

**TOWN OF DEWEY-HUMBOLDT
PLANNING AND ZONING ADVISORY COMMISSION
REGULAR MEETING MINUTES
JUNE 9, 2016**

A REGULAR MEETING OF THE DEWEY-HUMBOLDT PLANNING AND ZONING COMMISSION WAS HELD ON THURSDAY, JUNE 9, 2016 AT TOWN HALL AT 2735 S. HIGHWAY 69, DEWEY-HUMBOLDT, ARIZONA, CHAIR BARRY SMYLIE PRESIDED.

1. **Call To Order.** Meeting was called to order at 6:05 p.m. with Chair Barry Smylie presiding.
2. **Opening Ceremonies.**
 - 2.1. **Pledge of Allegiance.** Done
3. **Roll Call.** Commissioners Joe Garcia, Patrick McGill, Rich Schauwecker and Chair Barry Smylie were present. Commissioner Jeff Siereveld and Vice Chair Victor Hambrick were absent.
4. **Informational Reports.** None
5. **Planner's Update on current events and activities.**

Community Planner (CP) Steven Brown gave an update of the progress made on the Firewise Community Program. Mr. Brown stated there was a successful initial meeting the night before at the Town Hall with citizens and program personnel in attendance, including a representative from the Prescott National Forest (PNF); Central Yavapai Fire District (CYFD) and Prescott Area Wildlife Urban Interface Commission (PAWUIC). The importance of this issue was stressed by these agencies. There is another meeting scheduled for July 13, 2016, There will be continued work to achieve the interest of more residents in participating in this event. This is an especially dangerous wildfire season with what is happening in Yarnell already and this being an especially dry year. Mr. Brown encouraged P & Z Commissioners to attend the meeting on July 13th and stressed that is important for community members to step up and take ownership of this project and recognize the need.

Chair Smylie spoke to the importance of this issue with the western United States drying out and thanked Mr. Brown for the dedication to this program.

6. **Consent Agenda.**
 - 6.1. **Minutes.** Minutes from the May 5, 2016 Planning & Zoning Regular Meeting.

Motion was made by Commissioner Schauwecker to approve the May 5, 2016 P&Z regular meeting minutes, seconded by Commissioner Garcia. The motion was approved unanimously.

7. **Discussion Agenda – New Business.**
 - 7.1 **Review of medical marijuana zoning regulations. [Information only, no legal action required.]**

Community Planner (CP) Steven Brown spoke to the receipt of correspondence from the Town Attorney indicating that after three years of being frozen in place, marijuana dispensaries are now going to have the option to move, and the town might be well-advised to examine their regulations and determine if the regulations do what the Town wants them to or if there are changes to be made.

Commissioner Smylie asked for any public comment on this matter.

Victoria Wendt spoke to viewing this presentation previously and Council's position of waiting to see what happens with the bills in legislation. Ms. Wendt shared that she is not against medical marijuana and that many people and children benefit from it.

Dave Nystrom spoke to being a member of Town Council when the original ordinances were initially developed. He stated that it is important to follow state law and regulations, noting that it is a political and social issue, but in the end the law is the law.

CP Brown presented the PowerPoint presentation of his review of the local regulations including Zoning and Building Codes; Ordinance 153.205 Medical Marijuana Code Sections; and Maps of Potential Medical Marijuana Sites. In conclusion, CP Brown explained that Council indicated holding off on any action at this time waiting to see what would occur legislatively with propositions before making any decisions on this issue.

There was Commission discussion and questions comparing state restrictions to the Town's restrictions.

7.2 Discussion regarding the possible establishment of a Historic District.

CP Brown gave an overview of Councilmember Alen's CAARF tasking P & Z Commission with researching and recommending boundaries and parameters for the creation of a local Historic District in D-H. Mr. Brown provided several historical maps of D-H subdivision and neighborhood layouts for review. Mr. Brown also invited two local historians, David Nystrom, President of the Dewey-Humboldt Historical Society, and Phil Condrey, Dewey-Humboldt Museum Board Chair, to speak on this matter.

David Nystrom spoke to first needing to understand the purpose of identifying a historical district. Is the purpose to preserve history; or let people know that something happened there; or for economic development; or using your history to do something good for the community? It is his understanding that right now the Town is really looking at just saying this is a historical area and being more informational, however, he urged Town Council that citing an area as historic is important, but even more important is to someday take the next step to preserve that history. Mr. Nystrom described that a couple years ago the Historical Society through the Arizona Humanities Organization embarked on a project resulting in a brochure called "Walk Through Time" and several informational pamphlets as well focusing on the history of items such as mining; agriculture; Old Black Canyon Highway, etc... Of special interest to the Commission may be the pamphlet called "Buildings; Places and People". This material could be used to familiarize Commission members with the area and could rely on Mr. Nystrom and Mr. Condrey for specific information.

Commissioner Smylie spoke to this being an exciting project, a blank piece of canvas. He referred to the Sharlot Hall Museum project in Prescott. He noted that this would not be an overnight project.

Mr. Condrey spoke to his experience gained during an architectural career. He spoke to the Dewey area historical sites remaining being only the irrigation ditches and the Woolsey House remains, but most of the historical areas have been developed. He spoke to possibly having two historic avenues, one including the railroad track, Old Black Canyon Highway, Third Street coming down and going over and the two coming together and parallel up onto Mortimer Farm. He spoke to not being able to address history in the smelter area until that issue is resolved.

There was Commission discussion regarding any possible financial impact; how to determine the appropriate boundaries; citizen awareness; not being clear on what constitutes an historical district; how would it be maintained; does it impose restrictions on residents; etc...

Mr. Nystrom urged the Commissioners to stop by the museum and do the "Walk Through Time". He offered to help with making recommendations and suggested the Town possibly think in terms of two districts, which would be feasible – a historic mining district and a ranching district.

CP Brown spoke to the dialogue being started and that there is a lot of heritage in D-H worth respect and protection. Mr. Brown recommended taking Mr. Nystrom's suggestion with each commissioner doing the "Walk Through Time" before the next meeting. Mr. Brown stated the intention was for this to be a collaborative effort and not simply task the gentlemen from the historical society or museum, although their recommendations and knowledge are very helpful. CP Brown asked if the Commission would like Mr. Nystrom and Mr. Condrey to attend next month's meeting. This was affirmed.

Commissioner Smylie spoke to compiling thoughts and taking this back to Council and asking to be allowed to take the next step. Commissioners submitting a list of their notes and questions to CP Brown and having him return next month with the information requested and a larger scale map for viewing.

7.3 General Plan Review

CP Brown suggested bringing this topic back at the next meeting due to the extensive time spent on previous issues.

Commissioner Smylie asked to have it placed first on the agenda at next month's meeting.

8. Discussion Agenda – Unfinished Business.

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

10. Comments from the Public.

David Nystrom spoke on having been on the Council back when the medical marijuana ordinances were worked on. The Town Council philosophy was that by taking the boundary limits and honing them down, they could be restrictive but not so restrictive as to incite a lawsuit. Mr. Nystrom stated that the boundaries could be adjusted but they are very tight as they can be without inducing the theory "you zoned me out".

11. **Adjourn.** Meeting was adjourned at 7:53 p.m.

Chairman Barry Smylie

ATTEST:

Penney Hubbard, Administrative Assistant