

**TOWN OF DEWEY-HUMBOLDT
PLANNING AND ZONING ADVISORY COMMISSION
REGULAR MEETING MINUTES
APRIL 7, 2016**

A REGULAR MEETING OF THE DEWEY-HUMBOLDT PLANNING AND ZONING COMMISSION WAS HELD ON THURSDAY, MARCH 3, 2016 AT TOWN HALL AT 2735 S. HIGHWAY 69, DEWEY-HUMBOLDT, ARIZONA, CHAIR BARRY SMYLIE PRESIDING.

1. **Call To Order.** 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 Jeff Siereveld, Victor Hambrick, Rich Schauwecker, Patrick McGill and Chair Barry Smylie were present. Commissioner Joe Garcia was absent.
4. **Informational Reports.** Chair Smylie spoke about a recent article about the Department of Water Resources AMA which occurred in Yuma for the purpose of trying to balance the amount of withdraw with the amount of recharge. This is something which could be effecting Dewey-Humboldt in the future.
5. **Planner's Update on current events and activities.** Community Planner Steven Brown spoke about the Firewise program. Staff will be meeting with Central Yavapai Fire Department on the 19th to begin the assessment process. Once this process has been completed, we will be working with property owners to form committees within the target areas. Looking for grant opportunities to fund the activity of clearing defensible space.
6. **Consent Agenda.**
 - 6.1. **Minutes.** Minutes from the March 3, 2016 Planning & Zoning Regular Meeting. Commissioner Siereveld made a motion to approve March 3, 2016 PZ regular meeting minutes, seconded by Rich Schauwecker. It was approved unanimously.
7. **Discussion Agenda –New Business.**
 - 7.1. Review and recommendation on proposed amendments to portions of Town Code Section 153 dealing with Animals, and especially a comparison of Animal Quotas for regional jurisdictions.

Chair Smylie thanked the public for their attendance to the meeting.

Community Planner, Steven Brown provided staff report. Mr. Brown spoke about the March 22, 2016 Council Special Work Session. Staff was asked to forward to the Planning Commission proposed amendments with a comparison of animal quotas from surrounding jurisdictions. The PZ Commission has been asked to review the current animal chart quotas established for the Town of Dewey-Humboldt, along with the comparison provided by staff and to recommend any changes the commission feel are appropriate. Currently the ordinance allows animals to be permitted as Accessory Uses which means there must be a primary use on the property to allow for animals to be on the property. This may or may not be appropriate for the community. This ordinance was carried over from the County when the Town incorporated and is still consistent with the County. Prescott Valley and Chino Valley do not have limitations for animals other than property owners must have a minimum of one acre.

There are four basic alternatives to review and compare to. The PZ could recommend an option from one of the other jurisdictions, or fashion one to fit the town's needs, or choose to do nothing.

Chair Smylie asked for comments from the Commission. Commissioners spoke about the clarification of definition "Accessory Use"; current limitations of animals; issues involving animals as accessory use; comparisons of Dewey-Humboldt with Chino Valley and Prescott Valley; leaving the code as is; rights of property owners; rural vs. suburban lifestyles; decrease in the amount of livestock owners in the town; and keeping the rural lifestyle in accordance with the General Plan.

Commissioner Hambrick made comment about removing the term "Accessory" from the code language to allow for animals on vacant property without a primary use and about property owners owning multiple parcels. Commissioner Hambrick spoke about the original constitution prior to Arizona becoming a state and the evolution of the voting process of the Republic. Mr. Hambrick spoke about propositions and the best interest of the Republic. Would not support the idea of the proposition.

Commissioner Siereveld spoke about the original purpose of having the animal chart and limitations on the number of animals. Originally from the County and has purpose for being in the code. Mr. Siereveld spoke about comparison of Dewey-Humboldt with Chino Valley and Prescott Valley. May need to take a public vote on the matter.

Commissioner Schauwecker spoke about keeping the codes as they are and the number of complaints received by the Town and the complaint process.

Commissioner McGill spoke about allowing property owners to have "by right" use and to eliminate the number restriction for animals. Mr. McGill spoke about HOA's and having limitations on personal property.

Chair Smylie spoke about personal interest in the issue and interaction with neighbors. Chair Smylie spoke about the importance of the commission making a valuable decision on the matter. Mr. Smylie spoke about the population, the voting population and the number of livestock and animal owners in DH. Chair Smylie spoke about the declining number of animal owners and presenting the issue as a proposition for the General Election to allow for a populous vote may not be in the best interest of livestock owners. Chair Smylie spoke about maintaining the rural lifestyle and consideration of the General Plan and the Commissions obligation to fulfill the request from the council as an advisory board to make a recommendation.

Steven Brown spoke about the intended purpose of staff to facilitate the process for the PZ to review the Town animal chart and to provide comparison from other jurisdictions. The Commission may choose to use one of the options presented by the staff for a recommendation or choose to do nothing and leave the code as it is, but the staff does not desire to persuade the commission in any direction.

Chair Smylie made a recommendation to suspend a vote on the decision until the May 5th meeting. Chair Smylie requested for each Commissioner to reach out to three people in the community to find out what their desires and thoughts are in regards to the animal codes and provide feedback and then take a vote at the May 5th meeting. Commissioner's concurred with Chair Smylie's recommendation and taking more time to consider the options.

Chair Smylie made a motion to suspend action on the item until May 5th meeting with recommendation to have commissioners reach out to a minimum of three members of the community to gather opinions on the memo from the Town Manager to Mr. Brown which outlines

the current regulations in YC and in DH and the example of the two other communities and to add the item to the next meeting agenda. Commissioner Jeff Siereveld seconded the motion. The motion was approved unanimously.

Chair Smylie asked for comments from the public.

Ulysus Brooks spoke about the history of Blue Hill Farms and agricultural zoning.

Gary Towne spoke about keeping the codes as they are.

Bill Vankirk spoke about keeping the town as a republic and the rural lifestyle which attracts people to Dewey-Humboldt. Mr. Vankirk made comment about removing Accessory Use from animal code and about the number of chickens allowed. Mr. Vankirk spoke about freedoms of property owners and animal owners. Mr. Vankirk spoke about cattle and livestock on the Fain ranch.

Chair Smylie made comment about the animal chart and the “asterisk” which defines “a fraction of thereof”.

Skeeter Woosley spoke about history of her family homestead and property sold by her ancestors in DH and desires for people who come here to live a country lifestyle. Ms. Woosley spoke about how lifestyles can be effected by changing ordinances. Ms. Woosley spoke about the decrease of the number of horses and cattle in DH and about people who do not want to live next to animals should not live here.

Victoria Wendt spoke about the definition of household pet. Ms. Wendt requested the commission to consider changing the language within the definition and to eliminate the wording “for pleasure rather than commercial purpose”. Ms. Wendt spoke about the kennel definition “facility for the sole and primary purpose” and complimented the audience for attending and for their comments. Ms. Wendt spoke about separating terms of “livestock” from “pets”. Ms. Wendt thanked the commission for their work.

Ramona Reddell spoke about the history of original Camp Verde family who settled in the Dewey-Humboldt area. Ms. Reddell spoke about freedoms of owning livestock and living a country lifestyle.

Steve Reddell spoke about cattle and horse grazing on vacant land for benefit of fire reduction.

Debby Pomeroy submitted public comment in written form. See attached.

Chair Smylie thanked the audience for their public comment.

7.2. Election of Chair and Vice Chair. Chair Smylie opened the floor for nominations for Chair and Vice Chair positions. Chair Smylie asked each Commissioner to acknowledge if they are willing to serve on either position.

Victor Hambrick accepted nomination for either position. Jeff Siereveld declined acceptance of nomination for Chair but accepted nomination for Vice Chair. Rich Schauwecker declined nominations for ether position. Patrick McGill declined nominations for either position. Chair Smylie accepted nominations for either position.

Chair Smylie nominated Victor Hambrick for Chair and Jeff Siereveld for Vice Chair.

Patrick McGill nominated Barry Smylie for Chair and Victor Hambrick for Vice Chair.

Victor Hambrick nominated Barry Smylie for Chair and Jeff Siereveld for Vice Chair.

Commissioner Siereveld made a motion to elect Barry Smylie as Chair and Victor Hambrick as Vice Chair. Seconded by Commissioner Schauwecker. It was passed unanimously.

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. Review and discussion of the 2009 General Plan.

Steven Brown made a recommendation to postpone the continuation of the General Plan review until the next meeting due to the time spent on item 7.1. Chair Smylie agreed and asked for staff to provide information to the commission on how the General Plan ties into the proposed changes in item 7.1 and how they relate.

Steven Brown spoke on correlating the current animal issues with the general plan and will put together a staff report for the commission to review for the May 5th Commission meeting.

9. Public Hearing Agenda.

10. Comments from the Public. Done in item 7.1

11. Adjourn. Meeting was adjourned at 7:29 p.m.

Chairman Barry Smylie

ATTEST:

Penney Hubbard, Community Planner Technician