motion to approve June 9, 2016, Planning & Zoning Regular Meeting Minutes, seconded by Commissioner Siereveld. It was approved unanimously.
7. **Discussion Agenda –New Business.** 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.
 - 8.1. **General Plan Review.** Chair Smylie read a provision from the current General Plan and requested Community Planner (CP) Brown to define the Commission's role in the General Plan.

CP Brown explained that the same General Plan can be readopted or there could be an update process. If an update was determined necessary, he recommended an evaluation process looking at the goals and objectives. Have they worked, do they need change? The Commission could consult with department heads for their input, as well. The Council directive was tasking the Planning & Zoning Commission with review of the General Plan.

Chair Smylie spoke to this being potentially being a time-consuming process. He requested and received Commissioner input.

Commissioner McGill stated that the General Plan started out very well and did not need much change, but sited that the Town Council is making ordinances that contradict what the General Plan started out as and what's in it now. The rural lifestyle seekers have become the minority.

Commissioner Schauwecker spoke that he had briefly reviewed the General Plan and asked CP Brown what the due date for the review project was?

CP Brown replied that the Town was obligated to readopt or update the General Plan by 2019.

Commissioner Schauwecker spoke to this being an election year with upcoming changes to the Council, and new Councilmembers could create change. Commissioner Schauwecker felt the current General Plan was a good platform the growth of the town and is content with the current structure.

Commissioner Siereveld spoke to needing more time to review the General Plan in its entirety.

CP Brown reminded the Commission that they are not being asked to evaluate the General Plan at this point, to just become familiar with it.

Chair Smylie inquired as to the P & Z Commission and the Certified Planner involvement back in 2009, and calling on this resource.

CP Brown spoke to being a Certified Planner, with 30 years' experience, to lend to the project, as well.

Chair Smylie spoke on a P & Z Commissioner attending a future OSAT meeting; having Chris Bridges of CYMPO to a meeting and an ADOT representative to speak about the 169/Fain Road Connector project status.

Chair Smylie noted that he was taking a slight detour and asked for Public Comment at this time.

Ulys Brooks gave an overview of his knowledge of the 2009 General Plan process and cited that it was voted down by the community two times resulting in the former Town Manager informing Town Council that they were required to have General Plan, time was short and they had to adopt it. He likened this to the way the Citizen Survey was handled last month and advised the P & Z Commission to be careful with the General Plan review.

Town Council Member Arlene Alen spoke that she was not commenting on the General Plan, however, wanted to advise the Commission that Alvin Stump of ADOT would be at a Town Council meeting in September and would be covering topics that the Commission was interested in and that the Town Clerk would be able to provide the date of said meeting.

8.2. Discussion regarding the possible establishment of a Historic District. Community Planner (CP) Brown gave an overview that the Town Council had tasked the P & Z Commission with establishing a historical boundary, determining what would make sense from a historical viewpoint. He reminded the Commission that representatives from the Dewey-Humboldt Historical Society recommended two districts – ranching and mining. The Commission had been invited to take part in the walking tour to gain historical knowledge. Mr. Brown took the tour and found it very insightful.

Chair Smylie spoke on having conducted further research and learning that the Town Council has been discussing this issue for seven years and that this endeavor will be a long process. He asked Council Member (CM) Arlene Alen to take a seat at the front table to be involved in further discussion.

CM Alen gave an overview of her quest to formally start this historical preservation endeavor. She explained to the Commission that this first step is just a baby step, and that the Commission has been tasked with appointing boundaries to the local historic area, only.

There was further Commission discussion.

CP Brown reiterated the Commission's task from Council was only to set the boundaries. The preservation aspect would come further down the road. CP Brown noted that with DHHS assistance; maps of old subdivisions; and maps of the old downtown area, that a decision could be arrived at that could be fine-tuned later.

Chair Smylie spoke on each member bringing a map to the next meeting with their proposed boundaries outlined and asked for further Commission comment.

Commissioner McGill inquired of CM Alen what it would take to make DHHS the Preservation Society. Commissioner McGill shared that DHHS should be in the middle of it, they have the expertise.

CM Alen replied that members of the DHHS could be part of the Preservation Society but should not be the entirety of DHHS. CM Alen spoke to scaling back to what Town Council asked the P & Z Commission to do. Step 1 has to be dealt with first. It can be amended later if necessary. Step 2 regarding the Preservation Society has requirements that are beyond the scope of the Town Council and Commissions.

Commissioner Schauwecker asked what the hurdles were in the past, as assigning boundaries did not seem as it should be that difficult.

CM Alen spoke of elections years, town division, split votes and the will of the Council not being there in the past. CM Alen cited being tenacious and putting this on the agenda year after year, however, felt this was a good year to bring it to the table again.

Commissioner Siereveld thanked CM Alen for her passion, input and participation.

There was further Commission discussion.

CM Alen offered her ongoing help, but urged the Commission to take the first step find the boundaries necessary to be protected and treasured. Don't let the history decay further.

Chair Smylie spoke on taking responsibility for graphics for the next meeting, indicating that it needed to be a full meeting dedicated to this issue.

9. Public Hearing Agenda. None

10. Comments from the Public. Phil Condrey spoke of his credentials with the Dewey-Humboldt Historical Society and archeology background. He shared historical information regarding the Henderson and Woolsey families, as well as the old Prescott and Main Street history. Mr. Condrey indicated willingness to attend the September meeting and provide some aerial photos to help determine the boundaries for the historical district.

11. Adjourn. The meeting was adjourned at 7:16 p.m.

Chairman Barry Smylie

ATTEST:

Penney Hubbard, Community Planner Technician