

**THE PLANNING & ZONING ADVISORY COMMISSION  
FOR THE TOWN OF DEWEY-HUMBOLDT  
REGULAR MEETING NOTICE  
Thursday, December 8, 2016 6:00 P.M.**

**P&Z MEETING  
2735 S. HWY 69**

**COUNCIL CHAMBERS, TOWN HALL  
DEWEY-HUMBOLDT, ARIZONA**

## **AGENDA**

The issues that come before the Planning & Zoning Advisory Commission are often challenging and potentially divisive. In order to make sure we benefit from the diverse views to be presented, the Commission believes that the meeting be a safe place for people to speak. With this in mind, the Commission asks that everyone refrain from clapping, heckling and any other expressions of approval or disapproval. Agenda items may be taken out of order. Please turn off all cell phones. The Commission meeting may be broadcast via live streaming video on the internet in both audio and visual formats. A quorum of Council may be present. One or more members of the Commission may attend either in person or by telephone, video or internet conferencing. **NOTICE TO PARENTS:** Parents and legal guardians have the right to consent before the Town of Dewey-Humboldt makes a video or voice recording of a minor child. A.R.S. § 1-602.A.9. Dewey-Humboldt Council Meetings are recorded and may be viewed on the Dewey-Humboldt website. If you permit your child to participate in the Council Meeting, a recording will be made. You may exercise your right not to consent by not permitting your child to participate or by submitting your request to the Town Clerk that your child not be recorded.

**1. Call To Order.**

**2. Opening Ceremonies.**

**2.1. Pledge of Allegiance.**

**1. Roll Call.** Commissioners Jeff Siereveld, Rich Schauwecker, Patrick McGill, Joe Garcia, Luis Chavez, Vice Chair Victor Hambrick and Chair Barry Smylie.

**2. Informational Reports.** Individual members of the Commission and public may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the Commission and public of such events, actions or activities. The Commission will take no discussion, consideration, or action on any such item except that an individual member of the Commission may request an item be placed on a future agenda.

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

**4. Consent Agenda.** All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. Any item may be removed from the Consent Agenda for separate consideration at a Commissioner's request. If a citizen desires separate consideration of an item, he or she should approach a Commissioner prior to the meeting and ask that the Commissioner request that the item be removed.

Page 3 **4.1. Minutes.** Minutes from the August 4 and the September 8, 2016 Planning & Zoning Regular Meeting.

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

Page 11 **5.1. "P&Z work list" status report and formulation of a new future work list for Planning and Zoning Commission (P&Z) in preparation for a Council Joint meeting in January or February.**

**5.2. Reappointment of Commissioner Siereveld to new term on the Commission and resignation of Chair Smylie.**

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

7. **Public Hearing Agenda.**

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**THIS CONCLUDES THE LEGAL ACTION PORTION OF THE AGENDA.**

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8. **Comments from the Public.** The Commission wishes to hear from Citizens at each meeting. Those wishing to address the Commission need not request permission or give notice in advance. For the official record, individuals are asked to state their name. Public comments may appear on any video or audio record of this meeting. Please direct your comments to the Commission. Individuals may address the Commission on any issue within its jurisdiction. At the conclusion of Comments from the Public, Commissioners may respond to criticism made by those who have addressed the public body, may ask Town staff to review a matter, or may ask that a matter be put on a future agenda; however, Commissioners are forbidden by law from discussing or taking legal action on matters raised during the Comments from the Public unless the matters are properly noticed for discussion and legal action. The total time for Comments from the Public is **20** minutes. A 3-minute time limit may be imposed on individuals within this total. The audience is asked to please be courteous and silent while others are speaking.

9. **Adjourn.**

**For Your Information:**

Next Town Council Work Session: Tuesday, December 13, 2016 at 2:00 p.m.

Next Town Council Meeting: Tuesday December 20, 2016 at 6:30 p.m.

Next Planning & Zoning Commission Meeting: Thursday, January 5, 2017 at 6:00 p.m.

If you would like to receive Town Council agendas via email, please sign up at [AgendaList@dhaz.gov](mailto:AgendaList@dhaz.gov) and type Subscribe in the subject line, or call 928-632-7362 and speak with Judy Morgan, Town Clerk.

**Certification of Posting**

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following locations: Dewey-Humboldt Town Hall, 2735 South Highway 69, Humboldt, Arizona, Chevron Station, 2735 South Highway 69, Humboldt, Arizona, Blue Ridge Market, Highway 69 and Kachina Drive, Dewey, Arizona, on the \_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_ p.m. in accordance with the statement filed by the Town of Dewey-Humboldt with the Town Clerk, Town of Dewey-Humboldt.  
By: \_\_\_\_\_, Town Clerk's Office.

Persons with a disability may request reasonable accommodations by contacting the Town Hall at 632-7362 at least 24 hours in advance of the meeting.

**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.

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Chairman Barry Smylie

ATTEST:

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Penney Hubbard, Community Planner Technician

**TOWN OF DEWEY-HUMBOLDT  
PLANNING AND ZONING ADVISORY COMMISSION  
REGULAR MEETING MINUTES  
SEPTEMBER 8, 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 6:00 p.m. Chair Barry Smylie presiding.
2. **Opening Ceremonies.**
  - 2.1. **Pledge of Allegiance.** Done.
  - 2.2. **Possible swearing in of new Commissioner, Luiz Chavez, to the Planning and Zoning Commission.** Town Clerk Judy Morgan performed the swearing in of newly appointed Commissioner Luiz Chavez.
3. **Roll Call.** Commissioners Jeff Siereveld, Joe Garcia, Luiz Chavez, and Chair Barry Smylie were present. Commissioner Rich Schauwecker, Patrick McGill and Vice Chair Victor Hambrick were absent. Commissioner Rich Schauwecker later arrived at 6:08 p.m.
4. **Informational Reports.** None.
5. **Planner's Update on current events and activities.** Community Planner, Steven Brown, spoke about the fall clean-up program going on this week. The clean-up program has partnered with the Firewise program to encourage residents to clear brush around their homes and create defensible space. Residents can bring their trimmings and other brush to the dumpster location and dispose of them for no costs. This is a joint effort to achieve the needed Firewise certification. Mr. Brown spoke about the upcoming events to include the Green Gulch Trail Head dedication on September 10<sup>th</sup> and the ribbon cutting ceremony for the dedication of the new traffic signal on September 19<sup>th</sup>.
6. **Consent Agenda.**
  - 6.1. **Minutes.** Minutes from the August 4, 2016 Planning & Zoning Regular Meeting. Meeting Minutes tabled for the next regular Planning and Zoning meeting.
7. **Discussion Agenda –New Business.**
  - 7.1. None
8. **Discussion Agenda – Unfinished Business.**
  - 8.1. **Discussion and possible recommendation for establishment of boundary of Historic District.** Community Planner, Steven Brown, spoke about the commission being charged by Town Council to make a recommendation of boundaries for the proposed historical district. Mr. Brown spoke about using the memorandum provided to the Commission as a guide for the recommendation and using the map provided to help clarify the original significant historical areas. Mr. Brown spoke about also including the smelter and the Woolsey ruins in the consideration for the boundaries.

Chair Smylie spoke about previous discussions regarding the Historical District. Task is not to get involved with the legal requirements but to make a recommendation to the Council on establishing boundaries which are significant to historical value.

Commissioner Garcia requested to have a smaller version of the proposed map for review. Copies were submitted to the commissioners by Steven Brown.

Chair Smylie requested comments from the public.

Jack Hamilton spoke about the intended purpose for creating a historical district and future considerations involving zoning. Mr. Hamilton spoke about ARS statutes regarding Historical Districts and Proposition 207 which overrides the ARS. Future considerations will need to be made in regards to zoning.

Victoria Wendt spoke about the need to establish a tax base in the Town and having a historical district may be of benefit for future growth. Ms. Wendt spoke about being mindful of the task at hand and the consideration of acquiring the Museum building for multiple purposes.

Phillip Condrey spoke about the value of having a historical district and creating corridors. Not necessary at this point to worry about zoning or effecting personal properties. Mr. Condrey spoke about maps of the old Henderson ranch property and history of the Henderson Ranch and other historic property owners in the Dewey-Humboldt area.

Community Planner Steven Brown suggested to the commission to review the proposed map as a starting point with the addition of the smelter and the Woolsey ruins. Can increase or decrease boundaries as things progress.

Chair Smylie made the recommendation to include all contiguous property to the public right-of-way and consider as a centerline to define the boundaries. Extend the boundaries up to State Route 169 to Cherry Road. Mr. Smylie spoke about consideration of the ranching district to be included in the boundaries. This would include the Woolsey ruins and other historical ranching areas. Chair Smylie also recommended to include the smelter within the boundaries.

Commissioner Garcia spoke about the consideration of the district and what defines "historic". Historic value can be subjective by individuals. Need to look at what had significant importance within the established time-line of 1906 to 1920. Those which are recorded sites during this period. Mr. Garcia made the recommendation to establish the Historical district boundaries which encompass those recorded sites from the period of 1906 and 1920.

Commissioner Chavez, Schauwecker and Siereveld agreed with Commissioner Garcia's recommendation. Commissioner Siereveld spoke of the option of changing the footprint at a later time if desired. Commissioners discussed areas within the Prescott historic district boundaries.

Chair Smylie made a motion to make the recommendation for the boundaries to include all the recorded subdivision within the period of 1906 and 1920 and to include the smelter and the Woolsey ruins. Boundaries would include Parker Hill subdivision, original Humboldt Town site to include the Placer addition, the Wells addition and addition survey of the Wells Addition, the smelter and the Woolsey ruins. Motion was seconded by Rich Schauwecker. It was approved unanimously.

Chair Smylie further made a motion to present a clean map of the proposed Historical district boundaries to the Town Council with signatures of all present commissioners. Motion was seconded by Rich Schauwecker. It was approved unanimously.

**9. Public Hearing Agenda.**

**10. Comments from the Public.** Jack Hamilton spoke about the history of the Val Verde and the area of the smelter and mining in Humboldt.

Victoria Wendt spoke and congratulated the commission for making a decision.

Phillip Condrey spoke about future extensions to the boundaries and other historic information about Humboldt involving the downtown area and the smelter area.

Commissioner Garcia spoke about possible further expansion of the district as recommendations are made through Council. Expansion is always an option.

**11. Adjourn.** Meeting was adjourned at 7:05 pm.

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Chairman Barry Smylie

ATTEST:

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Penney Hubbard, Community Development Technician

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**TOWN OF DEWEY-HUMBOLDT**  
**P.O. BOX 69**  
**HUMBOLDT, AZ 86329**  
**Phone 928-632-8643 ▪ Fax 928-632-7365**

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## MEMO

Date: November 23, 2016

To: Planning Zoning Commission

From: Steven Brown

Re:

### **Work Items to discuss with Council:**

Over the years the P&Z have gone before the Town Council to propose work items for them to explore in the coming year.

- 5.1 "P&Z work list" status report and formulation of a new future work list for Planning and Zoning Commission (P&Z) in preparation for a Council Joint meeting in January or February.**

### **Possible Items: Staff Recommendations**

#### **Review and discussion of Town General Plan Circulation Element and challenges to implementation:**

It is becoming increasingly apparent that an effort should be made to understand the possible routes for "Potential Alternative Collector Corridors". The Firewise Board, through their efforts to engage the citizenry in an effort to provide defensible space from potential wildfires, has made the Town more cognizant of the fact that the Blue Hills area is at extreme risk for wildfire damage. A huge area in the center of the Town and adjacent to the Blue Hills is devoid of reasonable access for evacuation. It may be possible to begin a resource inventory and to examine the viability of connecting private easements with Town Roads to forge a secondary ingress/egress to and from that neighborhood.

#### **Discussion regarding troubling existing zoning anomalies:**

There are a number of areas in the Town where we have inherited some zoning district boundaries that appear to totally disregard property lines for no apparent reason. These district boundaries split parcels creating problems for development. The Planning Department has received a number of calls from property owners in these areas seeking clarification of their development potential given this situation. The P&Z should be aware of these areas, as staff may be proposing to Council that solutions be developed to better serve the property owners.

**5.2 Reappointment of Commissioner Siereveld to new term on the Commission.**

There are two Commissioners whose terms are ending at the end of December, Commissioner Jeff Siereveld and Chairman Barry Smylie.

Commissioner Siereveld has previously indicated his desire to be reappointed to the Commission for another term, and Chair Smylie has indicated that he will not be able to serve again.

The Commission should be aware that Commissioner Siereveld will be reappointed by the Council at the December 6, 2016 meeting, and he may wish to be present.

It is my understanding that Chair Smylie plans to attend the December 6, 2016 Council meeting officially resign and address the Council at that time.