

**TOWN OF DEWEY-HUMBOLDT  
PLANNING & ZONING ADVISORY COMMISSION  
REGULAR MEETING MINUTES  
MAY 8, 2014, 6:00PM**

**A REGULAR MEETING OF THE DEWEY-HUMBOLDT PLANNING AND ZONING COMMISSION WAS HELD ON THURSDAY, MAY 8, 2014, AT TOWN HALL AT 2735 S. HIGHWAY 69, DEWEY-HUMBOLDT, ARIZONA. CHAIR DEWITT PRESIDED.**

1. **Call To Order.** The meeting was called to order at 6:03PM.
2. **Opening Ceremonies.**
  - 2.1. **Pledge of Allegiance.** Made.
3. **Roll Call.** Commissioners Dee Parker, Jeff Siereveld, Barry Smylie and Chair Tammy DeWitt were present; Commissioner Claire Clark was absent.
4. **Disclosure of Ex Parte Contacts.** None.
5. **Informational Reports.** Town Manager Yvonne Kimball made an announcement that this would be Mandi Garfield's last Planning & Zoning meeting, her last day at the Town is May 23, 2014.

6. **Consent Agenda.**

**6.1. Minutes.** Minutes from the March 6, 2014 Planning & Zoning Regular Meeting.

Commissioner Smylie made a motion to approve the March 6, 2014 minutes, seconded by Commissioner Siereveld. The motion passed unanimously.

7. **Discussion Agenda – Unfinished Business.**

**7.1 Proposed Accessory Dwelling Units Ordinance: staff report on additional public input and discussion on next steps.**

Town Manager Kimball spoke on putting an article in the newsletter about receiving comments and concerns from the public regarding ADU's; she summarized the concerns received as follows: Concern that the Roomers and Boarders section of the ADU ordinance was being removed; Secondary Medical Dwelling Units; Kitchen facilities and safety; Size proposed (750 square feet or 25% of the primary structure) not adequate.

Commissioner Smylie spoke on the proposed size and that he has heard similar comments. Chair DeWitt spoke on the proposed size being the same as the County's, keeping the rural environment, and concern with creating multi-family housing.

Town Manager Kimball will put the summary of concerns in writing and submit it to the Commissioners so they can review it and discuss the details at the next meeting.

Jerry Brady spoke on economic as well as political and legal issues with the proposed ADU ordinance and suggested the Commission communicate with the Disabled American Veterans regarding the ordinance.

8. **Discussion Agenda – New Business.**

**8.1 Upcoming workshop provided by Urban Land Institute to Town officials (requested by VM Alen, authorized by Council). Staff report, commission review and discussion.**

Town Manager Kimball spoke on the upcoming Urban Land Institute (ULI) workshop. This item was requested by Vice Mayor Arlene Alen to have ULI conduct a workshop for Town officials.

Town Manager Kimball invited the Commissions to attend the workshop on Monday, May 12, 2014 at 1:30PM at Town Hall. There was discussion about the ULI workshop agenda provided.

Jerry Brady spoke on the Main Street program; Florence, Sedona, and Wickenburg have been successful in utilizing it.

9. **Public Hearing Agenda.** None.

10. **Comments from the Public.**

Jerry Brady spoke on a photographic essay he will be submitting, the paved access to forest service land off end of Newtown road, does not cross private property as it does on Smoki Trail, it is on a ridge top, almost flat, no flood plain, no houses in vicinity; ideal place for trailhead.

11. **Adjourn.** The meeting was adjourned at 6:48PM.

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Tammy DeWitt, Chairperson

ATTEST:

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Mandi Garfield, Administrative Assistant